

**For Sale**

**0 Dorchester Rd, Summerville**



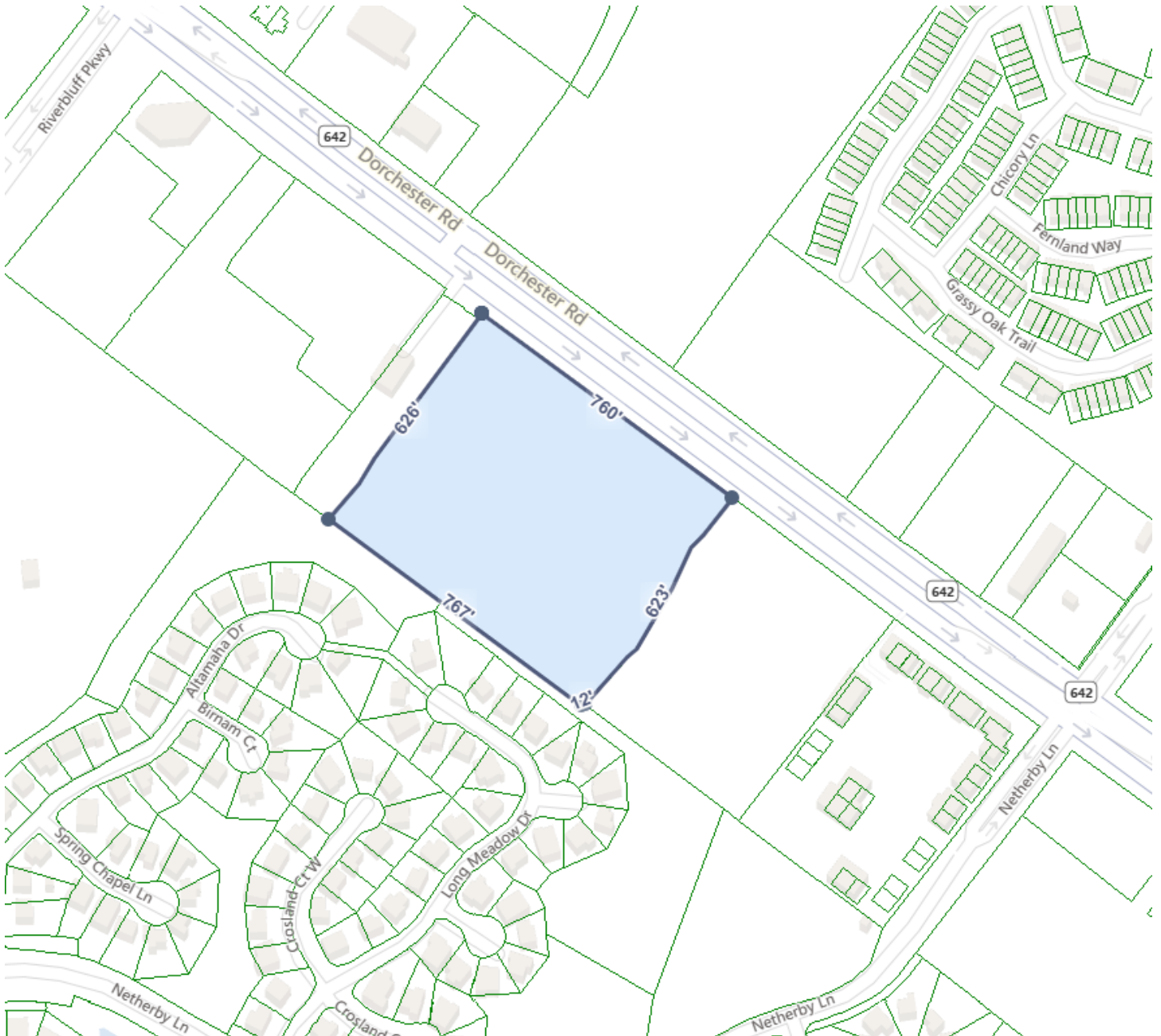
**Seller financing available**  
**Can be subdivided: \$90-125K/AC**  
**ADT 36K**  
**Whitehall subdivision is behind**  
**Flood Zone X**  
**1 mile to Ashley Phosphate Road**  
**Within a mile: Publix, Harris Teeter,**  
**Chick-fil-A, Marshalls, Lowes, McDonalds**

**Offered at: \$ 995,000**  
**MLS #: 31001032**  
**# Acres: 11.06**  
**County: Dorchester**  
**TMS #'s: 171-00-00-074**  
**N. Chas. Zoning: ON**

On the south side of Dorchester Road in between Riverbluff Parkway and Netherby Ln

# 0 Dorchester Rd

## Lot Dimensions



**Doug Richardson, Broker**

**843-224-7288 cell**

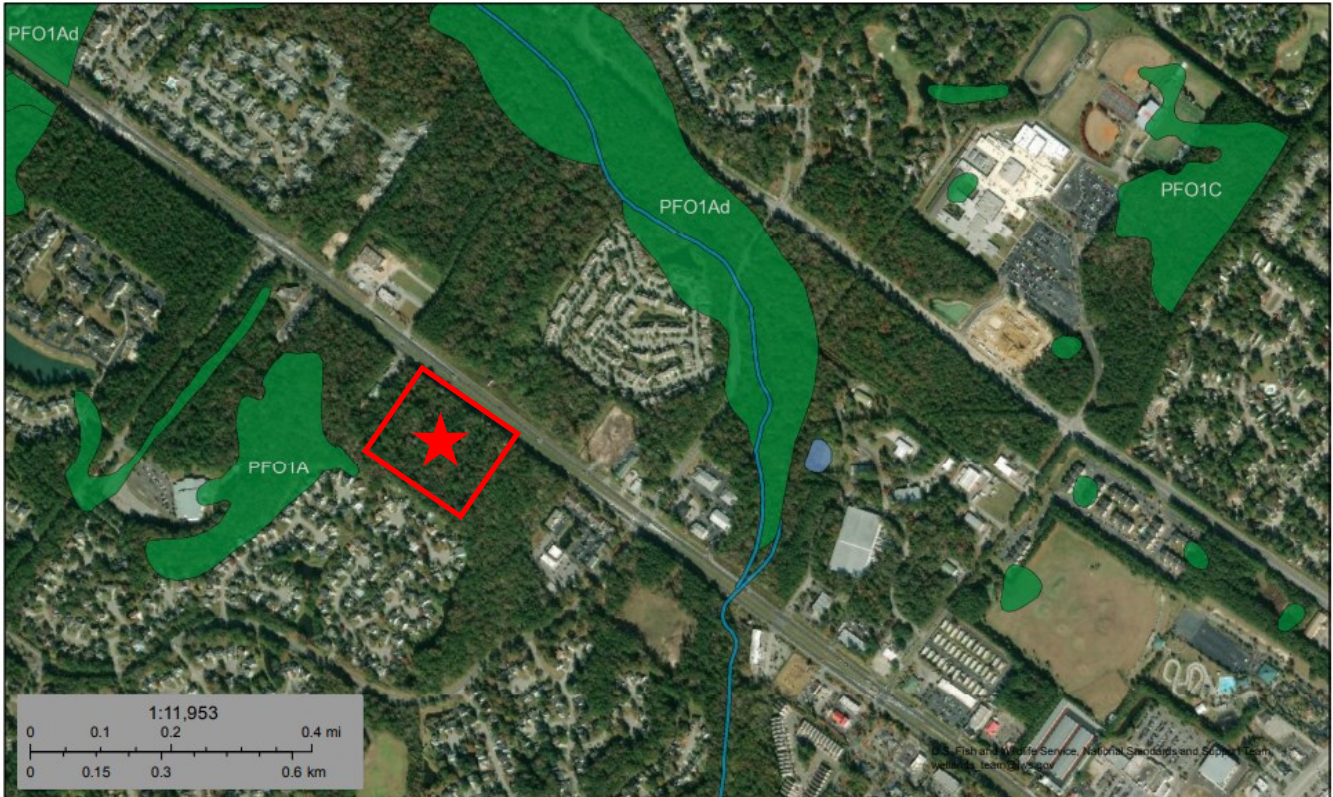
**Doug@DJRichardson.com**

## Wetlands



U.S. Fish and Wildlife Service  
National Wetlands Inventory

a



January 23, 2020

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

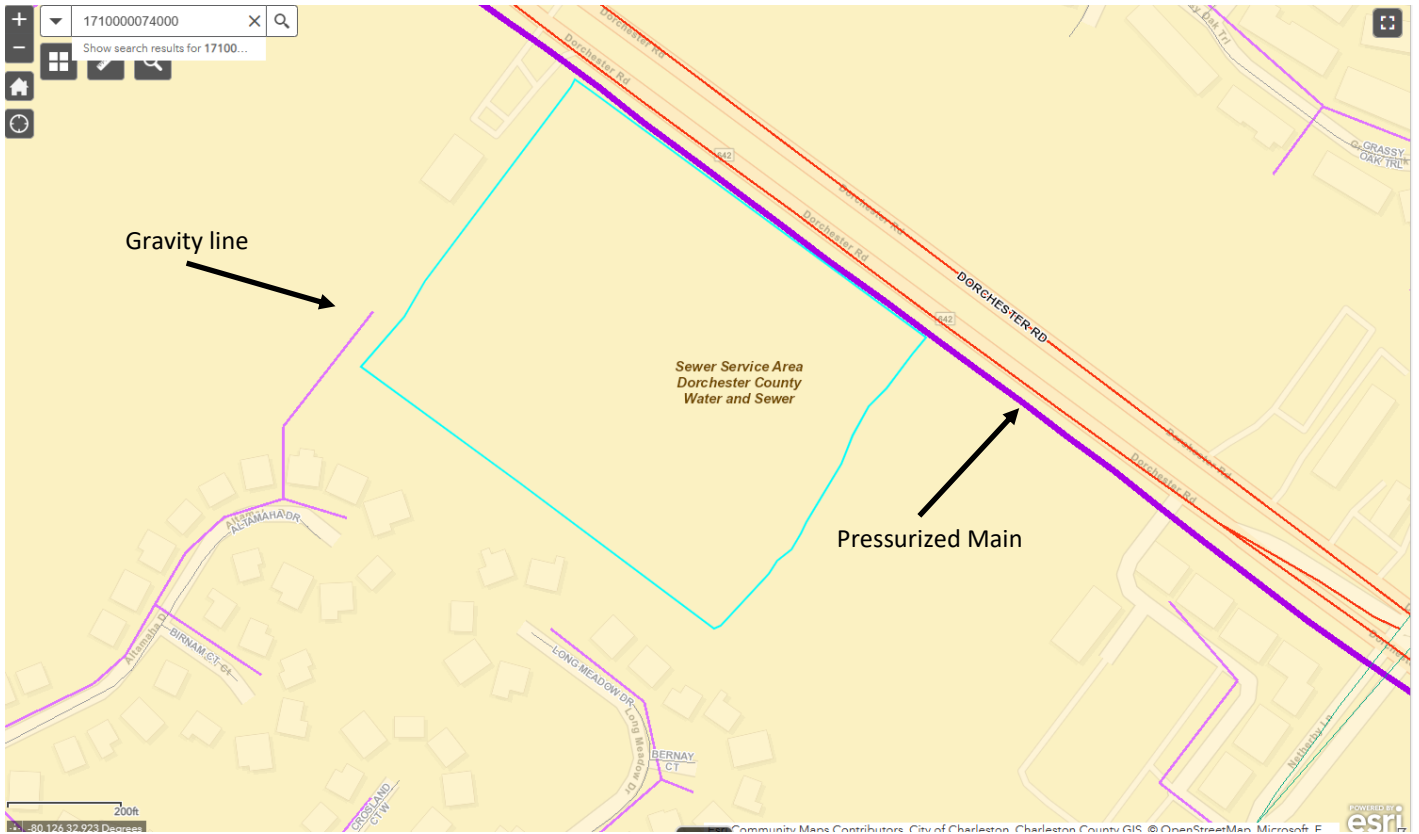
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# 0 Dorchester Rd

## Sewer Lines



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# 0 Dorchester Rd

## ON Zoning N. Charleston



Section 5-3. - ON, Neighborhood office district:

It is the intent of the ON zoning district to provide small-scale office services that can support and benefit a residential community in a seamless and unintrusive way that builds on a neighborhood's character.

(a) *Permitted uses:* The following uses shall be permitted in the ON zoning district:

1. Business and professional offices such as lawyers, accountants, engineers, architects, advertising agencies, real estate agents, physicians, dentists and hair stylists.
2. All uses permitted in R-1 zoning districts.

(b) *Conditional uses:*

1. All conditional uses permitted in R-1 zoning districts as shown in section 5-1(b), providing the applicable conditions are met.
2. Artist and photographic studios provided that:
  - a. Retail activity shall be permitted accessory to the artist studio.
  - b. The studio may not exceed three thousand five hundred (3,500) square feet in area.

(Ord. No. 1991-16, § 5-9-91; Ord. No. 2000-031, 6-22-00; Ord. No. 2004-09, 1-22-04; Ord. No. 2020-007, Exh. A, 1-23-2020; Ord. No. 2021-009, Exh. A, 2-25-2021)

### Section 5-1. - R-1, Single-family residential district:

It is the intent of this section that the R-1 zoning district be established to reserve appropriate land for medium density one-family residential uses. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district.

- (a) *Permitted uses:* The following uses shall be permitted in the R-1 zoning district:
1. Single-family dwellings excluding mobile homes.
- (b) *Conditional uses:* The following uses shall be permitted in the R-1 zoning district subject to the stated conditions:
1. Customary home occupation provided that there is no external evidence of the occupation except an announcement sign not more than two (2) square feet in area; that only one (1) person in addition to permanent residents of the property is employed; and that not more than twenty-five (25) per cent of the total floor area of the dwelling is used.
  2. Churches and private schools, provided that the buildings are placed not less than twenty-five (25) feet from the side and rear property line and that planted buffer strips are created along side and rear property lines.
  3. *Reserved.*
  4. Public recreation facilities provided that the city council, after public notice and hearing, determines that the facility's location will substantially serve the public convenience and welfare, and will not substantially and permanently injure the appropriate use of neighboring property.
  5. Golf courses and related facilities, provided that the land area containing the golf course and related facilities is not less than twenty-five (25) acres. Golf course related facilities include but are not limited to clubhouses, community recreation facilities, golf driving ranges, lounges, pro shops, restaurants.
  6. Model homes or real estate community sales centers provided that:
    - (i) Such uses are constructed as a traditional single-family R-1 residential structure or manufactured home;
    - (ii) That no more than one (1) such structure be established per community or development;
    - (iii) That no more than three (3) employees operate at the site;
    - (iv) That commercial use of the structure shall not occur prior to 8:30 a.m. or after 6:00 p.m.; and

(v) That such commercial retail use of the structure shall cease upon the later of: (1) expiration of twenty-four (24) months from the date of its construction; or (2) sale of ninety (90) per cent of the marked lots; and that the structure shall thereafter be utilized as a single-family residence or removed from the site.

7. Detached garden and cluster development provided:

(i) They occur in an area designated on the future land use map for traditional neighborhood development.

(ii) The proposed development site is at least two (2) acres.

(Ord. No. 1985-69, 10-24-85; Ord. No. 1986-59, 11-6-86; Ord. No. 1997-26, 4-17-97; Ord. No. 2000-015, 5-11-00; Ord. No. 2009-48, 9-24-09; Ord. No. 2012-028, 7-26-2012)



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