

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER) ORDINANCE NUMBER 22-08

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE XIII, SECTION 13.2.2(b) "USE BUFFERS" (The purpose of this amendment is to allow for use buffers to be interrupted by rail spurs to provide adequate access to rail lines for properties that require use of the railways)

WHEREAS, Dorchester County has provisions for buffers to screen and mitigate negative externalities and potential nuisances impacting adjacent and nearby uses and properties; and

Whereas, these buffers are often applied to right-of-ways, including railways, and

Whereas, Dorchester County desires to provide viable sites for economic development along existing rail lines; and

Whereas, currently, the Dorchester County Zoning and Land Development Regulations do not allow intrusions into use buffers to allow rail spurs; and

Whereas, Dorchester County now desires to amend the buffer requirements to facilitate economic development opportunities by allowing rail spurs to interrupt required buffer yards:

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 Article XIII, Section 13.2.2(b) and substituting in lieu thereof the below section bearing the same number:

ARTICLE XIII. SITE DEVELOPMENT STANDARDS

Section 13.2.2 Use Buffer Types

- (b) Buffer yards shall be interrupted only by vehicular and pedestrian access ways in number and width required by the Ordinances of Dorchester County and/or SCDOT, and by rail spurs including areas for loading and unloading operations in conjunction with the rail spurs.

This Ordinance shall be effective upon third and final reading.

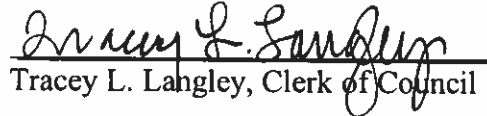
Approved and adopted on this 16th day of May, 2022.



William R. Hearn, Jr., Chairman
Dorchester County Council

First Reading: April 04, 2022
Second Reading: May 02, 2022
Public Hearing: May 02, 2022
Third Reading: May 16, 2022

ATTEST:


Tracey L. Langley, Clerk of Council