

ARTICLE IX. ZONING AND DEVELOPMENT
RURAL DISTRICT REGULATIONS

Rural zoning districts are intended to implement Dorchester County's Comprehensive Plan policies related to agricultural, residential, commercial, and public uses, in rural areas that are intended for limited density and development. These districts are generally not served by existing or planned public sewer or water systems and have limited roadway networks, schools and parks, and other community facilities and services.

Section 9.1 AR, Agricultural Residential District

9.1.1 Statement of Intent: The intent of this district is to provide for agricultural and residential use in rural portions of the County which are experiencing low or no development pressures. It is further intended to preserve the viability of existing agricultural operations and the integrity of significant natural resource areas, as well as open space, within areas of the County designated for low or very low density.

9.1.2 Permitted Uses

Use Group No.	Group Name
1(a),(b)	Agriculture
2	Residential, Single-Family Detached
5	Residential, Manufactured Housing Unit
6	Social and Cultural
14(c)	Business, Personal Services
23	Utilities
24(a),(b),(c)	Community Services
25	Open Space

9.1.3 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

9.1.5 Density Requirements:

(a) Density shall not exceed one principal dwelling per acre of land. This does not prevent multiple dwelling units on one parcel as long as the overall density of one unit per acre is not exceeded.

(b) Each dwelling unit shall have its own sanitation via on-site disposal system or sewer connection.

(c) All homes shall be sited such that if they were subdivided from the parent parcel in the future, they would comply with the lot and building requirements in Section 9.1.6.

9.1.6 Minimum Lot and Building Requirements:

(a) All lots zoned AR shall be a minimum of 43,560 square feet (1 ac.) in area, provided however, that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.

(b) All lots must be a minimum of 100 feet in width.

(c) The following minimum yards shall be provided from property lines and ingress/egress easements:

Front yard	40 feet
Side yard	10 feet
Rear yard	35 feet

9.1.7 Height Limitations:

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

(a) That it can provide adequate fire protection service to a taller structure at the site in question; or

(b) That the proposed structure incorporates fire protection systems, such as

sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built up to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

9.1.8 Maximum Impervious Surface:

- (a) For non-residential uses in the AR district, no more than 30% of the gross acreage of a parcel shall be covered by impervious surface.
- (b) For single-family detached and manufactured housing uses in the AR district, no more than 50% of the gross acreage of a parcel shall be covered by impervious surface.

These maximum impervious surface requirements may be superseded by specific development guidelines adopted by Dorchester County. Except for residential subdivisions, where a single development spans multiple parcels, this requirement shall apply to the development as a whole.

9.1.9 Open Space

All major subdivisions shall provide a minimum 10% open space calculated from total net acreage. Areas used for stormwater ponds do not count toward the minimum requirement. Open space shall be perpetually preserved by means of open space easements and/or open space dedication statements on recorded plats. At least 25% of the open space shall be active provided however, that the 25% requirement may be waived if the development is adjacent to a public park and/or is required to provide pedestrian connection to a public park.

Section 9.2 CV, Conservation District

9.2.1 Statement of Intent

- (a) The Conservation Zoning District is provided for application to natural areas in accordance with the adopted Future Land Use Map in the Dorchester County Comprehensive 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

Use Group No.	Group Name
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.

Use Group No.	Group Name
5	Residential, Manufactured
6(b),(d)	Social and Cultural
7	Business, Accommodation and Food Services
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
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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 14.5.

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 ¹	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.

Section 9.3 RX, Rural Crossroads District

9.3.1 Statement of Intent: The intent of this district is to serve as an activity center for the surrounding community, with paired civic and commercial uses, at designated crossroads. The Rural Crossroads District applies to areas designed as Rural Crossroads on the County's adopted Future Land Use Plan. These nodes are highly-accessible intersections of two or more rural roadways that can accommodate the mobility associated with community services and activity centers in the rural areas.

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, Accommodation 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)(c)	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

9.3.3 Conditional Uses:

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

Use Group No.	Group Name
1(c)	Agriculture, Ag-related Business
23(c)	Utilities

Accessory Uses:	Accessory Structures Accessory Dwelling Units Home Based Businesses Cottage Industry
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9.3.4 Residential Density Regulations:

Density shall not exceed one principal dwelling per lot.

9.3.5 Lot and Building Requirements:

- (a) All lots zoned RX shall be a minimum of one acre, provided however, that they must be of sufficient size to meet the minimum requirements of the SC Department of Health and Environmental Control regarding the provision of water and sewer (septic) service.
- (b) All lots must be a minimum of 100 feet in width.
- (c) The following minimum yards must be provided:

Front yard	25 feet
Side yard	15 feet
Rear yard	25 feet

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article X or Article XIII.

9.3.6 Height Limitations:

No structure shall be more than two (2) stories in height, unless the entity providing fire protection service certifies either:

- (a) That it can provide adequate fire protection service to a taller structure at the site in question; or
- (b) That the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

The certification will state the maximum height to which adequate fire protection is available, and the structure may be built up to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

9.3.7 Maximum Impervious Surface:

- (a) For non-residential uses in the RX district, no more than 80% of the gross acreage of a parcel shall be covered by impervious surface.
- (b) For single-family detached and manufactured housing uses in the RX district, no more than 50% of the gross acreage of a parcel may be covered by impervious surface.

These maximum impervious surface requirements may be superseded by specific development guidelines adopted by Dorchester County. Except for residential subdivisions, where a single development spans multiple parcels, this requirement shall apply to the development as a whole.