

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF DORCHESTER            )        ORDINANCE NUMBER 24-13

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE V, SECTION 5.4.2(a) "DETERMINATION OF THE FRONT YARD FOR REGULAR LOTS"**

WHEREAS, Dorchester County Ordinance Number 04-13, adopted September 7, 2004, established criteria for determining yards on lots based on the nearest street; and

Whereas, Section 20.1.1(a) required all lots to abut a public or private right-of-way, and

Whereas, lots prior to the adoption of the Zoning and Land Development Standards were often subdivided off an easement and did not abut a street right-of-way; and

Whereas, in 2021, the Zoning and Land Development Standards were further amended to allow subdivision off an easement in the rural zoning districts thereby allowing lots to be created without an abutting street right of way; and

Whereas, determining the front yard for lots abutting an easement as opposed to a street right-of-way has not previously been clear and the County is desirous of clarifying the language:

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 adding new Section 5.4.2(a)(1) below:

**5.4.2(a)(1)** In instances where a lot was subdivided off an easement, the front yard shall be construed to be the portion nearest the easement providing access. On a case by case basis, the Zoning Administrator may determine the location of the front yard depending on site conditions such as but not limited to, lot size, structure location, wetlands, orientation of the lot and/or home.

This Ordinance shall be effective upon third and final reading. Adopted this 18<sup>th</sup> day of March 2024.

(Seal)



**DORCHESTER COUNTY, SOUTH  
CAROLINA**

By: S. Todd Friddle

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

ATTEST:

Tracey L. Langley

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

First Reading: 02/05/2024  
Second Reading: 03/04/2024  
Public Hearing: 03/18/2024  
Third Reading: 03/18/2024