

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER) ORDINANCE NUMBER 21-02

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"; ARTICLE VIII, SECTION 8.3.3 "CONDITIONAL USES"; ARTICLE IX, SECTION 9.1.3.2 "SPECIAL EXCEPTION USES"; AND ARTICLE X, TO CREATE NEW SECTION 10.4.23 "OUTDOOR SPECIAL EVENT VENUES" (the purpose of this amendment is to establish outdoor event venues 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 event venues for things like weddings, reunions, and corporate events; 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 8.3.3, and Section 9.1.3.2, and substituting in lieu thereof the below sections bearing the same numbers, and by adding new Section 6, Use Group 13(f) and new Section 10.4.23 below:

Section VI

13. BUSINESS, RECREATION

(f) Land used as a venue for outdoor special events for cultural, ceremonial, educational or celebratory purposes including but not limited to weddings, receptions, recitals, art exhibits, wine/food tasting events, executive retreats.

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
13(f)	Business, Recreation

22(b)	Outdoor Storage Uses (accessory)
23(c)	Utilities

8.3.3 Conditional Uses

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

Use Group No.	Group Name
11(c)	Agricultural
6(d)	Social and Cultural
7(a)	Business, Residential- Bed and Breakfasts
7(d)	Business, Residential
13(f)	Business, Recreation
19(b)	Transportation
23(c)	Utilities
Accessory Uses:	Accessory Dwelling Units Accessory Structures Home Occupation

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.

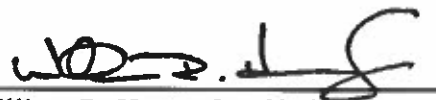
Use Group No.	Group Name
1(d)	Agricultural, Mineral resource Extraction
7	Business, Accommodation and Food Services
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
11	Business, Communication and Information
12	Business, Wholesale
13(a),(c),(d),(e),(f)	Business, 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

Section 10.4.23 Outdoor Special Event Venues

- (a) The subject property or properties shall contain no less than 10 acres of land.
- (b) All events shall end no later than 11pm.
- (c) The establishment of a Special Events Venue shall be subject to all appropriate approvals by the County and comply with the requirements of section 19 of this Ordinance.
- (d) A landscape plan consistent with the requirements in Section 13.2 Buffer table with a B type buffer shall be provided. Section 13.2.5 does not apply and the required buffer may not be reduced in depth.
- (e) All parking shall be contained on the subject property or on a contiguous property. A recorded, parking agreement shall be required if temporary off-street parking is provided on a parcel other than the subject property. At no time shall associated event parking be allowed in a public or private right-of-way or access easement.
- (f) The applicant must have a traffic management plan on file with the County depicting points of ingress/egress, traffic routing and flow, and detailing how heavy traffic events will be coordinated with the Sherriff's office.
- (g) Temporary structures such as stages or large tents will require all appropriate approvals from the Fire Marshal and/or the Building Department.
- (h) All structures must maintain a residential or agricultural character.
- (i) All structures shall comply with the requirements of this Ordinance, including but not limited to the density, intensity and dimensional standards.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 4th day of January, 2021.



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