

ARTICLE IX. ZONING AND DEVELOPMENT
RURAL DISTRICT REGULATIONS

Rural zoning districts are intended to implement Dorchester County's Comprehensive Plan policies related to agricultural, residential, commercial, and public uses, in rural areas that are intended for limited density and development. These districts are generally not served by existing or planned public sewer or water systems and have limited roadway networks, schools and parks, and other community facilities and services.

Section 9.1 AR, Agricultural Residential District

9.1.1 Statement of Intent: The intent of this district is to provide for agricultural and residential use in rural portions of the County which are experiencing low or no development pressures. It is further intended to preserve the viability of existing agricultural operations and the integrity of significant natural resource areas, as well as open space, within areas of the County designated for low or very low density.

9.1.2 Permitted Uses

Use Group No.	Group Name
1(a),(b)	Agriculture
2	Residential, Single-Family Detached
5	Residential, Manufactured Housing Unit
6	Social and Cultural
23	Utilities
24(a),(b),(c)	Community Services
25	Open Space

9.1.3 Conditional Uses

Use Group No.	Group Name
1(c)(d)	Agriculture
7(b)(d)	Business, Accommodation and Food Services
11(b)	Business, Communication and Information
Accessory Uses:	Accessory Structures Accessory Dwelling Units Home Occupations Cottage Industry

9.1.4 Special Exception Uses

The following uses may be developed in the AR 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 provisions of Section 14.5.

Use Group No.	Group Name
13(a),(c),(d),(e),(f)	Business, Recreation
22(a)(b)(c)(e)	Outdoor Storage
24(d)	Community Services

9.1.5 Density Requirements:

(a) Density shall not exceed one principal dwelling per acre of land. This does not prevent multiple dwelling units on one parcel as long as the overall density of one unit per acre is not exceeded.

(b) Each dwelling unit shall have its own sanitation via on-site disposal system or sewer connection.

(c) All homes shall be sited such that if they were subdivided from the parent parcel in the future, they would comply with the lot and building requirements in Section 9.1.6.

9.1.6 Minimum Lot and Building Requirements:

(a) All lots zoned AR shall be a minimum of 43,560 square feet (1 ac.) in area, provided however, 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 100 feet in width.

(c) The following minimum yards shall be provided from property lines and ingress/egress easements:

Front yard	40 feet
Side yard	10 feet
Rear yard	35 feet

9.1.7 Height Limitations:

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

(a) That it can provide adequate fire protection service to a taller structure at the site in question; or

(b) 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 up 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's ISO fire rating.

9.1.8 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 where maximum impervious surfaces is 50%, provided that this requirement may be superseded by specific development guidelines adopted by Dorchester County.

9.1.9 Open Space

All major subdivisions shall provide a minimum 10% open space calculated from total net acreage. Areas used for stormwater ponds do not count toward the minimum requirement. Open space shall be perpetually preserved by means of open space easements and/or open space dedication statements on recorded plats. At least 25% of the open space shall be active provided however, that the 25% requirement may be waived if the development is adjacent to a public park and/or is required to provide pedestrian connection to a public park.