

**AN ORDINANCE**

**AN ORDINANCE TO AMEND THE GREENVILLE COUNTY ZONING ORDINANCE TO PROVIDE DEFINITIONS AND STANDARDS ESTABLISHING THE AGRICULTURAL PRESERVATION DISTRICT (AG).**

**Section 1. Adoption of Text Amendment to the Greenville County Zoning Ordinance, as amended, (“GCZO”).**

Article 4; Article 6: Table 6.1 and Section 6:2; Article 7: Table 7.1 and Table 7.3; and Article 9 of the GCZO are hereby amended and Article 5 is hereby amended to add Section 5:16 to the GCZO to establish the AG, Agricultural Preservation District.

**(a) Add Definitions to Article 4 of the GCZO.**

Abattoir: A commercial facility used for the slaughtering of animals that are either raised or transported to the facility and the processing and storage of animal products and waste that results from the slaughtering process.

Accessory Dwelling: A secondary dwelling established in conjunction with, and clearly subordinate to, a primary dwelling unit on the same lot, whether a part of the same structure as the primary dwelling unit or in a detached structure.

Accessory Outdoor Storage: The storage of any equipment or commodity outside of a building for more than 24 hours. Outdoor storage does not include outdoor storage uses that are specifically addressed as a principal or accessory use, such as, but not limited to, salvage yards and junkyards; vehicle and manufactured home repair and storage uses; vehicle and manufactured home sales and rental uses; laydown yards; outdoor retail displays; and recycling drop boxes.

Agricultural Processing, Storage, and/or Support Services: Establishments employed by the agriculture and forestry industries that perform activities associated with the processing, storage, production, and distribution of forest and agricultural products. Use examples include abattoirs; establishments where crops are cleaned, shelled, fumigated, cured, sorted, packed, cooled, or stored; distribution hubs for locally and regionally-produced food; and establishments that perform crop-related services, such as dusting, spraying, plowing, fertilizing, seed bed preparation, planting, and cultivating.

Agricultural/Horticultural Production, Indoor: A land use for the production of fruits, vegetables, tree nuts, crops, plants, trees, or shrubs that occurs entirely within a building.

Agricultural/Horticultural Production, Outdoor: A land use for the production of fruits, vegetables, tree nuts, crops, plants, trees, or shrubs that occurs primarily outdoors.

Agritourism: Activities conducted on a working farm, ranch, or other agricultural facility that offer opportunities to the general public or invited groups for education, entertainment, recreation, and/or active involvement in the farm operation.

Animal Production Facility: An agricultural facility that produces animals or animal by-products for commercial sale.

Athletic Facility: An indoor or outdoor facility used strictly for athletic-related events.

Barn or Stable: A structure used to house animals, farm equipment, feed, storage or other farm related items.

Farm Labor Dwelling: Single-family dwelling located on and used in direct connection with a farm, or where the agricultural activity provides income to the occupant(s) of the dwelling. A farm dwelling includes employee housing for that farm.

Farmstand: A small, typically open-air structure from which agricultural and value-added agricultural products are sold. Farmstands may be located on the same lot as a farm and situated close to a road. A farmstand may be temporary or permanent.

Fishing Lakes and Ponds: Lake or pond where patrons pay a fee for access to fishing.

Forestry and Logging Activities: The use of land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the cutting and removal of trees from their growing site and the related operation of cutting and skidding machinery. Forestry and logging activities do not include the construction or creation of roads or the clearing of land for construction approved under this Ordinance, which is considered accessory to the development of the property.

Horses in Residential Zones: Keeping and raising of horses for private use only. This does not include boarding of horses.

Processing of Forestry Products (Sawmills): A facility where logs or partially processed cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products. This does not include the processing of timber for use on the same lot by the owner or resident of that lot.

Riding Academy: Land used for the purpose of giving instruction or offering classes, whether public or private, on horsemanship. This use may also include the boarding of horses on-site.

Runway: A defined area at an airport or airstrip prepared for landing and take-off of aircraft along its length.

Winery: A facility where grapes or other fruit are processed into wine or similar spirits. Such facilities include all aspects of production, including growing, crushing, fermenting, aging, blending, bottling, and storage, as well as administrative offices and a tasting room. A winery that produces 50,000 or more cases of wine per year is considered an industrial/service use.

**(b) Add AG to Article 5.**

**Section 5:16 AG, Agricultural Preservation District**

The purpose of this district is to preserve prime farmland for agricultural and forestry uses and limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.

**5:16.1 Uses Permitted and Uses Permitted by Special Exception, and Conditional Uses**

See Table 6.1

**5:16.2 Permitted Residential Densities**

See Table 7.1

**5:16.3 Setback/Height**

See Table 7.3

**5:16.4 Off-Street Parking/Loading**

See Table 12.1

**5:16.5 Access to Lots**

See Section 9:4

**5:16.6 Permitted Accessory Uses**

Outdoor storage, storage/accessory buildings, and workshops for repair and maintenance of agricultural equipment may be permitted as an accessory use to a principle use within the AG District subject to meeting all setback and height requirements per Table 7.3 of the GCZO. This does not include operating a commercial repair shop on the parcel.

**5:16.7 Conditional Accessory Uses**

Dwelling – Accessory and Farm Labor Dwellings may be permitted meeting all requirements per Section 6:2 of the GCZO.

**(c) Add AG to Article 6: Table 6.1 Permitted Uses, Special Exceptions and Conditional Uses**

Add the AG, Agricultural Preservation District to Table 6.1 and specify what uses are permitted by right and which uses are permitted by condition(s) or special exception, based on the uses listed herein:

**Table 6.1 Permitted Uses, Special Exceptions and Conditional Uses**

**Uses Permitted by Right:**

1. Agricultural/Horticultural Production, Indoor
2. Agricultural/Horticultural Production, Outdoor
3. Agricultural Processing, Storage, and Support Services

4. Animal Production
5. Barns, Stables
6. Dwelling – Single-Family Detached
7. Farmstands
8. Fishing Lakes and Ponds
9. Forestry and Logging Activities
10. Riding Academies
11. Veterinary Hospitals
12. Veterinary Offices and Clinics

**Uses Subject to Conditions:**

1. Agritourism
2. Bed and Breakfast
3. Group Home
4. Manufactured Home, Multi-Section
5. Manufactured Home, Single-Section
6. Special Event Facilities

**Special Exception Uses:**

1. Athletic Facility
2. Cemeteries
3. Communication Tower(s)
4. Government Facilities
5. Religious Institutions
6. Runway(s)

**(d) Add to Article 6: Section 6.2 Conditional Uses**

**(32) Agritourism**

1. Must adhere to setbacks and height requirements per Article 7, Table 7.1 and Table 7.3 of the GCZO.
2. Must meet parking, landscaping, lighting, and other standards as outlined in Article 12 of the GCZO.
3. Approved hours of operation:
  - a. Staff may begin work no earlier than 5 a.m. and work no later than 11 p.m.
  - b. Open hours to the general public may be between 7 a.m. and 10 p.m.
4. All structures must comply with all applicable health, fire, building, and life-safety requirements.

**(4) Bed and Breakfast Establishments (add to existing)**

- L. Owner of the property must reside in the structure.

**(33) Dwelling, Accessory**

1. Only one detached accessory dwelling unit is permitted in the AG District.

2. The accessory dwelling unit shall not be larger than 50% of the primary dwelling's gross square footage.
3. Must be located in the side and rear yards of the primary dwelling.
4. Must meet the setback requirements per Article 7, Table 7.1 and Table 7.3 of the GCZO.
5. Must meet all SCDHEC regulations.
6. Must share a driveway with the primary dwelling.
7. If a manufactured house is to be used as an accessory dwelling, then it must meet the conditions for Manufactured Houses as outlined in Condition 11 of Section 6:2.

**(34) Farm Labor Dwellings**

1. All dwellings must be used by work laborers associated with the agricultural use.
2. May consist of one dwelling unit per 5 acres not to exceed 10 total units. Up to one unit per parcel may consist of a manufactured house.
3. Must adhere to setbacks and height requirements per Article 7, Table 7.1 and Table 7.3 of the GCZO.
4. May not consist of Recreational Vehicles.
5. Must adhere to all applicable SCDHEC requirements for septic tanks.

**(30) Special Event Facilities (add to existing)**

- d. In the AG District, all parking shall meet Article 12 of the GCZO.
- e. In AG District, all signage must comply with all requirements at stated in the Greenville County Sign Ordinance.
- f. In the AG District, if the property is adjacent to a parcel containing a single-family residential use, then all activity must be set back at least 150 feet to the property line containing the single-family residential use.
- g. All structures must comply with all applicable health, fire, building, and life safety requirements.

**(e) Amend Article 7: Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential and Table 7.3 Setback/Height by adding:**

<u>District</u>	<u>Conventional Development</u>	<u>Open Space Development Option #1</u>	<u>Open Space Development Option #2</u>
<u>AG</u>	<u>5 acres</u>	<u>N/A</u>	<u>N/A</u>

<u>District</u>	<u>Minimum Lot Width (feet)</u>	<u>Front Setback (feet)</u>	<u>Side Setback (feet)</u>	<u>Rear Setback (feet)</u>	<u>Maximum Height (feet)</u>
<u>AG</u>	<u>100</u>	<u>75 (All Roads)</u>	<u>25 (75 for corner lot)</u>	<u>25</u>	<u>45 (Residential uses and structures)</u>

**(f) Amend Article 9: Section 9:4 Public Access to Property to add a reference to the AG District:**

Every building hereafter erected or moved shall be located on a lot adjacent to and have access to a public street, highway, road, or other public way or private road, except for lots

located in the R-R1, R-R3, and AG Districts, where unpaved shared drives or private roads may serve as a lots primary access. All unpaved shared drives and private roads are subject to the private road standards contained in the Greenville County Land Development Regulations.