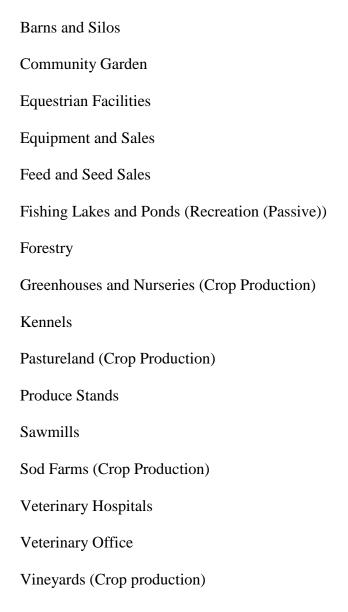
Section 5:16 AD, Agriculture District

The purpose of this district is to maintain the existing rural character in parts of Greenville County, primarily through the preservation and protection of agricultural operations and of the natural habitat for wildlife. The viability of agricultural operations and their production is contingent upon their protection from the encroachment of incompatible land uses and development.

5:16.1 Uses Permitted

Agricultural operations to include the raising of livestock and poultry (animal production), the cultivation of produce and field crops, orchards, groves or similar activities (crop production), creamery, forage lands



5:16.2 Uses Permitted by Special Exception

v .
Animal Processing
Cemetery
Church
Communication Tower
Emergency Service (Fire, Police, EMS)
Feed Lots
Airport/Airstrip
Recreation (Active)
Schools – Primary, Secondary
Winery
5:16.3 Conditional Uses
5:16.3 Conditional Uses Agritourism
Agritourism
Agritourism Bed and Breakfast
Agritourism Bed and Breakfast Day Care Home
Agritourism Bed and Breakfast Day Care Home Dwelling, Accessory
Agritourism Bed and Breakfast Day Care Home Dwelling, Accessory Dwelling, manufactured multi-section
Agritourism Bed and Breakfast Day Care Home Dwelling, Accessory Dwelling, manufactured multi-section Dwelling, manufactured single-section
Agritourism Bed and Breakfast Day Care Home Dwelling, Accessory Dwelling, manufactured multi-section Dwelling, manufactured single-section Group Home

*Primary Farm Residence would be allowed outright as long the minimum lot area of 10 acres was met. Major Subdivisions resulting in the division of land into seven (7) or more lots at one time, or any subdivision of land that includes the construction of new street or new right of way, extension of a public water or sewer system or the installation of drainage improvement to facilitate residential lot construction would have to meet the minimum individual lot size of ten (10) acres.

Minor Subdivisions or Family Subdivisions would be permitted with a minimum individual lot size of 3 acres.

5:16.4 Area/ Setback/Height Requirements

Minimum Lot Area	10 Acres
Minimum Lot Width	500 feet
Front Yard Setback Residential Nonresidential	50 feet 150 feet
Side Yard Setback Residential Nonresidential	50 feet 100 feet
Rear Yard Setback Residential Nonresidential	50 feet 100 feet
Maximum Height Residential Nonresidential	45 feet 90 feet

Agritourism – any agriculture operation that allows members of the general public access to their property for recreational, educational, or entertainment purposes.

Conditions

- 1. Agritourism activities must be incidental and subordinate to the existing agriculture operation.
- 2. Agritourism activities must comply with applicable health, fire, and life safety requirments.

- 3. Agritourism activities may not begin before 7 am, or end after 10 pm.
- 4. Agritourism activities must submit a traffic management and parking plan.
- 5. Agritourism activities can occur in temporary structures or in existing permitted structures subject to local building codes.
- 6. Agritourism activities must provide adequate sanitation facilities.