

**ARTICLE IX. ZONING AND DEVELOPMENT
RURAL DISTRICT REGULATIONS**

Rural zoning districts are intended to implement Dorchester County’s Comprehensive Plan policies related to agricultural, residential, commercial, and public uses, in rural areas that are intended for limited density and development. These districts are generally not served by existing or planned public sewer or water systems and have limited roadway networks, schools and parks, and other community facilities and services.

Section 9.1 ACAR, Absence of Controls Agricultural Residential District

9.1.1 Statement of Intent: The intent of this district is to provide for agricultural and residential use in ~~some selected~~ rural portions of the County which are experiencing low or no development pressures. ~~Further, County Council intends that properties in this district be part of a sizable, contiguous portion of the County; this district is not intended to include individual properties that are totally or mainly surrounded by other districts established under this Ordinance.~~ It is further intended to preserve the viability of existing agricultural operations and the integrity of significant natural resource areas, as well as open space, within areas of the County designated for low density.

~~**9.1.2 Building Codes:** Enforced for all structures.~~

9.1.3.12 Use Groups Permitted Uses

Use Group No.	Group Name
1(a),(b),(e)	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 Conditional Uses

Use Group No.	Group Name
1(c)(d)	Agriculture, Mineral Resource Extraction
<u>11(b)</u>	<u>Business, Communication and Information</u>
<u>Accessory Uses:</u>	<u>Accessory Structures</u>
	<u>Accessory Dwelling Units</u>
	<u>Home Occupations</u>
	<u>Cottage Industry</u>

9.1.3.3.4 Special Exception Uses

The following uses may be developed in the ~~AC-AR~~ 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
7(b)(d)	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),(f)	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
24(d)	Community Services

~~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 district.~~
- ~~(b) Nothing herein shall be construed to prohibit more than one (1) dwelling unit per parcel.~~
- ~~(c) On any parcel with more than two (2) dwelling units, all units shall be sited within three hundred (300) feet of a publicly or privately maintained road conforming to County standards, and any such parcel for which an additional unit is proposed shall be brought into compliance. A Final Plat, provided for in Section 19.3 of this Ordinance, shall depict compliance, including proximity to an existing or proposed right of way or ingress/egress easement. Where proposed, the right of way or easement shall measure fifty (50) feet wide.~~
- ~~(d) Each dwelling unit shall have its own sanitation via on-site disposal system or sewer connection.~~
- ~~(e) Accessory structures being used for agricultural purposes are exempt from the accessory structure square footage limitations as set forth in Section 10.4.2(1)(e).~~

~~9.1.5—Intentionally Omitted~~

~~9.1.6—Intentionally Omitted~~

~~9.1.7—General Commercial Use:~~

~~All lots for General Commercial use shall conform to the requirements in Article VII, Section 7.8.6 Lot and Building Requirements for the CG zoning district~~

~~9.1.8—Industrial Use:~~

~~All lots for Industrial Use shall conform to the requirements in Article VII, Section 7.10.6 Lots and Building Requirements for the I zoning district.~~

~~9.1.9—Height Limitations:~~

~~None; provided, however that the requirements contained in Article XI and Article XII shall apply to development in this district.~~

~~9.1.10—Intentionally Omitted~~

~~9.1.11—Maximum Impervious Surface:~~

~~None~~

~~9.1.12—Parking Requirements:~~

~~None~~

~~9.1.13—Sign Regulations:~~

~~All signage on road within the Transitional Overlay District (TOD) must comply with Article XI, Section 11.2.8(D) Signage and Article XIII, Section 13.5.7 Permitted Signs.~~

~~9.1.14—Environmental Performance Standards Applicable:~~

~~None other than as may be invoked under the provisions of Article XII.~~

~~9.1.15—Buffer Requirements:~~

~~All new developments must comply with Article XIII, Section 13.2 Screening and Buffering Uses. All new developments located within the Transitional Overlay District (TOD) must comply with Article XI, Section 11.2.~~

9.1.5 Density Requirements:

(a) Density shall not exceed one principal dwelling per acre of land. This does not prevent multiple dwelling units on one parcel as long as the overall density of one unit per acre is not exceeded.

(b) Each dwelling unit shall have its own sanitation via on-site disposal system or sewer connection.

(c) All homes shall be sited such that if they were subdivided from the parent parcel in the future, they would comply with the lot and building requirements in Section 9.1.6.

9.1.6 Minimum Lot and Building Requirements:

(a) All lots zoned AR shall be a minimum of 43,560 square feet (1 ac.) in area, provided however, that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.

(b) All lots must be a minimum of 100 feet in width.

(c) The following minimum yards shall be provided from property lines and ingress/egress easements:

<u>Front yard</u>	<u>40 feet</u>
<u>Side yard</u>	<u>10 feet</u>
<u>Rear yard</u>	<u>35 feet</u>

9.1.7 Height Limitations:

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

(a) That is can provide adequate fire protection service to a taller structure at the site in question; or

(b) That the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built up to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

9.1.8 Maximum Impervious Surface:

No more than 30% of the gross acreage of any lot shall be covered by impervious surfaces, with the exception of single-family dwelling where maximum impervious surfaces is 50%, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

Section 9.3 RX, Rural Crossroads District

9.3.1 Statement of Intent: The intent of this district is to serve as an activity center for the surrounding community, with paired civic and commercial uses, at designated crossroads. The Rural Crossroads District applies to areas designed as Rural Crossroads on the County's adopted Future Land Use Plan. These nodes are highly-accessible intersections of two or more rural roadways that can accommodate the mobility associated with community services and activity centers in the rural areas.

9.3.2 Permitted Uses:

<u>Use Group No.</u>	<u>Group Name</u>
<u>1(a)(b)</u>	<u>Agriculture</u>
<u>2</u>	<u>Single-Family Residential</u>
<u>6</u>	<u>Social and Cultural</u>
<u>7</u>	<u>Business, Accommodations</u>
<u>8</u>	<u>Business, Primary Retail</u>
<u>9</u>	<u>Business, Secondary Retail</u>
<u>10</u>	<u>Business, Convenience Retail</u>
<u>11(a)</u>	<u>Business, Communication and Information</u>
<u>13(a)(c)(d)(e)</u>	<u>Business, Recreation (excluding Drinking Places and Racetracks)</u>
<u>14 (a)</u>	<u>Business, Personal Services</u>
<u>15</u>	<u>Professional Services</u>
<u>16</u>	<u>Business, Office Service</u>
<u>17(a)</u>	<u>Business, General Services</u>
<u>18</u>	<u>Business, Beverage and/or Quick Stop (excluding Drinking Places)</u>
<u>21</u>	<u>Manufacturing Services</u>
<u>23(d)</u>	<u>Utilities</u>
<u>24(a),(b)</u>	<u>Community Services</u>
<u>25</u>	<u>Open Space</u>

9.3.3 Conditional Uses:

The following uses may be permitted in the RX zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

<u>Use Group No.</u>	<u>Group Name</u>
<u>1(c)</u>	<u>Agriculture, Ag-related Business</u>
<u>23(c)</u>	<u>Utilities</u>
<u>Accessory Uses:</u>	<u>Accessory Structures</u>
	<u>Accessory Dwelling Units</u>
	<u>Home Based Businesses</u>
	<u>Cottage Industry</u>

9.3.4 Residential Density Regulations:

Density shall not exceed one principal dwelling per lot.

9.3.5 Lot and Building Requirements:

(a) All lots zoned XR shall be a minimum of one acre, provided however, that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.

(b) All lots must be a minimum of 100 feet in width.

(c) The following minimum yards must be provided:

<u>Front yard</u>	<u>25 feet</u>
<u>Side yard</u>	<u>15 feet</u>
<u>Rear yard</u>	<u>25 feet</u>

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article X or Article XIII.

9.3.6 Height Limitations:

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

(a) That is can provide adequate fire protection service to a taller structure at the site in question; or

(b) That the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built up to this height; provided that the entity

providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

9.3.7 Maximum Impervious Surface:

No more than 50% of the gross acreage of any lot shall be covered by impervious surfaces for single-family dwellings, and no more than 80% of the gross acreage of a lot shall be covered by impervious surfaces for office, institutional, or commercial uses, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

Section 10.4 Conditions for Specific Uses

10.4.1 Accessory Structures

(3) Rural Districts

- (a) No accessory structure or building shall be constructed prior to construction of the principal building on a lot. Buildings intended to serve as accessory structures constructed prior to the principal building shall be considered the principal building and shall meet all applicable district regulations thereto.
- (b) Accessory structures shall be located on the same lot of record as the principal structure.
- (c) No accessory structure shall be used as a dwelling or for lodging, except accessory dwelling units complying with the provisions of Section 10.4.1. No accessory structure shall be used for a business, except Cottage Industries complying with the provisions of Section 10.4.24.
- (d) For a lot containing less than $\frac{3}{4}$ -acre, accessory structures shall not exceed 1,500 square feet in total floor area. For lots of $\frac{3}{4}$ -acre or more, but less than 2 acres, accessory structures shall not exceed 2,000 square feet in total floor area. For lots of 2 acres or more, but less than 5 acres, accessory structures shall not exceed 3,000 square feet in total floor area. For lots containing 5 acres or more, but less than 10 acres, accessory structures shall not exceed 5,000 square feet in total floor area. For lots containing 10 acres or more, but less than 15 acres, accessory structures shall not exceed 12,000 square feet in total floor area. For lots containing 15 acres or more, accessory structures shall not exceed 15,000 square feet in total floor area. Accessory structures being used for agricultural purposes are exempt from the accessory structure square footage limitations as set forth above. Notwithstanding any of the above, no accessory structure may be used for a home occupation (See 10.4.3(a) below).
- (e) Accessory structures are permitted in the rear and side yards of the parcel. On a case by case basis, accessory structures may be permitted by the Zoning Administrator to be located in the front yard depending on site conditions such as but not limited to, lot size, structure location, wetlands, orientation of lot and/or home.
- (f) Setbacks for accessory structures shall be 5 feet from the rear or side property lines. For accessory structures that exceed 800 square feet of one level floor space, such structure shall not be located closer than 15 feet from any property line. In instances where accessory structures may be permitted in the front yard, the primary structure setback shall apply.

(g) Accessory buildings and structures, and parking related thereto, shall be included in calculations of impervious surfaces and lot coverages.

10.4.24 Cottage Industry

(a) The production of goods or provision of services; including professional, medical, repair, contracting, and manufacturing services, approved as a cottage industry shall be operated on the same parcel as the business owner's (or partner's) residence.

(b) No more than five (5) persons outside the owner's immediate family may be employed by a cottage industry.

(c) Cottage industries may be operated out of the primary residence, or any accessory building or buildings, not exceeding 5,000sf in floor area.

(d) All equipment and materials shall be stored in a designated area. Outdoor storage areas shall meet the standards of Section 10.4.16.

(e) A sketch plan/lot layout will be submitted along with application to Operate a Cottage Business to demonstrate conformance with these conditions.

(f) Cottage Industry Scale:

(1) Cottage Industries that fall within Use Groups 14 and 15 are permitted on parcels less than 5 acres and are permitted a maximum of 2,500 sf of accessory building and 5,000 sf of outdoor storage.

(2) Cottage Industries within other Use Groups are permitted on parcels greater than 5 acres and are permitted a maximum of 5,000 sf of accessory building and 10,000 sf of outdoor storage.

a. Such buildings and storage yards shall be setback a minimum of 100' from all lot lines and 250' from existing residential units on adjacent properties.

(3) Owners may seek special exception approval for additional accessory building and/or outdoor storage space if the intent, if not the letter, of the above provisions can be met.

(g) Signs: Cottage Industries are permitted one (1) sign no greater than sixteen (16) sf in sign area and no more than ten (10) feet in height, with copy on two sides.

(h) Hours: Hours of operation shall be limited to between 7:00 am and 7:00 pm, Monday through Saturday.

- (i) Noise, Odor, Vibration, or Electrical Interference. There shall be no perceptible increase in noise, odor vibration or electrical interference beyond the property line as a result of the cottage industry.
- (j) Exterior Lighting: Exterior light fixtures, if any, shall be cut-off fixtures mounted in such a manner that the cone of light is not directed at any property line.
- (k) Screening: Screening shall comply with the requirements in Article X and Article XIII.
- (l) A Dorchester County Business License is required.

ARTICLE XVII. LAND DEVELOPMENT APPROVALS REQUIRED

17.8 Impact Analysis

(a) An Impact Analysis (IA) shall be required for:

(1) Residential rezonings containing over 25 acres highground; and

(2) Any major subdivision containing over 25 acres highground; and

(3) Any multi-family development

(b) Where applicable, review and approval of an Impact Analysis shall be required for consideration of a zoning map amendment.

ARTICLE XX. DESIGN STANDARDS

20.1.1 General Lot Design

The front lot line for all lots shall abut a publicly or privately maintained right of way except in the Rural Districts where lots can abut an approved Ingress/Egress Easement-