

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF DORCHESTER            )        ORDINANCE NUMBER 21-18

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VI, USE GROUP 17 “BUSINESS, GENERAL SERVICES” (the purpose of this amendment is to remove car washes from Use Group 17(a) and add car washes to Use Group 17(c))**

WHEREAS, it is the intent of the General Commercial zoning district to provide for the establishment of adequate commercial areas in scale with the needs of adjoining residential development and employment uses, and to serve the motoring public with a broad range of commercial goods and services; and

WHEREAS, it is also intended that General Commercial zoning should strengthen business and commercial activity by concentrating commercial development where it can be served by adequate infrastructure and transportation systems; and

WHEREAS, currently, gas stations are allowed in the General Commercial District, but car washes are only allowed in Industrial and Commercial Light-Industrial Districts; and

WHEREAS, similar to gas stations, car washes are appropriate for General Commercial Districts; and

WHEREAS, the County desires to amend Use Group 17: Business, General Services to move car washes from sub-group (a) which requires Industrial or Commercial Light-Industrial zoning to sub-group (c) which is permitted within the General Commercial District:

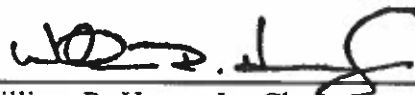
NOW, THEREFORE, BE IT ORDAINED by Dorchester County Council, duly assembled that the Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as previously amended, is further amended by deleting Article VI, Use Group 17 and substituting in lieu thereof the below section bearing the same number:

**17. BUSINESS, GENERAL SERVICES**

- (a) Establishments of a business character providing maintenance, installation and repair of personal and business articles, including but not limited to automotive repair shops, building service establishments plumbing, heating and air conditioning, electrical, janitorial and contracting services, furniture refinishing, general machinery repair establishments, tire retreading operations, and other general business services, such as funeral homes, cold storage lockers and establishments engaged in the care, treatment and housing of domestic animals.
- (b) Establishments selling, leasing and servicing of commercial equipment and specialty vehicles or storage space for commercial or domestic use (“mini-warehouses”) providing outdoor storage.
- (c) Self –service storage facilities with no outside storage, establishments engaged in the care, treatment and housing of domestic animals, and car washes.

This Ordinance shall be effective upon third and final reading.

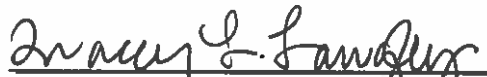
Approved and adopted on this 1<sup>st</sup> day of November, 2021.



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

First Reading: 09/07/2021  
Second Reading: 10/18/2021  
Public Hearing: 10/18/2021  
Third Reading: 11/01/2021

ATTEST:

  
Tracey L. Langley, Clerk of Council