

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER) ORDINANCE NUMBER 24-04

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE X, SECTION 10.4.2(1) "RESIDENTIAL DISTRICT"

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 the needs and desires of the community; and

WHEREAS, Article X, Section 10.4.2 regulates the placement of accessory structures on lots, including detached garages; and

WHEREAS, some communities are built with custom homes regulated by internal Architectural Review Boards with high levels of design standards. Often those communities approve plans that provide greater flexibility than the Zoning Code regarding placement of detached accessory structures; and

WHEREAS, Dorchester County now wishes to amend the regulations for detached garages to allow flexibility when strong design standards are present in a community to protect neighborhood character and property values;

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 X, Sections 10.4.2(1)(f) & (g), and substituting in lieu thereof the below sections bearing the same numbers, and by adding New Article X, Section 10.4.2(1)(h) below:

Section 10.4.2 Accessory Structures

(1) Residential Districts

- (f) Except as provided in (h) below, accessory structures are permitted in the rear and side yards of the parcel, provided that no structure is located within 5 feet of the perimeter property lines. For accessory structures that exceed 800 square feet of one level floor space, such structure shall not be located closer than 15 feet from any property line.
- (g) Accessory buildings and structures, and parking related thereto, shall be included in calculations of impervious surfaces and lot coverages

(h) In neighborhoods governed by an active architectural review board, a detached garage may be located in the front yard when the following conditions are met:


1. The lot is a minimum of one-acre; and
2. The detached garage is side or rear loading and facing interior property lines; and
3. The detached garage complies with primary structure setbacks; and
4. The detached garage is designed to match the primary residence with regards to design elements and construction materials; and
5. The detached garage does not sit directly in front of any portion of the primary residence; and
6. The design and location of the detached garage are approved by the neighborhood architectural review board.

This Ordinance shall be effective upon third and final reading.

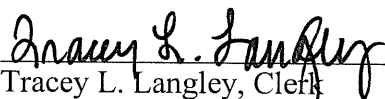
Approved and adopted on this 22nd day of January 2024.

(Seal)

**DORCHESTER COUNTY, SOUTH
CAROLINA**

By: 
S. Todd Friddle, Chairman
County Council of Dorchester County,
South Carolina

ATTEST:


Tracey L. Langley, Clerk
County Council of Dorchester County,
South Carolina

First Reading: 12/04/2023
Second Reading: 01/08/2024
Public Hearing: 01/08/2024
Third Reading: 01/22/2024