

STATE OF SOUTH CAROLINA)
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COUNTY OF DORCHESTER) ORDINANCE NUMBER 21-01

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VI, "USE GROUPS"; ARTICLE VII, SECTION 7.8.4 "CONDITIONAL USES", SECTION 7.9.2 "CONDITIONAL USES", SECTION 7.9.3 "SPECIAL EXCEPTION USES", SECTION 7.12.4 "CONDITIONAL USES"; ARTICLE VIII, SECTION 8.2.3 "CONDITIONAL USES"; ARTICLE X, SECTION 10.4.15 "OUTDOOR STORAGE"; AND ARTICLE XIII, SECTION 13.2.6(a) "ACCESSORY OUTDOOR STORAGE" (the purpose of this amendment is to establish open lot storage as a use and create conditions for said use)

WHEREAS, in 2004, Dorchester County adopted Ordinance #04-13 which established Permitted Uses, Conditional Uses, and Special Exception Uses and Zoning Districts to regulate activities on property; and

WHEREAS, the adopted Zoning and Land Development Standards, Ordinance Number 04-13 is amended from time to time to accommodate new or unforeseen uses; and

WHEREAS, there has been an increase in requests recently for outdoor storage as a primary use; and

WHEREAS, Dorchester County is supportive of these uses and wishes to make provisions for their lawful operation;

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 7.8.4, Section 7.9.2, Section 7.9.3, Section 7.12.4, Section 8.2.3, Section 10.4.15, and Section 13.2.6(a), and substituting in lieu thereof the below sections bearing the same numbers, and by adding new Section 6, Use Groups 22(d) and (e) below:

Section VI

22. OUTDOOR STORAGE

- (d) Outdoor storage established as the principal use of a lot for the purpose of storing commercial and industrial equipment, merchandise, finished products, heavy and light duty vehicles, construction materials and similar industrial use items.

- (e) Outdoor storage established as the principal use of a lot for the purpose of storing personal and commercial vehicles, including boats, travel trailers and recreational vehicles, light duty utility and cargo trailers, sport and commercial utility vehicles, light duty commercial vans, and similar commercial items, and including free-standing storage sheds and containers measuring not more than 200 square feet in total area.

7.8.4 Conditional Uses

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

Use Group No.	Group Name
11	Business, Communications
22(b)(e)	Outdoor Storage Uses
23(c)	Utilities

7.9.2 Conditional Uses

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

Use Group No.	Group Name
11(b)	Business, Communications
22(b)(c)(d)(e)	Outdoor Storage Uses
23(c)	Utilities

7.9.3 Special Exception Uses

The following uses may be developed in the CLI 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 the provisions of Section 14.5.

Use Group No.	Group Name
22(a)	Outdoor Storage Uses

7.12.4 Conditional Uses

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

Use Group No.	Group Name
11(b)	Business, Communications
22(e)	Outdoor Storage Uses

8.2.3 Conditional Uses

The following use groups may be permitted in the MUC zoning district provided they

conform to the performance standards or conditions listed for each in Section 10.4:

Use Group No.	Group Name
1(b)	Agriculture, on a lot at least one acre in area
1(c)	Agriculture
4	Residential, Multi-Family
5	Residential, Manufactured housing
6(d)	Social and Cultural
11(b)	Business, Communication
16	Business, Office Services
17	Business, General Services
18	Business, Quick Services
20(b),(c),(d)	Manufacturing Uses
22(b) (d) (e)	Outdoor Storage Uses
23(a),(b),(c)	Utilities
Accessory Uses	Accessory dwelling units Accessory structures Home occupations.

10.4.15 Outdoor Storage

No activity falling within Use Group No. 22 shall create a nuisance or unduly disrupt the allowed uses of other property. Vehicle transport associated with the activity shall be considered when evaluating this criterion with respect to residential areas. No vehicles associated with an outdoor storage use shall necessitate passage through a residential neighborhood.

(A) The following requirements shall apply to all proposals to establish a facility classified under Use Group 22(a).

(1) No activity shall occur closer than 5,000 feet from any property zoned specifically for residential use.

(2) No activity that would attract birds, including sea gulls, shall be located closer than 5,000 feet from an airport runway.

(3) No material shall be placed in any junkyard in such a manner that it is capable of being transferred out of the junkyard by wind, water, or other causes.

(4) All paper, rags, cloth and other fibers, and activities involving the same other than loading and unloading, shall be within fully enclosed buildings.

(5) A landscape plan consistent with requirements in Section 13.2 Buffer Matrix for

Junkyard and salvage yard shall be provided

- (6) No materials stored in the open shall be stacked higher than the screen required above.
- (7) All activities must have a designated manager; and said manager must be sufficiently bonded to ensure that, in case of abandonment, the site will be rehabilitated and restored, and that all permit conditions regarding the final disposition of the site will be fulfilled.
- (8) Information supplied to the SC Department of Health and Environmental Control (DHEC) under the permit process required for certain outdoor storage activities may be used for submission of a conditional use permit application to the County, provided however that where these criteria request information in addition to those required by DHEC, such additional information shall be provided in full by the applicant. A DHEC permit does not constitute full compliance with the provisions of county ordinances.
- (9) The applicant shall provide the Zoning Administrator with information as specified below in addition to the standard application: The Zoning Administrator shall confer with other County officials as appropriate, and within 60 days of submission of a complete conditional permit application, approve a Zoning Permit with conditions, or deny the permit application. Both permit denials and conditions shall be based upon these criteria and the information required of the applicant.
 - (a) Applicant: Name, Address, Phone Number.
 - (b) Manager's: Name, Address, Phone Number (if applicant will not manage activities on site).
 - (c) Details of applicant or manager's bonding.
 - (d) Detailed list of proposed activities, hours of operation for activities on site, location of activity occurrence, and substances proposed for storage or disposal, including an indication of whether any of these substances have been designated as a hazardous material or is required to be disclosed pursuant to the provisions of the Superfund Amendments and Reauthorization Act (SARA), Title III [Public Law 99-499, 199 Stat.1613 (1986)].
 - (e) Description of methods for ensuring that all stored/disposed substances will not create objectionable sanitary, aesthetic, or other nuisance conditions. If applicable, describe the methods and procedures for dealing with spills of liquid materials.
 - (f) A drainage plan meeting requirements of the Dorchester County

Drainage Ordinance.

- (g) Roads and transportation corridors that will be used to support proposed activities.
 - (h) Types of vehicles, estimated number of vehicles and trips, and times of day traffic will be generated by proposed storage facility.
 - (i) Type, extent of noise from, and duration of use of any machinery that will be used to transport materials stored.
 - (j) Distance of the area of storage from adjacent residential zones.
 - (k) A lighting and photometric plan that complies with Section 13.1.3 Site Lighting Standards shall be provided.
- (B) The following conditions shall apply to activities classified in Use Groups 22 (b), (c), (d) and (e).
- (1) The applicant shall provide a complete Site Development Plan per Section 19.5 that addresses the following conditions along with other supporting documentation that may apply.
 - (a) Site Development Plan approval from Dorchester County Public Works Department.
 - (b) Roads and transportation corridors that will be used to support proposed use.
 - (c) Types of vehicles, estimated number of vehicles and trips, and times of day traffic will be generated by the proposed storage use.
 - (d) Distance of the area of storage from adjacent residential zones.
 - (e) Lighting and photometric plan that complies with Section 13.1.3 Site Lighting Standards.
 - (f) Landscape plan. The landscape buffer is intended to provide a continuous fence and vegetative screen around the storage area. To meet this intent, the landscape plan shall consider mature plant widths in selecting plant types. The landscape plan shall include a 30 foot perimeter buffer along the parcel boundaries or storage area with an eight foot opaque fence placed between the buffer and the storage area. A wood stockade fence may be allowed if approved by the Zoning Administrator. For every 100 linear feet, the buffer shall utilize plantings at the minimum rate of three trees with a width range of 20

feet to 30 feet at maturity, four evergreen border trees with a width range of 10 feet to 20 feet at maturity and 12 shrubs with a minimum width and height of 10 feet, as stated in the table below. Plant materials shall consist of at least 75% evergreen species. Existing vegetation shall be retained as feasible and count toward the required plantings. On center spacing requirements in Section 13.3.6(b)(2) shall not apply.

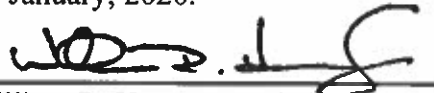
Minimum Plant Count Per 100 Linear Feet at 30' Depth	
Trees 20' – 30' width	3
Evergreen border trees 10'- 20' width	4
Large shrubs 10' width and 10' height	12

- (g) If located within the TOD-Transitional Overlay District, the MVB Minimum Visual Buffer shall apply along the right-of-way, otherwise the 30 foot perimeter buffer utilizing the plant count from Section (f) above applies. **In no instance shall the MVB be less than 30 feet and the use of evergreen species is preferred.**
- (h) Trees may not be severely trimmed beyond the standards of ANSI A300 standards for Tree Care Operations. If aggressive trimming occurs, the property will be considered non-conforming and required to replace the trees with trees meeting the minimum size, spacing, and quantity standards of this section.
- (i) Where there is a conflict between these buffer standards with any other outdoor storage buffer requirements in any other section of this ordinance, the standards provided in this section shall apply.

Section 13.2.6(a) Accessory outdoor storage: Refer to Section 10.4.15 for conditions

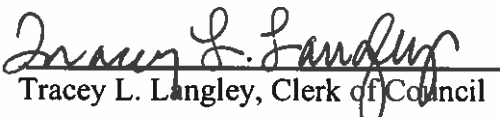
This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 4th day of January, 2020.



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

First Reading: 11/02/2020
 Second Reading: 12/07/2020
 Public Hearing: 12/07/2020
 Third Reading: 01/04/2021

ATTEST:


 Tracey L. Langley, Clerk of Council