

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF DORCHESTER                    )            ORDINANCE NUMBER 21-19

**AN ORDINANCE TO AMEND THE DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VIII, SECTION 8.2.7(a) "RESIDENTIAL, SINGLE FAMILY DETACHED" TO INCLUDE MANUFACTURED HOMES AND TO ARTICLE VIII, SECTION 8.2.7(d) "RESIDENTIAL, MANUFACTURED HOUSING" TO RENAME THE SECTION TITLE AS "RESIDENTIAL, MANUFACTURED HOUSING COMMUNITIES" AND TO ADD A NEW SUBSECTION (d)(4) ESTABLISHING THE FIVE ACRE MINIMUM LOT SIZE FOR A MANUFACTURED HOUSING COMMUNITY (The purpose of this amendment is to clarify that the development standards for residential, single-family detached includes lots for a single manufactured home and clarify that the standards for residential, manufactured housing applies to manufactured housing communities)**

WHEREAS, in 2004, Dorchester County adopted Ordinance #04-13 which included development standards for a new Mixed Use Community zoning district. This zoning designation was applied to existing subdivisions that had developed with certain minimum lot standards; and

WHEREAS, Dorchester County is rapidly growing and experiencing development pressure in areas where infrastructure is inadequate; and

WHEREAS, redevelopment of older neighborhoods to allow for smaller lots is a useful tool when the infrastructure is in place to support it; and

WHEREAS, older communities with Mixed Use Community zoning do not have the infrastructure in place to support higher levels of density resulting from subdividing existing lots; and

WHEREAS, Dorchester County supports retaining the existing character in older communities and ensuring that redevelopment to higher levels of density can be supported by existing infrastructure.

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 Sections 8.2.7(a) and 8.2.7(d) and substituting in lieu thereof the below sections bearing the same numbers:

**8.2.7 Lot and Building Requirements**

- (a) **Residential, Single-Family Detached and Manufactured Housing Units:** The following standards apply to detached single-family residences and manufactured housing units, excluding manufactured housing communities:

(1) **Maximum Density:** 2 lots per net acre of the land bay. Density of the development shall not exceed one dwelling unit for each property, platted lot or parcel of record provided that all residential lots must be of sufficient size to meet the requirements of the S.C. Department of Health & Environmental Control regarding the provision of water and sewerage service.

(2) **Minimum Yard Requirements:** Where conventional lot configurations are used, the minimum setbacks from property lines shall be:

Front Yard	25 feet
Side Yard	7.5 feet
Rear Yard	25 feet

(3) Where clustering configurations are specifically approved by action of the Zoning Administrator and/or the Planning Board in advance of commencement of a development, the minimum distances between dwelling units shall be:

Side to Side	15 feet
Side to Front or Rear	30 feet
Front to Front or Rear	50feet
Rear to Rear	50feet

(4) A residential structure may be set on a side line, provided that a 7.5 foot easement for maintenance is acquired from the adjoining lot. This easement cannot be used as part of the required side yard setback for the adjoining lot if the result is to reduce the distance between structures to less than 15 feet.

(5) **Maximum Impervious Surface:** Where traditional lot configurations are used, no more than 40% of any lot shall be covered by impervious surfaces. Where clustering configurations are used, no more than 50% of the net acreage of the site shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County.

(d) **Residential, Manufactured Housing Community:** The following standards apply to manufactured housing communities:

(1) **Maximum Density:** 8.7 dwelling units per net acre; provided that all residential lots must be of sufficient size to meet the requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewerage service.

(2) **Minimum Yard Requirements:** The minimum setbacks from lot lines shall be:

Front yard	25 feet
Side yard	10 feet
Rear yard	25feet

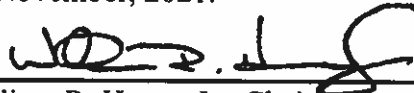
The minimum distance between manufactured housing units located on the same lot (manufactured housing communities) shall be:

Side to Side	15 feet
Front to Front or Rear	30 feet
Rear to Rear	30 feet

- (3) **Maximum Impervious Surface:** No more than 40% of any lot, or of the net acreage of a site, shall be covered by impervious surfaces; provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County.
- (4) **Minimum Lot Size:** Lots for manufactured housing communities shall be a minimum of five acres.

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