

625. **Forest Agriculture/Residential District (FA/R).** *(Amended Ord 2008-38)*

**Intent.** It is the intent of this section that the Forest Agriculture/Residential District be utilized for agriculture and forestry uses in a manner compatible with nearby residential uses. The regulations which apply within this district are designed to encourage the formation and/or continuance of a compatible environment for livestock ranches, dairies, forest management areas, horticultural nurseries and other agricultural uses which involve the growing of crops, livestock, animals and/or trees and discourage any encroachment by medium or high density housing development, scattered commercial and/or industrial operations, or other uses capable of adversely affecting the basic agricultural or open character of the District.

625.1 **Permitted Uses.** The following uses shall be permitted in any Forest Agriculture/Residential District:

- 625.101 Farms, nurseries or other establishments for the growing, care and handling of field crops, truck gardening products, fruit and/or nut trees, poultry and/or animals and livestock;
- 625.102 Tree farm and/or forest management areas, including commercial production and harvesting of timber and any activities normally associated with such operation.
- 625.103 Social, cultural or religious uses:
  - 625.1031 Private or semi-private club, lodge, union hall or social center, excluding nightclubs;
  - 625.1032 Eleemosynary, religious, semi-public or philanthropic institution or camp; and,
  - 625.1033 Cemetery.
- 625.104 Golf courses;
- 625.105 Bed and Breakfast establishments;
- 625.106 Single-family dwellings and one accessory dwelling per parcel when the single family dwelling is not a mobile home and the habitable space of the accessory dwelling unit does not exceed nine hundred (900 square feet; *(Amended Ord. 2018-05)*)
- 625.108 Landscaping services;

- 625.109 Wildlife refuge including single-family unit for caretakers employed to maintain and protect the refuge; and
- 625.110 Veterinary office, animal hospital and/or boarding facility.  
625.111 Public buildings, facility or land, public utility substation or sub-installation including water towers,
- 625.112 Accessory uses, including telephone booths associated with non-residential uses.
- 625.2 Conditional Uses. The following uses shall be allowed on a conditional basis in any Forest Agriculture/Residential District:
- 625.201 Stand or shelter for the selling and/or display of seasonal agricultural produce provided that:
- 625.2011 Stand or shelter may be located within the minimum front yard area but no closer to the nearest street right-of-way than twenty (20) feet; and,
- 625.2012 At least four (4) off-street parking spaces are provided and suitably maintained.
- 625.202 Facilities for the raising, care and handling of animals and livestock, provided that:
- 625.2021 Such use is located on a lot of not less than two (2) acres; and,
- 625.2022 No building or enclosure for poultry or livestock is located closer than one hundred (100) feet from any residential property line.
- 625.203 Sand, dirt and coquina extraction, provided that:
- 625.2031 A site plan be submitted and approved by the Planning Commission showing the following:
- 625.20311 A survey with north arrow, scale and date;
- 625.20312 Show the area where excavation will occur;
- 625.20313 Show water bodies, wetlands, and areas subject to flooding;

- 625.20314 Establish a buffer area of at least fifty (50) feet adjoining properties, roadways and drainage areas;
- 625.20315 Show existing and proposed contours;
- 625.20316 Proposed fencing and gates; and,
- 625.20317 Operational statement which shall include date of start up, operating hours, types of equipment to be used. A truck route indicating how residential areas will be avoided must be included in the plans.
- 625.2032 A Reclamation Plan which includes a statement of planned rehabilitation, methods of accomplishment, phasing and timing.
- 625.2033 A Drainage and Erosion Control Plan.
- 625.204 Vendors provided that all conditions and requirements contained in Section 611.214 are met.
- 625.205 Wood chipping and composting facilities, provided that:
- 625.2051 Such uses are located on a lot not less than five (5) acres in size;
- 625.2052 A vegetation buffer is established and maintained around the perimeter of the facility;
- 625.2053 Such uses meet all requirements contained in South Carolina code 44-96-190 and 44-96-380 and parks and regulations promulgated by SCDHEC; and,
- 625.2054 If a wood chipping machine is utilized the machine shall not be located closer than 500' to any residential structure.
- 625.206 Utility Scale Wind Energy Systems provided that:*(Amended Ord. 2011-10)*
- 625.2061 All requirements in Article XXIII, Wind Energy Facilities, of the Zoning Ordinance are met.

- 625.207 Commercial Outdoor Shooting Ranges provided that: (*Amended Ord. 2016-15*)
- 625.2071 All ranges must be designed to the greatest degree possible in compliance with standards established by the National Rifle Association or the National Outdoor Shooting Sports Association. A written plan must be submitted to the County Planning Department describing how the range conforms to the above noted standards and the areas in which it does not;
- 625.2072 Any range under the provisions of this section shall apply for and receive a Certificate of Zoning Compliance before beginning operation;
- 625.2073 No commercial outdoor shooting range created after the enactment of this Ordinance, September 13, 2016, shall be located on a parcel less than ten (10) acres in size;
- 625.2074 All commercial outdoor shooting ranges accommodating rifles shall be located such that any shooting station is at least two thousand (2,000) linear feet in a straight line from any habitable dwelling, church, school, park, hospital or nursing home. Ranges dedicated to shotguns shall meet a minimum separation requirement of five hundred (500) linear feet. Dwelling located on the same parcel as the shooting range and dwellings owned by an owner of the subject shooting range are not included in this separation requirement. Additionally, the separation requirement from a dwelling may be waived if the owner of the dwelling provides an affidavit agreeing to waive such requirement in perpetuity. An applicant may request County Council in writing to reduce the above separation requirements due to conditions found on a particular parcel that mitigate noise issues or demonstrates that features will be added that mitigate such noise;
- 625.2075 All ranges, except those only used for shooting trap, sporting clays and skeet with shotguns, or firing shotguns in any manner, shall utilize a backstop and

safety baffles. Ranges must be designed to keep all projectiles within the range;

625.2076 Outdoor shooting shall cease each day at 8:00 PM and not begin in the morning until 8:00 AM; and,

625.2077 An indoor shooting range may be considered as an accessory to an outdoor shooting range but an outdoor shooting range may not be considered as an accessory use to an indoor range.

625.3 Other Requirements.

625.301 All allowed uses shall be required to conform to the standards set forth in Article VII.

625.302 Uses allowed in this district shall meet all standards set forth in Article XI, pertaining to off-street parking, loading and other requirements.

625.303 Signs permitted in this District, including the conditions under which they may be located, are set forth in Article X.