

628. **Forest Agriculture/Commercial District (FA/C).** *(Amended Ord 2008-77)*

**Intent.** It is the intent of this section that the Forest Agriculture District be utilized and reserved for agriculture, forestry and identified commercial 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. Commercial uses common in rural areas are also accommodated.

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

- 628.101 Commercial and recreational fishing activity including docking and repair of vessels and minimum necessary processing for shipping of seafood, (not including cooking or canning);
- 628.102 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;
- 628.103 Tree farm and/or forest management areas;
- 628.104 Social, cultural or religious uses:
  - 628.1041 Private or semi-private club, lodge, grange, union hall or social center;
  - 628.1042 Eleemosynary, religious, semi- public or philanthropic institution or camp; and,
  - 628.1043 Cemetery.
- 628.105 Golf courses;
- 628.106 Bed and Breakfast establishments;
- 628.107 Veterinary office, animal hospital and/or boarding facility;
- 628.108 Single-family dwellings and one accessory dwelling per parcel when the single family principal dwelling is not a mobile home and the habitable space of the accessory unit does not exceed nine hundred (900) square feet; *(Amended Ord. 2018-05)*
- 628.109 Landscaping services;

- 628.110 Wildlife refuge including single-family unit for caretakers employed to maintain and protect the refuge; and,
- 628.111 Public buildings, facility or land, public utility substation or sub installation including water towers;
- 628.112 Airfield together with subordinates uses, radio and/or television stations and transmission towers; and,
- 628.113 Accessory uses, including telephone booths associated with non-residential uses.
- 628.114 Office buildings;
- 628.2 Conditional Uses. The following uses shall be allowed on a conditional basis in any Forest Agriculture District:
- 628.201 Stand or shelter for the selling and/or display of seasonal agricultural produce provided that:
- 628.2011 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,
- 628.2012 At least four (4) off-street parking spaces are provided and suitably maintained.
- 628.202 Convenience and commercial establishments such as grocery stores and drug stores, provided that such uses shall be limited to 3,000 square feet in total floor area.
- 628.203 Sand and coquina extraction, provided that:
- 628.2031 A site plan be submitted and approved by the Zoning Administrator showing the following:
- 628.20311 A survey with north arrow, scale and date;
- 628.20312 Show the area where excavation will occur;
- 628.20313 Show water bodies, wetlands, and areas subject to flooding;

- 628.20314 Establish a buffer area of at least fifty (50) feet adjoining properties, roadways and drainage areas;
- 628.20315 Show existing and proposed contours;
- 628.20316 Proposed fencing and gates; and,
- 628.20317 Operational statement which shall include date of start up, operating hours, types of equipment to be used.
- 628.2032 A Reclamation Plan which includes a statement of planned rehabilitation, methods of accomplishment, phasing and timing.
- 628.2033 A Drainage and Erosion Control Plan and Georgetown County Stormwater permit.
- 628.204 Vendors provided that all conditions and requirements contained in Section 611.216 are met.
- 628.205 Wood chipping and composting facilities, provided that:
- 628.2051 Such uses are located on a lot not less than five (5) acres in size;
- 628.2052 A vegetation buffer is established and maintained around the perimeter of the facility;
- 628.2053 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,
- 628.2054 If a wood chipping machine is utilized, the machine shall not be located closer than 500' to any residential structure.
- 628.206 Amenity, subdivision provided that: *(Amended Ord 2007-03)*
- 628.2061 Parking shall be provided at a rate of one half that required in Article XI of the Zoning Ordinance.
- 628.2062 Adjacent residential properties must be buffered from any recreational amenity other than a passive park which contains no structures. Such

- buffer shall, at a minimum, be a Type 2 as identified in Article XII of the Zoning Ordinance.
- 628.2063 The amenity must be owned and maintained by a homeowners association, similar entity or developer and be primarily used by residents of the subdivision.
- 628.207 Welding, provided that;
- 628.2071 Any such operation shall be limited to a building not exceeding 4,000 square feet;
- 628.2072 Such operation shall not include any outdoor storage;
- 628.2073 Such operation shall be located at least 100 feet from any dwelling located on an adjacent property;
- 628.2074 A six foot tall opaque fence or hedge shall be erected as a buffer to any adjacent residential property, as allowed in section 336 of this ordinance.
- 628.208 Self-storage facilities provided that;
- 628.2081 Lighting must be shielded so as not to intrude on any adjacent residential property;
- 628.2082 A six foot tall opaque fence or hedge shall be erected as a buffer to any adjacent residential property, as allowed in section 336 of this ordinance.
- 628.209 Campgrounds provided that:
- 628.2091 All conditions established in section 601.208 are met. *(Amended Ord. 2009-26)*
- 628.210 Utility Scale Wind Energy Systems provided that:*(Amended Ord. 2011-10)*
- 628.2101 All requirements in Article XXIII, Wind Energy Facilities, of the Zoning Ordinance are met.
- 628.211 Commercial Outdoor Shooting Ranges provided that: *(Amended Ord. 2016-15)*

- 628.2111 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;
- 628.2112 Any range under the provisions of this section shall apply for and receive a Certificate of Zoning Compliance before beginning operation;
- 628.2113 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;
- 628.2114 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 dwelling 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;
- 628.2115 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.

- 628.2116 Outdoor shooting shall cease each day at 8:00 PM and not begin in the morning until 8:00AM; and,
- 628.2117 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.
- 628.213 Vehicle maintenance and parking areas, excluding junkyards, provided that: *(Amended Ord. 2017-07)*
- 628.2131 A 20 foot wide vegetative buffer to be maintained around the developed parking area. If there is no existing vegetation, a Level 3 buffer will be required around the parking area perimeter;
- 628.2132 All maintenance for vehicles and other equipment will take place in an enclosed structure. Such structure shall not exceed 8,000 square feet;
- 628.2133 The parcel to be utilized contains a minimum of three acres;
- 628.2134 The designated vehicle parking area and any enclosure will be located a minimum of 100 feet from any dwelling, church, school or public park.
- 628.3 Other Requirements:
- 628.301 All allowed uses shall be required to conform to the standards set forth in Article VII.
- 628.302 Uses allowed in this district shall meet all standards set forth in Article XI, pertaining to off-street parking, loading and other requirements.
- 628.303 Signs permitted in this District, including the conditions under which they may be located, are set forth in Article X.