STATE OF SOUTH CAROLINA)	
)	ORDINANCE NUMBER 19-15
COUNTY OF DORCHESTER)	

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE IX, ZONING AND DEVELOPMENT RURAL DISTRICT REGULATIONS TO AMEND SECTIONS 9.1.3.1 AND 9.1.3.2, TO ELIMINATE ATTACHED SINGLE-FAMILY AND MULTI-FAMILY USES, TO AMEND SECTION 9.1.4(a) TO REFERENCE TRM DISTRICT STANDARDS, AND TO DELETE SECTIONS 9.1.5, 9.1.6, AND 9.1.10; ALSO WITH RESPECT TO ARTICLE XXV, TO DELETE THE DEFINITION FOR DWELLING, SINGLE-FAMILY ATTACHED (the purpose of this amendment is to limit residential development in the Absence of Controls District to appropriate rural densities)

WHEREAS, Dorchester County has Zoning & Land Development Standards to regulate the development of land within its jurisdiction; and

WHEREAS, Dorchester County recently adopted its ten-year Comprehensive Plan update which recommends very low to low density rural lot standards in the Absence of Controls areas; and

WHEREAS, Dorchester County is experiencing growth pressure in the rural areas and intends to manage it appropriately; and

WHEREAS, the Dorchester County Zoning and Land Development Standards currently permits higher density, suburban style development within the Absence of Controls District which does not comply with the updated Comprehensive Plan recommendations;

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 Sections 9.1.5, 9.1.6, and 9.1.10, and by deleting Section 9.1.3.1, Section 9.1.3.2, and Section 9.1.4(a) and substituting in lieu thereof the below sections bearing the same numbers; and also by amending Article XXV to delete the definition of Dwelling, Single-Family Attached:

9.1.3.1 Use Groups Permitted

Use Group No.	Group Name
1(a),(b),(c)	Agriculture
2	Residential, Single-Family Detached
5	Residential, Manufactured Housing Unit
6	Social and Cultural
23	Utilities
24(a),(b),(c)	Community Services
25	Open Space

9.1.3.2 Special Exception Uses

The following uses may be developed in the AC zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and provisions of Section 14.5.

Use Group No.	Group Name
1(d)	Agriculture, Mineral Resource Extraction
7	Business, Accommodation and Food Services
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
11	Business, Communication and Information
12	Business, Wholesale
13(a),(c),(d),(e)	Business, Recreation
14(a)	Business, Personal Services
15	Business, Professional Services
16	Business, Office Services
17	Business, General Services
18	Business, Beverage and/or 'Quick Stop' Services
19	Transportation
20	Manufacturing
21	Manufacturing Services
22	Outdoor Storage

9.1.4 Single Family Detached Residential and Single Family Residential Manufactured Housing Use:

(a) All lots for Single Family Detached Residential Use, including mobile homes, shall conform to the requirements of Article VIII, Section 8.1.5 Minimum Lot and Building Requirements for the TRM zoning districts.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 20th day of May 2019.

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		George H. Bailey, Sr., Chairman
		Dorchester County Council
First Reading:	04/01/2019	
Second Reading:	05/06/2019	ATTEST:
Public Hearing:	05/06/2019	
Third Reading:	05/20/2019	
_		Tracey L. Langley, Clerk of Council