

**ARTICLE IX. ZONING AND DEVELOPMENT  
RURAL DISTRICT REGULATIONS**

**Section 9.1 AC, Absence of Controls District**

**9.1.1 Statement of Intent:** The intent of this district is to provide for use in some selected rural portions of the County which are experiencing no development pressures. Further, County Council intends that properties in this district be part of a sizable, contiguous portion of the County; this district is not intended to include individual properties that are totally or mainly surrounded by other districts established under this Ordinance.

**9.1.2 Building Codes:** Enforced for all structures.

**9.1.3.1 Use Groups Permitted**

| <b>Use Group No.</b> | <b>Group Name</b>                      |
|----------------------|--|
| 1(a),(b),(c)         | Agriculture                            |
| 2                    | Residential, Single-Family Detached    |
| 3                    | Residential, Single-Family Attached    |
| 5                    | Residential, Manufactured Housing Unit |
| 6                    | Social and Cultural                    |
| 23                   | Utilities                              |
| 24(a),(b),(c)        | Community Services                     |
| 25                   | Open Space                             |

**9.1.3.2 Special Exception Uses**

The following uses may be developed in the AC 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 15.4.

| <b>Use Group No.</b> | <b>Group Name</b>                         |
|----------------------|---|
| 1(d)                 | Agriculture, Mineral Resource Extraction  |
| 4                    | Residential, Multi-Family                 |
| 7                    | Business, Accommodation and Food Services |
| 8                    | Business, Primary Retail                  |
| 9                    | Business, Secondary Retail                |
| 10                   | Business, Convenience Retail              |
| 11                   | Business, Communication and Information   |
| 12                   | Business, Wholesale                       |
| 13(a),(c),(d),(e)    | Business, Recreation                      |
| 14(a)                | Business, Personal Services               |
| 15                   | Business, Professional Services           |
| 16                   | Business, Office Services                 |

|    |   |
|----|---|
| 17 | Business, General Services                      |
| 18 | Business, Beverage and/or 'Quick Stop' Services |
| 19 | Transportation                                  |
| 20 | Manufacturing                                   |
| 21 | Manufacturing Services                          |
| 22 | Outdoor Storage                                 |

**9.1.4 Single Family Detached Residential and Single Family Residential Manufactured Housing Use:**

- (a) All lots for Single Family Detached Residential Use, including mobile homes, shall conform to the requirements of Article VII, Section 7.2.5 Minimum Lot and Building Requirements for the R-1 and R-1(M) zoning districts.
- (b) Nothing herein shall be construed to prohibit more than one (1) dwelling unit per parcel.
- (c) On any parcel with more than two (2) dwelling units, all units shall be sited within three hundred (300) feet of a publicly or privately-maintained road conforming to County standards, and any such parcel for which an additional unit is proposed shall be brought into compliance. A Final Plat, provided for in Section 19.3 of this Ordinance, shall depict compliance, including proximity to an existing or proposed right-of-way or ingress/egress easement. Where proposed, the right of-way or easement shall measure fifty (50) feet wide.
- (d) Each dwelling unit shall have its own sanitation via on-site disposal system or sewer connection.
- (e) Accessory structures being used for agricultural purposes are exempt from the accessory structure square footage limitations as set forth in Section 10.4.2(1)(e).

**9.1.5 Single Family Attached Residential Use:**

All lots for Single Family Attached Residential Use shall conform to the requirements in Article VII, Sections 7.4.5 Density Regulations and 7.4.6 Minimum Lot and Building Requirements for the R-3 zoning district.

**9.1.6 Multi-Family Residential Use:**

All lots for Multi Family Residential Use shall conform to the requirements in Article VII, Section 7.5.7(b) Minimum Lot and Building Requirements for the R-4 zoning district.

**9.1.7 General Commercial Use:**

All lots for General Commercial use shall conform to the requirements in Article VII, Section 7.8.6 Lot and Building Requirements for the CG zoning district

**9.1.8 Industrial Use:**

All lots for Industrial Use shall conform to the requirements in Article VII, Section 7.10.6 Lots and Building Requirements for the I zoning district.

**9.1.9 Height Limitations:**

None; provided, however that the requirements contained in Article XI and Article XII shall apply to development in this district.

**9.1.10 Maximum Density:**

SC DHEC will generally dictate the minimum lot size required to support a septic system and drainfield. Regardless of what DHEC dictates, the minimum lot area for a Single Family Dwelling and / or a Manufactured Home will be one (1) dwelling unit per 14,500 SF. Duplex Units can be built on a lot not to exceed the density of 5.8 units per net acre (7,500 SF/unit). Single Family Attached Dwellings (units that share a common wall) can be built on a single lot or parcel provided they be built to a density not to exceed 7.3 units per net acre (6,000 SF). Residential Multi-Family Dwellings (e.g. apartments) can be built at a density not to exceed 13 units per net acre.

**9.1.11 Maximum Impervious Surface:**

None

**9.1.12 Parking Requirements:**

None

**9.1.13 Sign Regulations:**

All signage on road within the Transitional Overlay District (TOD) must comply with Article XI, Section 11.2.8(D) Signage and Article XIII, Section 13.5.7 Permitted Signs.

**9.1.14 Environmental Performance Standards Applicable:**

None other than as may be invoked under the provisions of Article XII.

**9.1.15 Buffer Requirements:**

All new developments must comply with Article XIII, Section 13.2 Screening and Buffering Uses. All new developments located within the Transitional Overlay District (TOD) must comply with Article XI, Section 11.2.

**Section 9.2 CV, Conservation District**

**9.2.1 Statement of Intent**

- (a) The Conservation Zoning District is provided for application to natural areas designated for Restricted-Conservation and/or Greenbelts on the County’s adopted Future Land Use Plan. These areas are considered to include significant landscapes of rural Dorchester County such as swamps and streams, major floodplains, significant wildlife habitat, and other culturally significant lands.
- (b) This district implements goals of the Dorchester County Comprehensive Plan for “Conservation” areas to protect sensitive lands from land development by encouraging proactive conservation measures such as conservation easements, application of deep wetland buffers, and/or transference of development rights.

**9.2.2 Permitted Uses**

| <b>Use Group No.</b> | <b>Group Name</b>          |
|----------------------|----------------------------|
| 1(a),(b),(c)         | Agricultural               |
| 2                    | Residential, Single-Family |
| 6(a),(c)             | Social and Cultural        |
| 13(c),(d),(e)        | Business, Recreation       |
| 23(d)                | Utilities                  |
| 24(b),(c)            | Community Services         |
| 25                   | Open Space                 |

**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.

| <b>Use Group No.</b> | <b>Group Name</b>               |
|----------------------|---------------------------------|
| 5                    | Residential, Manufactured       |
| 6(b),(d)             | Social and Cultural             |
| 7(a),(d)             | Business, Residential           |
| 10                   | Convenience Retail              |
| 15(a),(b)            | Business, Professional Services |
| 23(c)                | Utilities                       |

|                        |   |
|------------------------|---|
| <b>Accessory Uses:</b> | Accessory Dwelling Units<br>Accessory Structures<br>Home Occupation |
|------------------------|---|

### 9.2.4 Special Exception Uses

The following uses may be permitted in the CV zoning district upon approval of the Board of Zoning Appeals, provided they conform with any applicable performance standards or conditions listed for each in Section 10.4 pursuant to the criteria in Section 10.5 and the provisions in Section 15.4.

| Use Group No. | Group Name   |
|---------------|--|
| 1(d)          | Mineral Resource Extraction on lots at least 10 acres in area. |

### 9.2.5 Performance Standards

| Development Type                | Minimum OSR or LSR <sup>1</sup> | Maximum Density – Residential (du/ac) | Maximum Lot Coverage/Impervious Surface Ratio | Minimum Lot Size |
|---------------------------------|---------------------------------|---------------------------------------|---|------------------|
| Estate Residences               | N/A                             | 1/10                                  | 10%   | 10 acres         |
| Cluster Subdivision             | 66%                             | 1/4                                   | 25%   | 1 acre           |
| Large Lot Neighborhood          | 25%                             | 1/4                                   | 10%   | 4 acres          |
| Civic, Institutional and Social | 25%                             | N/A                                   | 50%   | .5 acre          |
| Commercial                      | 25%                             | N/A                                   | 75%   | .5 acre          |
| Accommodation Business          | 50%                             | N/A                                   | 50%   | 10 acres         |

1 – OSR is the proportion of a residential parent tract devoted to open space; LSR is the proportion of the base site area devoted to pervious landscaping.

### 9.2.6 Minimum Lot and Building Requirements

- (a) All lots must be a minimum of 100 feet in width.
- (b) A minimum 50 foot setback from all property lines shall be provided for any building.