

601. Forest Agriculture District (FA).

**Intent.** It is the intent of this section that the Forest Agriculture District be utilized and reserved for agriculture and forestry 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 premature housing development, scattered commercial and/or industrial operations, or other uses capable of adversely affecting the basic agricultural or open character of the District.

601.1 Permitted Uses. The following uses shall be permitted in any Forest Agriculture District:

- 601.101 Commercial and recreational fishing activity including docking and repair of vessels and minimum necessary processing for shipping of seafood, (not including cooking or canning);
- 601.102 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;
- 601.103 Tree farm and/or forest management areas;
- 601.104 Social, cultural or religious uses:
  - 601.1041 Private or semi-private club, lodge, grange, union hall or social center;
  - 601.1042 Eleemosynary, religious, semi- public or philanthropic institution or camp; and,
  - 601.1043 Cemetery.
- 601.105 Golf courses;
- 601.106 Bed and Breakfast establishments;
- 601.107 Veterinary office, animal hospital and/or boarding facility;
- 601.108 Single-family dwellings;
- 601.109 Landscaping services;
- 601.110 Wildlife refuge including single-family unit for caretakers employed to maintain and protect the refuge; and,

- 601.111 Public buildings, facility or land, public utility substation or sub-installation including water towers;
- 601.112 Airfield together with subordinates uses, radio and/or television stations and transmission towers; and,
- 601.113 Accessory uses, including telephone booths associated with non-residential uses.
- 601.2 Conditional Uses. The following uses shall be allowed on a conditional basis in any Forest Agriculture District:
- 601.201 Stand or shelter for the selling and/or display of seasonal agricultural produce provided that:
- 601.2011 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,
- 601.2012 At least four (4) off-street parking spaces are provided and suitably maintained.
- 601.202 *(Removed Amended Ord. 2008-77)*
- 601.203 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.
- 601.204 Sand and coquina extraction, provided that:
- 601.2041 A site plan be submitted and approved by the Zoning Administrator showing the following:
- 601.20411 A survey with north arrow, scale and date;
- 601.20412 Show the area where excavation will occur;
- 601.20413 Show water bodies, wetlands, and areas subject to flooding;
- 601.20414 Establish a buffer area of at least fifty (50) feet adjoining properties, roadways and drainage areas;

- 601.20415 Show existing and proposed contours;
- 601.20416 Proposed fencing and gates; and,
- 601.20417 Operational statement which shall include date of start up, operating hours, types of equipment to be used.
- 601.2042 A Reclamation Plan which includes a statement of planned rehabilitation, methods of accomplishment, phasing and timing.
- 601.2043 A Drainage and Erosion Control Plan.
- 601.205 Vendors provided that all conditions and requirements contained in Section 611.216 are met.
- 601.206 Wood chipping and composting facilities, provided that:
  - 601.2061 Such uses are located on a lot not less than five (5) acres in size;
  - 601.2062 A vegetation buffer is established and maintained around the perimeter of the facility;
  - 601.2063 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,
  - 601.2064 If a wood chipping machine is utilized the machine shall not be located closer than 500' to any residential structure.
- 601.207 Amenity, subdivision provided that: *(Amended Ord. # 2007-03)*
  - 601.2071 Parking shall be provided at a rate of one half that required in Article X of the Zoning Ordinance.
  - 601.2072 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 XX of the Zoning Ordinance.
  - 601.2073 The amenity must be owned and maintained by a

homeowners association, similar entity or developer and be primarily used by residents of the subdivision.

- 601.208 Campgrounds provided that:
- 601.2081 Parcel shall be limited to under ten acres.
  - 601.2082 A minimum 100-foot landscape buffer shall be installed on all sides along with a minimum lot width of 300 feet for this site. Buffer shall contain the minimum number of plantings for a Level 3 buffer as outlined in Article XX, Section 2001.9 of this ordinance. Existing vegetation may count toward or replace this requirement.
  - 601.2083 If the area is forested at the time of development, trees shall be left between all campsites. Clear cutting of the site is prohibited.
  - 601.2084 The site must contain the following amenities as a minimum: restrooms or other approved waste disposal method, showers, electricity, water, and parking. Campers that provide self-contained utilities meet the provisions of this section.
  - 601.2085 Individual camping site requirements:
    - 628.20851 Individual site shall have a minimum distance 15 feet between sites and a minimum site width of 35 feet.
  - 601.2086 Accessory use: If a camp store is proposed as part of the campground, it shall be limited to 3,000 square feet without a drive-thru. Additional parking spaces are required based on Article X of this Ordinance. (*Amended Ord 2009-26*)

601.3 Other Requirements.

- 601.301 All allowed uses shall be required to conform to the standards set forth in Article VII.
- 601.302 Uses allowed in this district shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.

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