

**Section 7.2 R-1, Single-Family Residential and
R-1 (M), Single-Family Residential Manufactured Housing Districts**

7.2.1 Statement of Intent

The intent of these districts is:

- (a) To implement goals of the Land Use Plan regarding the development of moderate density single-family dwellings and neighborhoods in accordance with the adopted Future Land Use map in the Dorchester County Comprehensive Pla for Settlement Type Characters identified as low or medium density;
- (b) To accommodate the location of manufactured housing units as temporary uses of land where predominant uses in the neighborhood are transitioning or converting from residential to non residential uses;
- (c) To accommodate the development of manufactured housing communities, with defined performance standards, within moderate density areas of the county;
- (d) To minimize development problems in such areas where due to the absence of urban infrastructure, individual on-site sewerage disposal systems are necessary;
- (e) To protect development in such areas from adverse impacts of incompatible land uses;
- (f) To provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area; and
- (g) To permit the location of needed community facilities in support of residential development.

7.2.2 Permitted Use Groups

R-1

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

R-1(M)

Use Group No.	Group Name
1(a)	Agriculture
2	Residential, Single-Family Detached
5	Residential, Manufactured Housing in conformance with Seciton 10.4.4
23(d)	Utilities
24(a),(b),(c)	Community Services
25	Open Space

7.2.3 Conditional Uses

The following uses may be permitted in R-1 and R-1(M) zoning districts provided they conform to the performance standards or conditions listed for each in Section 10.4.

Use Group No.	Group Name
6(c),(d)	Social and Cultural
7(a)	Business, Residential – Bed and Breakfasts
23(c)	Utilities
Accessory Uses:	Accessory Dwelling Units Accessory Structures Home Occupations

7.2.4 Density Regulations

Development density shall not exceed one principal dwelling unit on each legally platted lot or parcel of record.

R1 or R1 (M) = min. 14,500 square feet

R1 (A) or R1 (M) (A) = min. 21,780 square feet (1/2 ac.)

7.2.5 Minimum Lot and Building Requirements

(a) All lots zoned R-1 or R-1(M) shall be a minimum of 14,500 square feet, provided 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 80 feet in width.

(c) The following minimum yards must be provided:

Front yard 25 feet

Side yard	7.5 feet
Rear yard	25 feet

7.2.6 Maximum Impervious Surface

No more than 30% of the gross acreage of any lot shall be covered by impervious surfaces; with the exception of single family dwelling maximum impervious surfaces is 50 percent, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

7.2.7 Residential Clusters in the R-1 zoning district are permitted in accordance with Section 10.7.

7.2.8 All utilities in this zone district shall be in compliance with Section 17.1.3.