

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, including mobile homes;
- 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.

- 625.3 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 X, 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 IX.