

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER) ORDINANCE NUMBER 18-23

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, TO REVISE ARTICLE VIII, SECTION 8.3.5 “DENSITY STANDARDS”
(the purpose of this amendment is to revise density for properties within conservation easements in the RR, Rural Residential Zoning District)

WHEREAS, Dorchester County established density standards for each zoning district as authorized under SC Code 6-29-720(A);

WHEREAS, Dorchester County created the Ashley River Historic Overlay District to recognize that area of the County as a special place worth protecting;

WHEREAS, the Ashley River is a State Scenic River and conservation easements have been secured on properties along the river or within the overlay district to limit development and aid in the preservation of the County’s natural, cultural, and environmental resources;

WHEREAS, Dorchester County was notified that conflicts have arisen regarding language within the Dorchester County Zoning and Land Development Standards and recorded conservation easements in the Ashley River Historic Overlay District; and

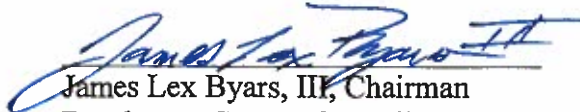
WHEREAS, Dorchester County Council desires to further revise density regulations within conservation easements to encourage the use of easements as a means to protect our local resources;

NOW, THEREFORE, BE IT ORDAINED by Dorchester County Council, duly assembled that the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, is further amended by deleting Section 8.3.5 and substituting in lieu thereof the following:

8.3.5 Development density shall not exceed one principal dwelling unit on each legally platted lot or parcel of record; notwithstanding, additional dwelling units shall be permitted when a parcel is subject to a conservation easement with a qualified organization in which the conservation easement allows for more than one dwelling unit but limits additional subdivision, provided the development density shall not exceed one principal dwelling unit per three acres of land.


This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 3rd day of December 2018.


James Lex Byars, III, Chairman
Dorchester County Council

First Reading: 11/05/2018
Second Reading: 11/19/2018
Public Hearing: 12/03/2018
Third Reading: 12/03/2018

ATTEST:


Tracey L. Langley, Clerk of Council