

**Amendments to the Dorchester County Zoning and Land Development Standards 04-13 approved by Dorchester County Council are hereby incorporated into the appropriate Articles as listed and described below.**

- 05-11** Amendment to 04-13 to Delete Article VII, Section 7.11.11 (c) which requires a Joint Public Hearing before the Planning Commission and County Council  
6/6/2005 Adopted by County Council
- 05-14** Amendment to 04-13 to Add Article XXVII, Vested Property Rights  
6/20/2005 Adopted by County Council
- 05-17** Amendment to 04-13 to Redefine Article VI, Use Group 15, Professional Services  
7/25/2005 Adopted by County Council
- 05-20** Amendment to 04-13 to Amend Article IX, Section 9.1.3 Use Groups Permitted to Prohibit the Location of Adult Establishments within Zoning District AC (Absence of Controls)  
8/15/2005 Adopted by County Council
- 06-12** Amendment to 04-13 to Amend Article VI, Use Groups, Section 9, Business, Secondary Retail to add a New Subsection (c) Automobile Repair Services, Minor; to Amend Section 17, Business, General Services to add a New Subsection (c) Self-Storage Facilities; and to allow both as Permitted Uses in Zoning District General Commercial (CG); and to provide Definitions of both in Article XXV Definition of Terms; and to Limit Use Group Section 14, Business, Personal Services, Subsection (b) Tattoo Parlors to Zoning District Industrial (I)  
6/5/2006 Adopted by County Council
- 07-05** Amendment to 04-13 to Add Article XI, Special Areas, Section 11.5, Ashley River Historic District Overlay Zone; to Add Article VI, Use Groups, Section 13, Business, Recreation, Sub-sections (c) Golf Course, (d) Ecotourism and (e) Historical Establishments  
5/21/2007 Adopted by County Council
- 07-06** Amendment to 04-13 to Add Article V, General Provisions, Section 5.7, Hiring of Professionals to Assist in Evaluation of Development Projects; Establishment of Fees and Development Review Fee Account  
4/16/2007 Adopted by County Council

- 07-07** Amendment to 04-13 to Amend Article VII, Section 7.11 Planned Development District (PD) modifying requirement for Planned Developments  
4/16/2007 Adopted by County Council
- 07-16** Amendment to 07-06 to Amend Article V, General Provisions, Section 5.7.2.1 Subdivision / Development / Construction Only Plan Review – Residential 10 lots or less reduction in review fee  
7/9/2007 Adopted by County Council
- 07-24** Amendment to 04-13 to Amend Article X, Section 10.4.2 Accessory Structures, (1) Residential Districts, (e) – increased the square footage allowed for an Accessory Structure  
11/19/2007 Adopted by County Council
- 07-27** Amendment to 07-05 which Created the Ashley River Historic District Overlay Zone, to Add Article XI, SPECIAL Area, Section 11.5, Ashley River Historic Overlay District, Sub-section 11.5.6, District  
11/19/2007 Adopted by County Council
- 08-06** Amendment to 04-13 to Amend Article X, Section 10.4.4(1) (b) so as to allow mobile home units manufactured prior to June 15, 1976 to remain in Dorchester County and to provide for relocation of the same within the County  
3/17/2008 Adopted by County Council
- 08-14** Amendment to 04-13 to Add Article XI, Special Areas, Section 11.2, Transitional Overlay District (TOD), Sub-Section 11.2.2(A)(2), 11.2.2 (A)(6), 11.2.2(A)(10), 11.2.2(A)(15), Sub-Section 11.2.8(C)(1) and Article XIII, Section 13.5, Sign Regulations, Sub-Section 13.5.7(b)(5)  
7/7/2008 Adopted by County Council
- 08-19** Amendment to 04-13 to Delete within Article XVIII, Land Development Application, Review and Approval Processes any requirements contained therein for Mylar copies of plats or linen black line copies of plats  
10/20/2008 Adopted by County Council
- 08-20** Amendment to 04-13 to Add within Article XVIII, Site Development Standards, Section 13.5, Sign Regulations, Sub-Section 13.5.7 Permitted Signs, (b) Freestanding Signs in Non-residential Developments, (6) Standards for signs

located within the TOD, provision for signs that indicate time, date and temperature

10/20/2008                      Adopted by County Council

**08-21**                      Amendment to 04-13 to Delete in its entirety Article IX, Zoning and Development Rural District Regulations, Section 9.1, AC, Absence of Controls District and Section 9.2, Reserved, and to insert in lieu thereof a new Article IX, Zoning and Development Rural District Regulations as hereinafter set forth.

10/20/2008                      Adopted by County Council

**09-10**                      Amendment to 04-13 to Add Article XI, Special Areas, Section 11.6 Master-Planned Overlay Areas Form District

6/15/2009                      Adopted by County Council

**09-19**                      Amendment to 04-13 to Amend Article IX, Zoning and Development Rural District Regulations, Section 9.1.4, Single Family Detached Residential and Single Family Residential Manufactured Housing Use to exempt accessory structures which are being used for agricultural purposes from the accessory structure square footage limitations as set forth in Section 10.4.2(1)(e).

11/2/2009                      Adopted by County Council

**10-03**                      Amendment to 04-13 to Delete in its entirety Article X, Section 10.4.2(1)(e) and to substitute in lieu thereof a new Article X, Section 10.4.2.(1)(e) Accessory Structures to increase the maximum allowable square footage for an accessory structure based upon lot size.

2/1/2010                      Adopted by County Council

**10-14**                      Amendment to 04-13 to add Section 9.1.3.1 and 9.1.3.2 to specify the permitted use groups and special exception uses within AC, Absence of Controls District

9/7/2010                      Adopted by County Council

**10-15**                      Amendment to 04-13 to insert a new final sentence – regarding the effect of development agreements

9/7/2010                      Adopted by County Council

**10-16**                      Amendment to 04-13 amended first sentence of Section 11.5.7; inserted new subsection 11.5.7(g); amended the fourth sentence of Section 11.6.1; inserted new subsection 11.6.5(b)(6)b.(viii)

9/7/2010 Adopted by County Council

- 10-17** Amendment to 04-13 inserted new subsection 11.6.5(b)(6)b.(ix) to authorize the establishment and regulation of Consolidated Review Committees in regulations for Master-Planned Overlay Areas Form Districts, and to vest each specific Consolidated Review Committee with authority and jurisdiction regarding development permitting within the specific Master-Planned Overlay Areas Form District

9/7/2010 Adopted by County Council

- 10-19** Amendment to 04-13 amended Article VII, Section 7.2.2 Permitted Use Groups to allow not more than a total of ten hen (female) chickens and/or rabbits on individual lots zoned R-1(M) or R-1(M)(A) which are at least one acre or more

11/1/2010 Adopted by County Council

- 10-20** Amendment to 04-13 amended Article X, Section 10.6(a) to delete the requirement of a complaint from a civic or homeowner's association or complaint by at least three residents

11/1/2010 Adopted by County Council

- 11-11** Amendment to 04-13 amended Article V, Section 5.6.1.2 to change the time period from one year to two years; and amended Article XIV, Section 14.3.2 to authorize the confiscation and disposal of illegal signage.

- 11-18** Amendment to 04-13 amended Article XIII, Subsections 13.5.7(j)(1), (2) and (4) by changing the seventy-five square feet (75 SF) to one hundred one square feet (101 SF)

12/5/2011 Adopted by County Council

- 12-08** Amendment to 04-13 amended five areas within the ordinance as follows –

Article VI, Use Group 17(c) amended to add 'and establishments engaged in the care, treatment and housing of domestic animals';

Article X, Section 10.4.1(c) deleted in its entirety and added a new maximum floor area;

Article XIII, Section 13.5.7(j) amended to add a new subsection (5) regarding façade sign and a maximum sign area;

Article VI, Use Group 23(b) deleted and Use Group 23(c) added ‘and Water Treatment Plants, Storage Tanks, or Pumping Stations for the purification, storage and/or pumping of potable water;

Article X, Section 10.4.18(a), (b) and (c) amended to add to each subsection ‘water treatment plants, and/or water storage towers’.

6/18/2012                      Adopted by County Council

**12-17**                      Amendment to 04-13 repealed Ordinance 10-19 and amended Article X, Section 10.3.1 to add item (s) female chickens and/or rabbits as Customarily Incidental Uses – Residential.

11/19/2012                      Adopted by County Council

**12-18**                      Amendment to 04-13 amended Article VII to add a new Zoning District Section 7.12 CLI-2, Commercial / Light-Industrial District Two.

11/19/2012                      Adopted by County Council

**13-06**                      Amendment to 04-13 amended Article X to delete the text of Section 10.4.2(1)(e) and substitute new text in lieu thereof, revising limits on accessory structures.

4/1/13                              Adopted by County Council

**14-02**                      Amendment to 04-13 amended Article XII to delete and replace in its entirety Section 12.4: Tree and Canopy Protection Standards.

4/21/14                              Adopted by County Council

**14-10**                      Amendment to 04-13 amended Article XII to revise application requirements for Planned Development Districts regarding wetlands certification.

7/21/14                              Adopted by County Council

**14-11**                      Amendment to 04-13 amended Article XII to revise the list of permissible land uses in Neighborhood Commercial Zoning Districts.

7/21/14                              Adopted by County Council

**15-10**                      Amendment to 04-13 amended Article XIII to increase the permitted light pole height and adding additional standards.

4/20/2015                              Adopted by County Council

- 15-21** Amendment to 04-13 amended Article XI to add architectural standards to Transitional Overlay Districts.  
11/16/2016 Adopted by County Council
- 15-22** Amendment to 04-13 amended Article VII to add certain Special Exception uses within the CLI-2 zoning district.  
11/16/2015 Adopted by County Council
- 16-06** Amendment to 04-13 amended Article XIII, Section 13.5.7, Subsection (d) “Institutional Signage” to Limited Restrictions Unique to **Institutional Signage** to Residential Districts.  
8/8/2016 Adopted by County Council
- 16-07** Amendment to 04-13 amended Article IX to increase the number of primary dwellings per parcel with in an Absence of Controls District.  
9/19/2016 Adopted by County Council
- 16-08** Amendment to 04-13 amended Article VII, Section 7.6 Office and Institutional District, Section 7.6.3 Permitted Use Groups, Section 7.6.5 Residential Density Regulations, Section 7.6.6 Lot and Building Requirements, 7.6.8 Use Performance Standards so to allow houses and daycares while disallowing apartments in the Office and Institutional District.  
9/19/2016 Adopted by County Council
- 16-12** Amendment to 04-13 amended Article VII, Section 7.11, Planned Development District, to increase the amount of developable acreage for which a planned development district must be submitted in certain zoning districts from 25 to 50.  
11/21/2016 Adopted by County Council
- 17-01** Amendment to 04-13 amended Article VII, Section 7.11 Planned Development District, to create a new Urban District community type and revise Suburban Residential Community type.  
2/6/2017 Adopted by County Council
- 17-10** Amendment to 04-13 amended Article VII, Section 7.13, Public Institutional District, to create a new Public Institutional Zoning District, and Article X, Section 10.4.19, to amend the conditions for Public Administration facilities in Public Institutional Zoning Districts.

- 4/17/2017 Adopted by County Council
- 17-11** Amendment to 04-13 amended Article X, Section 10.4.4, Manufactured Housing Unit Standards, to amend the required conditions for manufactured homes.
- 4/17/2017 Adopted by County Council
- 17-20** Amendment to 04-13 amended Article XI, Section 11.2.6, Transitional Overlay District, Minimum Visual Buffer, to standardize the MBV for Industrial properties on Highway 78, Jedburg Road, and Hodge Road.
- 7/17/2017 Adopted by County Council
- 17-21** Amendment to 04-13 amended Article VII, Section 7.8, General Commercial District; Article VIII, Section 8.2, Mixed Use Community District; Article IX, Section 9.1, Absence of Controls District; and Article X, Section 10.4.22, Supplemental Provisions to limit multi-family uses and create development conditions where none exist.
- 8/14/2017 Adopted by County Council
- 18-04** Amendment to 04-13 amended Article VII, Section 7.4.6(a) to correct the lot size requirement for townhomes to 1,500sf and for two-family and detached multifamily to 5,000sf.
- 4/16/2018 Adopted by County Council
- 18-05** Amendment to 04-13 amended Article XVII, Section 17.7(a) Traffic Studies, Article XVIII, Section 18.4(h), Traffic Studies, and Article XXI, Section 21.13(b) Oversized and Off-Site Improvements, to require traffic studies for all major subdivisions, to require improvements to be completed prior to Final Plat or CO approval, and to allow the County Engineer to require improvements beyond those identified in the traffic study.
- 4/16/2018 Adopted by County Council
- 18-15** Amendment to 04-13 amended Article VI, Section 13(b) and Article XXV to change Adult Book Stores to Adult Novelty Stores and update the definition of said stores.
- 9/17/2018 Adopted by County Council
- 18-16** Amendment to 04-13 amended Article XII, Section 12.4.3(a)(8) to exclude Pine trees from protection in the Industrial Zoning District.

- 9/17/2018                      Adopted by County Council
- 18-17**                      Amendment to 04-13 repealed and replaced Articles XIV, XV, and XVI to update the public notice requirements and processes for the Board of Zoning Appeals and Planning Commission.
- 9/17/2018                      Adopted by County Council
- 18-23**                      Amendment to 04-13 amended Article VIII, Section 8.3.5 to modify the density standards within RR Districts for properties under conservation easements.
- 12/3/2018                      Adopted by County Council
- 19-04**                      Amendment to 04-13 added new Article X, Section 10.7 to create standards for Cluster Subdivision Developments.
- 2/4/2019                      Adopted by County Council
- 19-05**                      Amendment to 04-13 amended Article XI, Section 11.5.9 – 11.5.11 to reduce the setback requirements for non-conforming lots platted prior to the adoption of the Ashley River Historic Overlay District.
- 2/19/2019                      Adopted by County Council
- 19-06**                      Amendment to 04-13 amended Article XVII, Section 17.4 and Article XVIII, Section 18.4 to revise the standards and process for Traffic Impact Analysis.
- 2/19/2019                      Adopted by County Council
- 19-07**                      Amendment to 04-13 amended Article XI, Section 11.5.13(c), Article IX, Section 9.2.3, and Article X, Section 10.4.21 to Update the References and Requirements for District 5 to Reflect the Adopted Cooks Crossroads Design Guidelines.
- 2/19/2019                      Adopted by County Council
- 19-15**                      Amendment to 04-13 amended Article IX, Section 9.1, and Article XXV Definitions to increase the minimum lot size in AC to one acre and to remove attached and multi-family uses from the list of permitted uses.
- 5/20/2019                      Adopted by County Council
- 19-XX**                      Amendment to 04-13 added new Article V, Section 5.4.8 to require development to adhere to the future right-of-way boundaries for designated corridors.
- 10/21/2019                      Adopted by County Council



- 19-XX** Amendment to 04-13 amended Article XI, Section 11.5.8 to modify the requirements for underground utility lines within the buffers parallel to the roadway.
- 10/21/2019 Adopted by County Council
- 20-04** Amendment to 04-13 added new Article VII, Sections 7.4.10 and 7.5.11, and new Article VIII, Section 8.2.9 to require Open Space in medium and high-density developments. Also amended Article XXVI, Section 21.13 pertaining to off-site infrastructure for developments.
- 3/16/2020 Adopted by County Council
- 20-17** Amendment to 04-13 amended Article X, Section 10.4.11 to modify the conditions for mineral resource extractions and make it a conditional use in the AC District.
- 11/02/2020 Adopted by County Council
- 21-01** Amendment to 04-13 amended Article X, Section 10.4.15 to modify the conditions for outdoor storage and to Article VI, to create Use Groups 22(d) and 22(e).
- 1/04/2021 Adopted by County Council
- 21-02** Amendment to 04-13 amended Article X, to add Section 10.4.23 creating conditions for Outdoor Special Event Venues.
- 1/04/2021 Adopted by County Council
- 21-03** Amendment to 04-13 amended Article X, Section 10.4.14 to modify the conditions for communications towers.
- 2/16/2021 Adopted by County Council
- 21-04** Amendment to 04-13 amended Article VII, Section 7.8 to modify the size and location requirements of the CG, General Commercial District.
- 2/16/2021 Adopted by County Council
- 21-11** Amendment to 04-13 amended Article XX, Section 20.4.1 to add traffic calming requirements.
- 07/26/2021 Adopted by County Council

- 21-12** Amendment to 04-13 amended Article IX, to change the AC District to AR District, to create the RX District, and to amend Article X, to create Section 10.4.24 establishing conditions for Cottage Industry.
- 7/26/2021 Adopted by County Council
- 21-14** Amendment to 04-13 amended Article XI, Section 9.2, and Article X, Section 10.4.21 to allow a gas station at Cooks Crossroads and create conditions for said use.
- 9/07/2021 Adopted by County Council
- 21-18** Amendment to 04-13 amended Article VI, Use Group 17(c) to allow car washes as a permitted use within the CG District.
- 11/01/2021 Adopted by County Council
- 21-19** Amendment to 04-13 amended Article VIII, Section 8.2 to require manufactured housing units to adhere to the ½ acre minimum lot size requirement and require five acres minimum to establish a manufactured housing community.
- 11/01/2021 Adopted by County Council
- 21-20** Amendment to 04-13 amended Article XVIII to establish the requirements for an Impact Analysis.
- 11/01/2021 Adopted by County Council
- 21-21** Amendment to 04-13 amended Article XXII to amend the requirements for tree protection for parking within Industrial District. Also excludes pine trees from protection.
- 11/15/2021 Adopted by County Council
- 21-22** Amendment to 04-13 amended Article XXIII and XXIV changing the requirements for financial guarantees.
- 11/15/2021 Adopted by County Council
- 21-25** Amendment to 04-13 amended Article XI, Section 11.5 regarding the Ashley River Historic Overlay District Road Frontage Buffer
- 12/06/2021 Adopted by County Council
- 22-01** Amendment to 04-13 amended Article VI and XXV to establish Homeless Shelters as a use and create a definition for it.

- 2/07/2022                      Adopted by County Council
- 22-05**                      Amendment to 04-13 amended Article XVIII to clarify payment requirements for Impact Analysis.
- 04/18/2022                      Adopted by County Council
- 22-08**                      Amendment to 04-13 amended Article XIII to allow interruptions in use buffers for rail spurs and associated activities.
- 05/16/22                      Adopted by County Council
- 22-15**                      Amendment to 04-13 amended Article V to update the Planning & Zoning Fee Schedule and require applicants to cover the 3<sup>rd</sup> party legal review for Development Agreements.
- 07/25/2022                      Adopted by County Council
- 22-17**                      Amendment to 04-13 amended Article XVII to allow further subdivision of lots created through the minor subdivision process.
- 8/15/2022                      Adopted by County Council
- 23-02**                      Amendment to 04-13 amended Article VII, VIII, IX, and X to update Comprehensive Plan references, size and location requirements, and remove outdated cluster and bonus density provisions.
- 02/06/2023                      Adopted by County Council
- 23-05**                      Amendment to 04-13 amended Article VI, IX, and X to expand the use and conditions for Outdoor Special Event Venues in the Conservation District.
- Adopted by County Council
- 23-22**                      Amendment to 04-13 amended Article X, Section 10.4.3 and Article XXV to update the standards for home occupations.
- Adopted by County Council
- 23-26**                      Amendment to 04-13 amended Article VI and Article XIII to update the development standards for self-storage facilities.
- Adopted by County Council

- 24-04** Amendment to 04-13 amended Article X, Section 10.4.2(1) to allow limited flexibility when placing detached garages on lots.  
1/22/2024 Adopted by County Council
- 24-09** Amendment to 04-13 amended Article X, Section 10.2.3 and 10.4.2 to update the standards for temporary special events and outdoor special event venues.  
2/19/2024 Adopted by County Council
- 24-10** Amendment to 04-13 amended Article XI, Section 11.5.11 to re-establish Use Group 1(d) as a Conditional Use within District 3 of the Ashley River Historic Overlay District.  
2/19/2024 Adopted by County Council
- 24-13** Amendment to 04-13 amended Article V, Section 5.4.2 to clarify determination of front yard on access easements.  
3/18/2024 Adopted by County Council