

Section 7.12 CLI-2, Commercial / Light-Industrial District Two

7.12.1 Statement of Intent

The intent of this district is:

- (a) To accommodate the location of general destination business uses, as well as compatible light-industrial uses and industrial-related business uses;
- (b) To reserve areas of the County where light-industrial, industrial-related businesses uses can locate with limited impact on traffic circulation patterns and the community character of residential neighborhoods; and
- (c) To foster creative design of sites for development of these uses to enhance the character of the community's in which they are located.

7.12.2 Size and Location

The CLI-2 district may be mapped in areas of the County designated as Suburban or Economic Development on the future land use map in the Dorchester Comprehensive Plan. CLI-2 districts shall be located with access to major collectors or arterials in the County.

The zoning of CLI-2 land is not encouraged except as an extension of an existing CLI-2 district, adjacent to industrial districts, or where the proposed district is isolated from existing or planned residential uses. Where the development of a mixed use business and light industrial community is proposed on a single parcel, or combination of parcels, totaling greater than fifteen (15) acres in size, the development shall be zoned and developed as an employment Planned Development District as adopted by County Council.

7.12.3 Permitted Use Groups

CLI-2

Use Group No.	Group Name
1(a),(c)	Agriculture
6(d)	Social and Cultural
9	Business, Secondary Retail
11(a)	Business, Communication
13(a)	Business, Recreation
14(a)	Business, Personal Services
15	Professional Services
16	Business, Office Services
17(a),(c)	Business, General Services
20(b),(c),(d)	Manufacturing
21(b)	Manufacturing Services

23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.12.4 Conditional Uses

The following uses may be permitted in the CLI-2 zoning district provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
11(b)	Business, Communications

7.12.5 Special Exception Uses

The following uses may be developed in the CLI-2 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 the provisions of Section 14.5.

Use Group No.	Group Name
17(b)	Business, General Services
22(b)	Outdoor Storage, accessory

7.12.6 Ancillary Uses

The following uses shall be permitted in an approved CLI-2 district to serve employees and clients of the principal uses permitted provided they are located with a clearly incidental and subordinate orientation towards the permitted principal uses of the district and do not comprise more than fifteen percent (15%) of the aggregate area of the land area of the individual CLI-2 district in which they propose to locate:

Use Group No.	Group Name
10	Business, Convenience Retail
18	Business, Quick Stop Services

7.12.7 Lot and Building Requirements

- (a) Lots zoned CLI-2 shall be a minimum of one (1) acre in size, provided however that they must be of sufficient size to meet minimum landscaping and buffering, parking and other requirements of this ordinance in addition to meeting minimum requirements of the S.C. Department of Health and Environmental Control regarding the provision of water and sewer service if the district cannot be served by public water or sewer.

(b) All lots shall be a minimum of fifty feet (50') in width.

(c) Minimum Yards

Front Yard	50 feet
Side Yard	20 feet
	10 feet between non-residential structures on the same lot of record.
	25 feet where a non-residential use will abut a residential use or zoning district.
Rear Yard	50 feet

Accessory Uses and Structures

- (1) Accessory uses and structures are permitted in the rear and side yards of the parcel, provided that no structures is located within 25 feet of the property line.
- (2) 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 XIII.

(d) Height Limitations

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

- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (2) 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 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 ISO fire rating.

7.12.8 Maximum Impervious Surface

No more than 80% of the gross acreage of a parcel containing non-residential uses, shall be covered by impervious surfaces; provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County. Where a development consists of a number of contiguous or adjoining structures, this

requirement shall apply to the development as a whole, not to the individual structures or lots.

7.12.9 Landscaped Open Space on individual non-residential lots or developments of contiguous or adjoining structures, within this district shall not be less than .20 times the buildable area of the lot.

7.12.10 Site Planning Requirements

In order to achieve a design whereby buildings are located, oriented and designed to respect the natural landscape, relationships to surrounding properties and buildings, views from major arterials, site access and circulation needs, and the desired character of the district, the site planning guidelines below shall be followed:

- (a) Roadways and principal vehicular access points shall be shown on a concept plan that is submitted at the time of a rezoning request to the CLI-2 district. Vehicular transportation elements shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic on site and on adjacent properties.
- (b) Primary access and vehicular traffic through the CLI-2 district impacting residential neighborhoods shall not be permitted. Minor streets serving the development shall not be connected with streets outside the district in such a way that encourages the use of such minor streets by through and construction traffic.
- (c) Landscaping, buffering and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and areas of parking from streets and residential uses.
- (d) No off-street parking or loading facilities shall be located in required landscaped yards.