

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

ORDINANCE NUMBER 24-24

AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, WITH RESPECT TO ARTICLE VII, SECTION 7.6.3 "PERMITTED USE GROUPS", SECTION 7.8.3 "PERMITTED USE GROUPS", SECTION 7.8.4 "CONDITIONAL USES", SECTION 7.13.4 "CONDITIONAL USES"; ARTICLE VIII, SECTION 8.2.2 "PERMITTED USES", SECTION 8.2.3 "CONDITIONAL USES", ARTICLE IX, SECTION 9.1.3 "CONDITIONAL USES", SECTION 9.1.4 "SPECIAL EXCEPTION USES", SECTION 9.2.3 "CONDITIONAL USES", SECTION 9.3.2 "PERMITTED USES", AND TO CREATE NEW ARTICLE X, SECTION 10.2.1(c) AND SECTION 10.4.25 "RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS", AND TO AMEND ARTICLE XXV "DEFINITIONS" (the purpose of this amendment is to create regulations for recreational vehicles, RV parks, and campgrounds)

WHEREAS, Dorchester County has been regulating RV Parks and campgrounds in certain zoning districts through the Special Exception process; and

WHEREAS, recently, the Dorchester County Board of Zoning Appeals has seen an increase in Special Exception requests for RV parks and campgrounds within the Agricultural Residential District where the use is allowed with Special Exception approval; and

WHEREAS, the Dorchester County Zoning and Land Development Regulations do not contain specific provisions that address RV parks or campgrounds to provide guidance when reviewing requests for that use; and

WHEREAS, Dorchester County is desirous of adopting consistent development standards to govern the use and development of property for RV parks and campgrounds to include location, utilities, buffers, operations and other such matters; and

WHEREAS, Dorchester County also desires to clarify that a Recreational Vehicle is not a dwelling and cannot be used for that purpose;

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 7.6.3, 7.8.3, 7.8.4, 7.13.4, 8.2.2, 8.2.3, 9.1.3, 9.1.4, 9.2.3, and 9.3.2, and substituting in lieu thereof the below sections bearing the same numbers, and by adding new definitions to Article XXV below, and adding new Section 10.4.25 below:

7.6.3 Permitted Use Groups

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Use Group No.	Group Name
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2	Residential, Single-Family Detached
6	Social and Cultural
14(a)	Child Daycare Center (within Business, Personal Services)
15	Professional Services
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.8.3 Permitted Use Groups

CG

Use Group No.	Group Name
6	Social and Cultural
7(a),(c),(d)	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
7(b)	Business, Accommodation and Food Services
11	Business, Communications
13(f)	Business, Recreation
22(b)(e)	Outdoor Storage Uses
23(c)	Utilities

7.13.4 Conditional Uses

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

Use Group No.	Group Name
15	Professional Services
7(b)	Business, Accommodation and Food Services
21(a)	Manufacturing Services
22(b)	Outdoor Storage, accessory
23(a)	Utilities

8.2.2 Permitted Uses

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
3	Residential, Single Family Attached
6(a),(c)	Social and Cultural
7(a),(c),(d)	Business, Accommodation and Food Services
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
11(a)	Business, Communication
13(a)	Business, Recreation
14(a)	Business, Personal Services
15	Professional Services
16	Business, Office Services
17	Business, General Services
18	Business, Quick Services
20(b),(c),(d)	Manufacturing Uses
23(d)	Utilities
24	Community Services
25	Open Space

8.2.3 Conditional Uses

The following use groups may be permitted in the MUC zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4:

Use Group No.	Group Name
1(b)	Agriculture, on a lot at least one acre in area
1(c)	Agriculture
4	Residential, Multi-Family

9.1.3	5	Residential, Manufactured housing
	6(d)	Social and Cultural
	7(b)	Business, Accommodation and Food Services
	11(b)	Business, Communication
	16	Business, Office Services
	17	Business, General Services
	18	Business, Quick Services
	20(b),(c),(d)	Manufacturing Uses
	22(b),(d),(e)	Outdoor Storage Uses
	23(a),(b),(c)	Utilities
	Accessory Uses	Accessory dwelling units Accessory structures Home occupations.

Conditional Uses

Use Group No.	Group Name
1(c)(d)	Agriculture
7(b)(d)	Business, Accommodation and Food Services
11(b)	Business, Communication and Information
Accessory Uses:	Accessory Structures Accessory Dwelling Units Home Occupations Cottage Industry

9.1.4 Special Exception Uses

The following uses may be developed in the AR zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 10.5 and provisions of Section 14.5.

Use Group No.	Group Name
13(a),(c),(d),(e),(f)	Business, Recreation
22(a)(b)(c)(e)	Outdoor Storage
24(d)	Community Services

9.2.3 Conditional Uses

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

Use Group No.	Group Name
5	Residential, Manufactured
6(b),(d)	Social and Cultural

7	Business, Residential
8	Business, Primary Retail
10	Convenience Retail
13(f)	Business, Recreation
15(a),(b)	Business, Professional Services
18(b)	Gasoline Stations and "Quick Stop" or "Convenience Stores"
23(c)	Utilities
Accessory Uses:	Accessory Dwelling Units
	Accessory Structures
	Home Occupation

9.3.2 Permitted Uses:

Use Group No.	Group Name
1(a)(b)	Agriculture
2	Single-Family Residential
6	Social and Cultural
7(a)(c)	Business, Accommodations and Food Services
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
11(a)	Business, Communication and Information
13(a)(c)(d)(e)	Business, Recreation (excluding Racetracks)
14 (a)	Business, Personal Services
15	Professional Services
16	Business, Office Service
17(a)	Business, General Services
18	Business, Beverage and/or Quick Stop
21	Manufacturing Services
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space

Section 10.2.1

(c) Recreational Vehicles may be permitted as temporary living quarters during new home construction when located on the same parcel where the construction is taking place and when limited to the duration of an active building permit. The following conditions apply:

- 1) This provision only applies to the construction of new single-family detached dwellings and not to renovations, additions, or alterations.

- 2) Proof of HOA approval may be required prior to approval of a Temporary Use Permit.
- 3) Use of the RV shall only be permitted while a valid building permit is in effect and progress is being made.
- 4) Once the CO is issued, use of the RV must cease within 30-days. Failure to comply will result in a Citation and Magistrates Summons.
- 5) In the event of expiration or revocation of the building permit, use of the RV must cease within 30-days. Failure to comply will result in a Citation and Magistrates Summons.

Section 10.4.25 Recreational Vehicle Parks and Campgrounds

A. Location. RV Parks and Campgrounds shall be located along, and take primary access from, Arterial roads as classified by SCDOT. Parks and Campgrounds located along roads classified as Local or Collectors may be considered by the Board of Zoning Appeals through the Special Exception process when they can demonstrate that their location is justified due to proximity (within ½ mile) of sites of recreational and tourist visitation such as the Edisto River and Ashley River.

B. Minimum Site and Lot Development Standards

1. The minimum acreage for an RV Park/Campground shall be 5 contiguous acres.
2. The maximum number of units/sites shall be 13 per net acre.
3. The minimum RV/tent site size shall be 20' x 30' per unit.
4. Spacing between units shall be a minimum of 35'.
5. Setbacks shall be 50' from external property lines.

C. Utility Requirements

1. **Water.** RV Parks and Campgrounds shall be served by public water or other system(s) approved by DHEC and each RV/tent site shall not be located less than 150' from drinking water supply. Federal, State, and Local Parks are exempt from this requirement.
2. **Sewer.** RV Parks and Campgrounds shall be served by public sewer or other system(s) approved by DHEC and each site which serves Recreational Vehicles having self-contained toilet and/or bathing facilities must be provided either with an individual sewer rise, or with an approved sanitary dump station at a

convenient location within the camp. Federal, State, and Local Parks are exempt from this requirement.

D. Site Development Standards

1. Internal roads do not need to be paved but must be a minimum of 20' wide and constructed to support emergency service vehicles such as ambulances and tanker trucks.
2. A Type B buffer shall apply along adjacent properties.
3. Durable, watertight, refuse containers with fly-tight covers sufficient to contain all refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than five hundred (500) feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight (8) cubic feet or sixty (60) gallons for each five (5) campsites or the equivalent thereof if containers are provided at individual sites. All camp trash and debris must be disposed of by a private qualified third-party provider.

E. Operational Requirements

1. Recreational Vehicles shall be temporary. In order to be considered temporary, the following must exist:
 - (a) On wheels or jacking system;
 - (b) Attached to the site only by quick-disconnect type utilities and security devices;
 - (c) Has no permanently attached additions; and
 - (d) On site for fewer than 180 consecutive days or be fully licensed and ready for highway use.
 - (e) Operators must keep track of length of stay for all units and be able to provide documentation showing compliance upon request.
2. RV Parks/Campgrounds shall have a designated operator and must provide the contact information for the owner/operator on an annual basis as part of their business license.
3. All RV Parks and Campgrounds shall implement park rules & regulations which, at a minimum, shall address hours of operation, noise, and length-of-stay.

Article XXV Definitions:

Campground: Any parcel or tract of land wherein at least five campsites are offered for use by the public or members of an organization.

Recreational Vehicle (RV): A vehicle which is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, and is designed to be self-propelled or permanently towable by a light-duty truck. These vehicles are not considered a dwelling under the South Carolina Residential Building Code and are only allowed as temporary living quarters for recreational, camping, or travel use, and only when located within an approved Recreational Vehicle Park. This term includes motorhomes, travel trailers, fifth-wheel trailers, folding campers, and Park Models.

Recreational Vehicle (RV) Park: Any park or location where at least five Recreational Vehicles may be parked for the purposes of temporary lodging, whether or not water, electricity, or sanitary hookup facilities are provided, and may include a Campground.

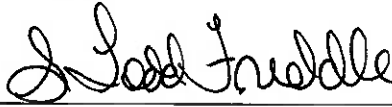
Tiny Home: A dwelling that is 400 square feet or less in floor area, excluding lofts, built to applicable building codes either on-site or off-site and placed on a permanent foundation. These buildings meet the definition of a single-family detached dwelling.

This Ordinance shall be effective upon third and final reading. Adopted this 18 day of November 2024.

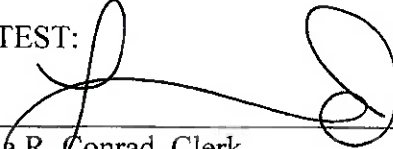
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**DORCHESTER COUNTY, SOUTH
CAROLINA**

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

ATTEST:


Lona R. Conrad, Clerk
County Council of Dorchester County,
South Carolina

First Reading: October 07, 2024
Second Reading: November 04, 2024
Public Hearing: November 04, 2024
Third Reading: November 18, 2024