

DORCHESTER COUNTY
COTTAGE INDUSTRY CONDITIONAL USE PERMIT

Except as provided, a Zoning Permit is required prior to excavation, construction, redevelopment, increase in impervious surface, increase in number of dwelling units, or change in land use on a property to ensure that all applicable standards of Ordinance #04-13 will be adhered to during the development of a site.

Instructions: Applicants must complete and submit this form and fee with all the required information to the Planning & Zoning Department at 500 N. Main St., Summerville.

Office Use Only

Property location / address: _____

TMS# _____ Zoning: _____

Property location/address: _____

Property Owner: _____

Applicant: _____

Applicant Address: _____

Phone: _____ E-mail: _____

Required Application Information

Special Area

- Airport
- TOD (Transitional Overlay District)
- ARHOD (Ashley River Historic Overlay District)
- Other _____

Zoning District

- AR, Agricultural Residential
- RX, Rural Crossroads

Required Application Information

Two (2) copies each: Site Plan Recorded Surveyed Plat Floorplan of Proposed Structure

Acknowledgement of Cottage Industry Conditions - 10.4.24

❖ An Application is **not** complete until all required information is submitted.

I hereby acknowledge by my signature that the forgoing application is complete and accurate, and I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted and/or inspected. All fees are non-refundable.

Applicant Signature: _____ Date: _____

_____ (Print Name of Contact Person)

Office Use Only

Date Received: _____ Fee: _____ Cash/Check#: _____ Rcpt#: _____ Staff: _____

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Type of Cottage Industry:

Description: _____

Days/Hours of Operation: _____

Office Use Only

Staff Review:

Approved Denied

Reason for Denial: _____

Removal Date: _____

Conditions: _____

Reviewed by: _____ Date: _____

Zoning Administrator: _____ Date: _____

DORCHESTER COUNTY

Planning & Zoning Department
500 N. Main Street, Box 3
Summerville, South Carolina 29483
Phone (843) 832-0020 • (843) 563-0020



**DORCHESTER COUNTY
PLANNING & ZONING DEPARTMENT**

500 N. Main Street, Box 3; Summerville, South Carolina 29483

Phone (843) 832-0020 / (843) 563-0020

www.dorchestercountysc.gov

The following completed form is to be submitted with all applications for Conditional Permitted Use for Cottage Industry.

PROPERTY LOCATION

TMS#

PROPERTY OWNER

Following are the requirements to operate a Cottage Industry when it is provided for in Zoning Districts that allow as a conditionally permitted use:

10.4.24 Cottage Industry

(a) The production of goods or provision of services; including professional, medical, repair, contracting, and manufacturing services, approved as a cottage industry shall be operated on the same parcel as the business owner's (or partner's) residence.

(b) No more than five (5) persons outside the owner's immediate family may be employed by a cottage industry.

(c) Cottage industries may be operated out of the primary residence, or any accessory building or buildings, not exceeding 5,000sf in floor area.

(d) All equipment and materials shall be stored in a designated area. Outdoor storage areas shall meet the standards of Section 10.4.16.

(e) A sketch plan/lot layout will be submitted along with application to Operate a Cottage Business to demonstrate conformance with these conditions.

(f) Cottage Industry Scale:

(1) Cottage Industries that fall within Use Groups 14 and 15 are permitted on

parcels less than 5 acres and are permitted a maximum of 2,500 sf of accessory building and 5,000 sf of outdoor storage.

(2) Cottage Industries within other Use Groups are permitted on parcels greater than 5 acres and are permitted a maximum of 5,000 sf of accessory building and 10,000 sf of outdoor storage. a. Such buildings and storage yards shall be setback a minimum of 100' from all lot lines and 250' from existing residential units on adjacent properties.

(3) Owners may seek special exception approval for additional accessory building and/or outdoor storage space if the intent, if not the letter, of the above provisions can be met.

(g) Signs: Cottage Industries are permitted one (1) sign no greater than sixteen (16) sf in sign area and no more than ten (10) feet in height, with copy on two sides.

(h) Hours: Hours of operation shall be limited to between 7:00 am and 7:00 pm, Monday through Saturday.

(i) Noise, Odor, Vibration, or Electrical Interference. There shall be increase in noise, odor vibration or electrical interference no perceptible beyond the property line as a result of the cottage industry.

(j) Exterior Lighting: Exterior light fixtures, if any, shall be cut in such a manner that the cone off fixtures mounted of light is not directed at any property line.

(k) Screening: Screening shall comply with the requirements in Article X and Article XIII.

(l) A Dorchester County Business License is required.

I hereby acknowledge by my signature that the forgoing application is complete and accurate and I am the owner of the subject property or the authorized representative of the owner. I acknowledge that I have reviewed the conditions of the requirements of Dorchester County Ordinances and will comply. Failure to comply will result in revocation of the conditionally permitted use of the property.

PROPERTY OWNER'S SIGNATURE



PLANNING & ZONING

KIERA REINERTSEN
Director

This completed form is to be submitted with all applications for zoning and land development permits.

PROPERTY LOCATION / ADDRESS _____

TMS# _____

OWNER NAME _____

Pursuant to Section 6-29-1145 of South Carolina Code of Laws, is this tract or parcel of land restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the application?

YES _____

NO _____

PROPERTY OWNER / RESPONSIBLE PARTY SIGNATURE

DATE