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Dorchester County Commercial General Zoning

Dorchester County Zoning and Land Development
Ordinance 04-13

Section 7.8 CG, General Commercial District

7.8.1 Statement of Intent

The intent of this district is:

- (a) To provide for the establishment of adequate commercial areas in scale with the needs of adjoining residential development and employment uses;
- (b) To serve the motoring public with a broad range of commercial goods and services;
- (c) To strengthen business and commercial activity by concentrating commercial development where it can be served by adequate infrastructure and transportation systems; and
- (d) To dissuade non-complementary uses which might undermine the viability of or conflict with existing commercial activities.

7.8.2 Size and Location

New CG zoning districts may be mapped in areas of the County designated as Suburban on the adopted Future Land Use map in the Dorchester County Comprehensive Plan, at or within close proximity to intersections of arterial and collector roads.

When mapped, CG districts approved for creation after adoption of this ordinance shall be no greater than fifteen (15) acres in size and no further than ¼ mile from the intersection of two major roads, except in the case of interstate interchanges where CG districts may be mapped up to ¾ mile from the interchange. Commercial development of parcels or a combination of parcels totaling more than fifteen (15) acres in size shall be zoned and developed under the provisions for a business Planned Development District as adopted by Dorchester County Council.

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7.8.3 Permitted Use Groups

CG

Use Group No.	Group Name
4	Residential, Multi-Family
6	Social and Cultural
7	Residential, Business
8	Business, Primary Retail
9	Business, Secondary Retail
10	Business, Convenience Retail
14(a)	Business, Personal Services
15(a),(b),(c),(e)	Professional Services
16	Business, Office Services
17(c)	Business, General
18	Business, Quick Service
23(d)	Utilities
24(a),(b)	Community Services
25	Open Space
Accessory Uses:	Accessory Structures

7.8.4 Conditional Uses

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

Use Group No.	Group Name
11	Business, Communications.
22(b)	Outdoor Storage Uses (accessory)
23(c)	Utilities

7.8.5 Special Exception Uses

The following uses may be developed in the CG zoning district subject to conformance with any conditions in Section 10.4 and approval of a special exception pursuant to the criteria in Section 105 and the provisions of Section 15.4.

Use Group No.	Group Name
13(a)	Business, Recreation
19(a)	Transportation

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7.8.6 Lot and Building Requirements

(a) Individual lots created in the CG zoning district shall be a minimum of 32,670 square feet in size (3/4 acre); 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 50 feet in width.

(c) Minimum Yards:

Front Yard	25 feet
Side yard	15' unless buildings are adjoining, with a minimum of 10 feet between non-residential structures on the same lot. 50 feet where a non-residential use will abut a residential zoning district.
Rear yard	25 feet 50 feet where a non-residential use will abut a residential zoning district.

The above yard requirements may be increased to provide required buffer yards between properties of differing land uses and/or zoning districts as specified in Article XIII.

(d) Height Limitations

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

- (1) that it can provide adequate fire protection service to a taller structure at the site in question; or
- (2) 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 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 ISO fire rating.

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7.8.7 Maximum Impervious Surface

No more than 80% of the gross acreage of a parcel shall be covered by impervious surfaces, provided that this requirement will be superseded by specific development guidelines adopted by Dorchester County. Where a development consists of a number of contiguous or adjoining structures, this requirement shall apply to the development as a whole, not to the individual structures or lots.

7.8.8 Landscaped Open Space on individual non-residential lots or developments of contiguous or adjoining structures, within this district shall not be less than .20 times the buildable area of the lot.

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

7.8.10 Site Planning Requirements

- (a) Commercial buildings shall be grouped in relation to parking areas that motorists entering the development may access a number of individual uses within a center from a single parking space.
- (b) Each commercial development shall have a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major caraways and provides other on and off-site improvements to enhance pedestrian and vehicular circulation.
- (c) Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets serving the development shall not be connected with streets outside the district in such a way that encourages the use of such minor streets by through and construction traffic.
- (d) Where parcels are developed with multiple uses or buildings on individual lots, access points to and from major roads shall be minimized to no greater than two (2) access points per major road frontage of the original parcel.
- (e) Facilities and access routes for deliveries, servicing and maintenance of uses within the development shall be separated, as reasonably practicable, from customer access routes and parking areas. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles are to be made shall be so located and arranged as to minimize interference with pedestrian traffic within the development.
- (f) Commercial and service uses and structures and related parking areas shall be oriented toward existing and planned major transportation routes and away from local access roads and adjacent residential neighborhoods not separated from the CG district by a street.

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- (g) Landscaping, buffering and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and parking from streets and non-residential uses.

7.8.11 Residential Density Regulations. No more than 13.0 dwelling units per net acre may be developed on a site.

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