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

Barns and Silos

Community Garden

Equestrian Facilities

Equipment and Sales

Feed and Seed Sales

Fishing Lakes and Ponds (Recreation (Passive))

Forestry

Greenhouses and Nurseries (Crop Production)

Kennels

Pastureland (Crop Production)

Produce Stands

Sawmills

Sod Farms (Crop Production)

Veterinary Hospitals

Veterinary Office

Vineyards (Crop production)
5:16.2 Uses Permitted by Special Exception

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

*Agritourism*
Bed and Breakfast
Day Care Home
Dwelling, Accessory
Dwelling, manufactured multi-section
Dwelling, manufactured single-section
Group Home
Recycling Drop Box
Storage Units
Dwelling, Single-family detached*
*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

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Residential</th>
<th>Nonresidential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>10 Acres</td>
<td></td>
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<tr>
<td>Minimum Lot Width</td>
<td>500 feet</td>
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<tr>
<td>Front Yard Setback</td>
<td></td>
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<tr>
<td>Residential</td>
<td>50 feet</td>
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<tr>
<td>Nonresidential</td>
<td>150 feet</td>
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<tr>
<td>Side Yard Setback</td>
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<tr>
<td>Residential</td>
<td>50 feet</td>
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<tr>
<td>Nonresidential</td>
<td>100 feet</td>
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<tr>
<td>Rear Yard Setback</td>
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<tr>
<td>Residential</td>
<td>50 feet</td>
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</tr>
<tr>
<td>Nonresidential</td>
<td>100 feet</td>
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<tr>
<td>Maximum Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>45 feet</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>90 feet</td>
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</tbody>
</table>

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 requirements.
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.