

# TOWN

## 3.3 TABLE OF PERMITTED USES

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
<b>RESIDENTIAL</b>															
Single Family Dwelling	P	P	P	P	P	P	P	P	P	P	C/E	C/E	C/E	P	—
Accessory Dwelling Unit	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
2-4 Unit Dwelling	P	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Townhome	P	P	P	P	—	—	C	P	P	P	P	—	—	—	—
Multifamily Dwelling (5+ units/bldg)	—	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Manufactured Housing	C	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Manufactured Home Park	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Group Home (<9 residents)	P	P	P	P	P	P	P	P	P	P	P	—	—	—	—
Group Home (>9 residents)	—	P	P	P	—	—	—	C	P	P	P	—	—	—	—
Residential Care Facilities	—	C	C	C	—	—	—	C	C	C	C	—	—	—	—
<b>LODGING</b>															
Home Stay Bed and Breakfast (Up to 5 guest rooms)	C	P	P	P	C	C	C	C	—	P	P	—	—	P	—
Bed and Breakfast Inn (6-10 guest rooms)	C	C	P	P	—	—	—	C	—	P	P	—	—	P	—
Inn (Up to 24 Rooms)	—	C	C	C	—	—	—	—	—	P	P	—	—	—	—
Hotel/Extended Stay (No Room Limit)	—	—	C	C	—	—	—	—	—	—	P	P	—	—	—
Short Term Rental	C	C	P	P	C	SE	SE	C	C	P	P	—	—	—	—
Recreational Vehicle Park	—	—	—	—	—	—	—	—	P	—	P	P	—	—	—

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

1



3 Use Provisions | 3.3 Table of Permitted Uses

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DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
<b>OFFICE/SERVICE</b>																
ATM	—	C	C	P	—	—	—	—	—	C	P	—	—	—	—	
Banks, Credit Unions, Financial Services	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—	
Business Support Services	—	P	P	P	—	—	—	—	—	P	P	—	—	—	—	
Cash Advance/ Payday Lending/ Title Loan Services	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	
Funeral Homes/ Crematoria	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—	
Home Occupation	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—	
Kennels	—	—	—	P	—	—	—	—	—	—	P	P	P	P	—	
Laundry, Dry Cleaning Plant	—	—	—	P	—	—	—	—	—	P	P	P	P	—	—	
Medical Clinic/ Urgent Care	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—	
Personal Services	—	C	C	C	—	—	—	—	—	C	P	P	P	—	—	
Professional Services	—	C	C	P	—	—	—	—	—	P	P	P	P	—	—	
Small Equipment Repair/Rental	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—	
Studio – Art, dance, martial arts, music	—	P	P	P	—	—	—	—	—	P	P	P	—	—	—	
Veterinary Services	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—	
<b>COMMERCIAL/ENTERTAINMENT</b>																
Adult Establishment	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—	
Alcoholic Beverage Sales Store	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—	
Bar/Tavern/Night Club	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—	
Entertainment, Indoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—	
Entertainment, Outdoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—	

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2



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DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
General Commercial	—	C	P	P	—	—	—	—	—	C	P	P	—	—	—
General Commercial – Use Greater than 100,000 sf	—	—	—	P	—	—	—	—	—	—	P	P	—	—	—
Mobile Food Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C
Mobile Retail Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C
Open Air Retail	—	—	—	P	—	—	—	—	—	—	P	—	—	—	—
Outside Display/Sales	—	C	C	C	—	—	—	—	—	C	C	P	—	—	—
Restaurant	—	P	P	P	—	—	—	—	—	P	P	P	P	P	P
Tobacco/Tobacco Alternatives Sales Store	—	—	C	C	—	—	—	—	—	—	C	C	—	—	—
<b>CIVIC USES &amp; PARKS</b>															
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Facility	C	P	P	P	C	C	C	P	P	P	P	P	P	P	P
Cultural Facility	C	P	P	P	—	—	—	P	P	P	P	P	—	P	P
Conference/Convention Center	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P
Government Facility	—	P	P	P	—	—	—	—	—	P	P	P	P	—	P
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	C	P	P	P	SE	SE	SE	P	P	P	P	P	P	P	P
Recreation Facilities, Outdoor	P	P	P	P	SE	SE	P	P	P	P	P	P	P	P	P
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
<b>EDUCATIONAL/INSTITUTIONAL</b>															
Educational Campus	SE	P	P	P	SE	SE	SE	SE	SE	P	P	P	P	—	P
Family Child Day Care Home (6 or less children)	C	P	P	P	C	C	C	C	C	P	P	P	P	C	—

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3 Use Provisions 1 3 3 Table of Permitted Uses

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DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
Group Child Care Home (7-12 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—	
Commercial Child Care Center (More than 13 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—	
Community Advocacy Facility	—	C	P	P	—	—	—	—	—	P	P	—	—	—	—	
Correctional Institution	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Halfway House	—	—	—	—	—	—	—	—	—	SE	SE	—	—	—	—	
Homeless Shelter	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—	
Health Care Facilities (Hospital, Inpatient Facilities)	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—	
<b>VEHICULAR</b>																
Drive-Thru/Drive-In Facility	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Gas/Fueling Station	—	—	—	C	—	—	—	—	—	—	C	C	C	—	—	
Heavy Equipment/Manufactured Home Rental/Sales	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Parking Lot/Structure – Principal Use	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P	
Theater, Drive-In	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—	
Vehicle Rental/Leasing/Sales	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Vehicle Services – Maintenance/Repair	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Water/Marine-Oriented Facilities	—	—	—	—	—	—	—	—	—	—	P	P	—	—	P	
<b>INDUSTRIAL/WHOLESALE/STORAGE</b>																
Distribution Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Landfill	—	—	—	—	—	—	—	—	—	—	—	—	SE	—	—	

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4



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Light Manufacturing Workshops/Brewery	—	—	C	C	—	—	—	—	—	—	P	P	P	—	—
Manufacturing & Production, Light	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—
Manufacturing & Production, Heavy	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Materials Recovery & Waste Transfer Facilities	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P
Recycling Collection Stations	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P
Storage - Outdoor Storage Yard	—	—	—	C	—	—	—	—	—	—	C	P	P	C	P
Storage - Self-Service	—	—	C	C	—	—	—	—	—	C	P	P	P	—	—
Truck Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Warehousing	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Wholesaling and Distribution	—	—	—	—	—	—	—	—	—	—	C	P	P	—	—
<b>AGRICULTURE</b>															
Animal Production	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Backyard Pens/Coops/Beehives	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Equestrian Centers	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Forestry	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nurseries & Garden Centers	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—
Roadside Stands/Farmer's Markets	P	P	P	P	—	—	—	—	—	P	P	—	—	P	P

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5



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<b>INFRASTRUCTURE</b>															
Aviation Services	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Minor Infrastructure/Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Major Infrastructure/Utilities	—	—	—	—	—	—	—	—	—	—	—	C	C	SE	SE
Wireless Facility, Small	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless	SE	SE	SE	C	SE	SE	SE	SE	SE	C	C	C	C	C	C
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6



**Section 7.7 CN, Neighborhood Commercial District**

**7.7.1 Statement of Intent**

The intent of this district is:

- (a) To provide for the establishment of small scale commercial areas within a defined proximity to existing and/or planned residential developments or neighborhoods;
- (b) To serve residential neighborhoods or employment uses immediately adjacent to or within walking distance of such commercial areas with convenience goods and services;
- (c) To strengthen business and commercial activity by encouraging the location of convenience commercial centers where they can be served by adequate infrastructure, and provide vehicular and pedestrian linkages to neighboring residential development; and
- (d) To dissuade non-complementary uses which might undermine the character of neighboring residential developments or conflict with existing commercial activities.

**7.7.2 Location**

New CN zoning districts shall be mapped in accordance with the adopted Future Land Use map in the Dorchester County Comprehensive Plan.

**7.7.3 Permitted Use Groups**

**CN**

Use Group No.	Group Name
6	Social and Cultural
10	Business, Convenience Retail
14 (a)	Business, Personal Services
15(a),(b),(c),(e)	Professional Services
16	Business, Office Service
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

**7.7.4 Conditional Uses**

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



Use Group No.	Group Name
4	Multi-Family Residential, provided within the same structure as a commercial use.
11(b) 23(c)	Communication Towers and Antennae Utilities

**7.7.5 Special Exception Uses**

The following uses may be developed in the CN 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
13(a)	Business, Recreation.

**7.7.6 Residential Density Regulations**

No more than eight (8) multi-family dwelling units per net acre may be developed on a site.

**7.7.7 Lot and Building Requirements**

(a) Lots zoned CN for development of non-residential uses shall be a minimum of 5,000 square feet 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 (septic) service if the district cannot be served by public water or sewer.

(b) All lots shall be a minimum of twenty feet (20') in width.

(c) Minimum Yards

Front Yard	20 feet, provided however that the front yard may be reduced to twelve feet (12') where a structure's front entrance faces the street without an intervening parking area.
Side yard	5 feet unless buildings are adjoining, with a minimum of 10 feet between non-residential structures on the same lot. 15 feet where a non-residential use will abut a residential zoning district.
Rear yard	20 feet 30 feet where a non-residential use will abut a residential zoning district.



SOCIAL AND CULTURAL (a) Education - establishments providing for mental development and enlightenment of the individual, including universities and colleges, kindergartens, primary and secondary schools. (b) Cultural and Arts Centers/Private Clubs - Establishments providing for the mental development and enlightenment of the individual and the development of the display and the performing arts, including museums, libraries, art galleries when non-profit and rehearsal and administrative activities associated with orchestral, choral, opera, ballet, dance, theatrical and other performing arts, but not including theaters or other structures and their associated activities when operated as commercial establishments. Establishments providing instruction in music, dance, crafts and art. Private and semiprivate clubs, lodges, union halls, social centers, and similar establishments. (c) Religion - Establishments providing for religious services and development, including churches, temples, synagogues, educational buildings and rectories. (d) Recreation - Places for active or passive play including playgrounds, parks, tennis courts, ball fields, swimming pools, golf courses, recreational centers and other similar establishments designed for outdoor, or a combination of indoor and outdoor, recreational activities, but not including miniature golf courses, driving ranges, indoor tennis or racquetball, or other similar establishments designed primarily to provide entertainment or recreation as a commercial enterprise.

10. BUSINESS, CONVENIENCE RETAIL Establishments providing convenience items and services to the general public, including but not limited to barber and beauty shops, drug stores, grocery and food stores, hardware stores, flower shops, laundromats and dry cleaning establishments, confectioneries, restaurants (not including limited service or fast food establishments except carry-out restaurants), news and magazine stands, bakeries where products are sold exclusively at retail and on premises, and branch banking facilities.

- (a) Establishments providing services pertaining to an individual or person's apparel and personal effects, including but not limited to barber and beauty shops, washerettes, laundromats, dry cleaning and laundry pick-up, tailor, dressmaker, diet and weight reducing center, nail salons, funeral homes and services, photographers' studio, jewelry and watch repair, and adult and child day care centers, provided that such facilities meet the minimum rules and regulations for licensing by the South Carolina Department of Social Services.

BUSINESS, PROFESSIONAL SERVICES (a) Establishments of a business character which supply general needs of an intangible nature to the public without the attendant introduction of adverse environmental factors, such as, but not limited to, noise, increased traffic, and/or visual pollution, and including, but not limited to, establishments performing the management duties in the conduct of government business, industry, or welfare, including administrative offices of federal, state, and local governments, utilities, business, social welfare organizations and corporate administrative offices of business, provided that no such business shall allow outside storage of material and construction equipment and no overnight parking of company vehicles or heavy trucks. Also establishments engaged in providing monetary and specialized professional knowledge (except medical) such as architects, advertising agencies, legal services, credit and finance, brokers, banks, Chambers of Commerce, professional organizations, business consultants, photographers, management companies, administrative support services, and real estate and insurance agencies; (b) Medical - Establishments engaged in the science and art of preventing, curing, or alleviating disease, including medical, surgical, psychiatric and dental hospitals, clinics and offices, but excluding veterinary clinics and associated uses. Dorchester County Zoning and Land Development Ordinance 04-13 6-6 (c) Institutional - Establishments for the care of a class or group



of persons, including but not limited to homes and institutions for the deaf, blind, aged, orphaned, sanitariums; nursing and residential care facilities, and homeless shelters. (e) Related - Establishments complementing medical and institutional operations, including but not limited to flower and gift shops, and apothecary shops located within the same building or complex as the use it complements.

**BUSINESS, OFFICE SERVICE** Establishments of a business character which provide specialized office needs to individuals or other businesses, including but not limited to duplicating and printing shops, addressing and mailing services, stenographic and letter writing services, and establishments providing blueprinting and film developing services.

(d) Distribution or Dedicated Facilities or structures for the transformation or transmission of usable/consumable electric, gas, television or telephone signals dedicated to an individual user, including substations and sub-installations, sewerage lift stations and pump houses.

**24. COMMUNITY SERVICES** (a) General Government administrative offices for agencies that administer, oversee and manage public programs and activities not performed by private establishments. (b) Public Safety Facilities - Fire, police and rescue operations, including sub-stations. (c) Cemeteries.