

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER) ORDINANCE NUMBER 24-18

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VII, SECTION 7.8.3 “PERMITTED USE GROUPS”, SECTION 7.8.4 “CONDITIONAL USES”, AND TO ARTICLE X, SECTION 10.4.22 “MULTI-FAMILY USES IN MIXED-USE COMMUNITY DISTRICTS” (the purpose of this is to amend the CG District uses to allow multi-family residential as a conditional use and to establish said conditions)

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, recent Capital Improvement Projects have upgraded certain roads to a level where they are now served by adequate infrastructure and transportation systems; and

Whereas, the County has been working to appropriately manage development and the reductions in R-4, Multi-Family district zoning has led to multi-family development interest on General Commercial district properties; and

Whereas, the County desires to 1. provide additional commercial opportunities and 2. ensure an adequate mix of uses to support higher-density residential developments located within commercial districts:

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 7.8.3, 7.8.4, and 10.4.22 and substituting in lieu thereof the below sections bearing the same numbers:

7.8.3 Permitted Use Groups

CG

Use Group No.	Group Name
6	Social and Cultural
7	Residential, Business
8	Business, Primary Retail

9	Business, Secondary Retail
10	Business, Convenience Retail
14(a)	Business, Personal Services
15(a),(b),(c),(e)	Professional Services
16	Business, Office Services
17(c)	Business, General
18	Business, Quick Service
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.8.4 Conditional Uses

The following uses may be permitted in the CG zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
4	Residential, Multi-Family
11	Business, Communications.
22(b)	Outdoor Storage Uses (accessory)
23(c)	Utilities

Section 10.4.22 Multi-Family Uses in General Commercial (CG) and Mixed Use Community (MUC) Districts.

(A) Within the General Commercial District, multi-family uses shall:

- (1) Be located above commercial uses, and
- (2) Be provided with off-street parking designated for each dwelling unit, and
- (3) Be provided with private building access separate from the access to the commercial portion of the building.

(B) Within the Mixed Use Community (MUC) Districts, multi-family uses shall:

- (1) Multi-Family uses are permitted when incorporated in a mixed use development containing an interconnected mix of residential and commercial uses. Mixed use development does not need to be developed on the same parcel, however, shall provide vehicular and pedestrian interconnection between adjacent developments and/or uses.

- (2) Multi-Family projects must have direct access to, and front, a designated arterial as listed in Section 11.2.2.
- (3) Multi-Family shall be developed concurrently with, or after the required commercial uses have been established as provided in section (a) above.

This Ordinance shall be effective upon third and final reading. Adopted this 22nd day of July 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: 06/03/2024
Second Reading: 07/08/2024
Public Hearing: 07/08/2024
Third Reading: 07/22/2024