

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF DORCHESTER            )        ORDINANCE NUMBER 19-05

**AN ORDINANCE TO AMEND DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE NUMBER 04-13, AS PREVIOUSLY AMENDED, TO REVISE ARTICLE XI, SECTIONS 11.5.9 THROUGH 11.5.11 “ADDITIONAL REQUIREMENTS”** (the purpose of this amendment is to reduce the setback requirements for non-conforming lots platted prior to the adoption of the Ashley River Historic Overlay District)

WHEREAS, Dorchester County adopted the Ashley River Historic District Overlay on May 21, 2007 to promote responsible development and to mitigate the effects of new construction within the overlay; and

WHEREAS, that ordinance imposed certain minimum lot size requirements for new lots created within the area of the overlay; and

WHEREAS, lots had already been created in that area prior to the enactment of the ordinance which do not meet the minimum lot size established by the overlay and which have difficulty meeting the deep setback requirements on a lot that is smaller than the ordinance allows;

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 Article XI, Sections 11.5.9 through 11.5.11 “Additional Requirements”, and substituting in lieu thereof the following:

**11.5.9        Additional Requirements for District 1**

- (a) Except as provided in section 11.5.8, all lots located within District 1 shall adhere to the requirements of Article VIII, Section 8.3, RR, Rural Residential District except as provided below:
  - 1. Setbacks for lots platted before the May 21, 2007 adoption of the overlay which do not meet the minimum lot size and/or lot width requirement shall adhere to the TRM District setback requirements in Section 8.1.5(c).
  - 2. Setbacks for lots platted before the May 21, 2007 adoption of the overlay which are less than one (1) acre in Mateeba Estates shall adhere to the R-1 District setback requirements in Section 7.2.5(c).

**11.5.10       Additional Requirements for District 2**

- (a) Except as provided in Section 11.5.8, all lots located within District 2 shall adhere

to the requirements of Article IX, Section 9.2, CV, Conservation District except as provided below:

- 1. Setbacks for lots platted before the May 21, 2007 adoption of the overlay within Boyle Plantation subdivision shall adhere to the TRM District setback requirements in Section 8.1.5(c).

**11.5.11 Additional Requirements for District 3**

- (a) Except as provided in section 11.5.8, all lots located within District 3 shall adhere to the requirements of Article VIII, Section 8.1, TRM, Transitional Residential District.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 19<sup>th</sup> day of February 2019.

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George H. Bailey, Sr., Chairman  
Dorchester County Council

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Third Reading: \_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_  
Tracey L. Langley, Clerk of Council