

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

ORDINANCE 2016-17

AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE IV OF THE CODE OF ORDINANCES OF OCONEE COUNTY PERTAINING TO COMMITTEES IN ORDER TO ESTABLISH THE OCONEE COUNTY AGRICULTURAL ADVISORY BOARD; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Oconee County, South Carolina (the “County”) is a body politic and corporate and a political subdivision of the State of South Carolina and is authorized by the provisions of Title 4, Chapter 9 of the Code of Laws of South Carolina 1976, as amended, to establish such boards, commissions, and committees in the County as may be necessary and proper to provide services of local concern for public purposes, to prescribe the functions thereof and to regulate, modify, merge, or abolish any such agencies, departments, boards, commissions, and positions; and,

WHEREAS, the County enjoys a rich agricultural heritage; and

WHEREAS, agriculture is a major economic engine for the County; and

WHEREAS, the agricultural interests and concerns in the County are diverse and evolving; and

WHEREAS, the preservation and growth of agriculture in the County is a matter of vital concern.

NOW THEREFORE, be it ordained by the Oconee County Council (the “Council”), in meeting duly assembled and voting, with quorum present and acting by, through, and on behalf of Oconee County, a body politic and corporate and a political subdivision of the State of South Carolina, and upon third and final reading, the following:

Section 1: Establishment of Oconee County Agricultural Advisory Board.

There is hereby established the Oconee County Agricultural Advisory Board (the “Board”), purposed to aid and advise the County on all matters related to agriculture in order to ensure that the diverse agricultural interests in the County are supported and developed, that communication and cooperation among the varied agricultural concerns in the County are fostered, and that agriculture’s vital role in the economy and character of the County is both maintained and developed.

Section 2: Membership.

The Board shall consist of seven members appointed by the Council in accordance with the following requirements and recommendations:

1. The Board shall consist of seven (7) members, selected and appointed by a majority vote of Council, with one (1) member selected from each of the five (5) council districts and two (2) members selected at-large, without regard to district of residence. Council may receive recommendations for the two at-large seats from the County Planning Commission.
2. Each Board member's primary residence shall be located in Oconee County; and
3. Council shall endeavor to appoint, but not require candidates to be appointed from, the following:
 - a. A member of the Bee Keepers' Association;
 - b. A member of the Fruits and Vegetable Growers (Clemson Extension);
 - c. A member of the Oconee Cattlemen's Association;
 - d. A member of the Oconee Poultry Growers; and
 - e. An Oconee Soil and Water Conservation District Commissioner or designee.
4. In addition to the seven (7) voting members, the Oconee County Agricultural Advisory Board may have supplementary members with ex-officio non-voting status including, but not limited to, representatives of Clemson University (Extension Office), Farm Bureau, and the Oconee County Planning Commission.
5. To the extent possible, all appointed board members should have a demonstrated background, experience, and interest in agriculture.
6. Interested candidates for the Board will be requested to complete the "Questionnaire for Board/Commission" and submit it to the Clerk to Council for distribution to Council. Council is not required to select a member from the submitted questionnaires; members of Council may directly solicit a candidate for any appointment by the Board. However, all potential candidates, whether those submitting questionnaires on their own or those solicited for appointment by members of Council, must complete the "Questionnaire for Board/Commission" and submit it to the clerk to Council for distribution to Council before being appointed to any county board or commission by any member of Council.
7. All appointments to the Board will be made upon recommendation by a Council member and an affirmative vote by full Council.

Section 3: Term of Members.

1. The length of the regular term served by each member shall be four (4) years, beginning on January 1st of the year of appointment.
2. For the purposes of implementing the standards of this section and thereby establishing a reappointment/replacement schedule of the membership of the Board to staggered terms, the following shall apply:
 - a. All members appointed by Council district shall serve for the same length as the remaining term of the Council member who appointed them, after which

the term of such Board members shall be equal to and coincide with the term of the Council member appointing or reappointing them, with all terms or parts thereof beginning January 1st of the year of appointment or reappointment.

- b. The first at-large member appointed by Council after adoption of the restatement of this section shall serve for four (4) years, and the second such at-large member shall serve for two (2) years, after which the term of each such at-large member shall be four years following appointment/reappointment, with all terms or parts thereof beginning January 1st of the year of appointment or reappointment.
- c. In the event the regular term of a member in good standing expires prior to reappointment or replacement by Council, said member shall continue to serve until his or her replacement is appointed and qualified. The date of reappointment or replacement, however, in no way alters the scheduled length of the term.

3. Removal.

- a. A member who is absent from three (3) consecutive meetings or who fails to attend at least sixty-five (65%) of the regularly scheduled meetings of the Board within any twelve (12) calendar month period without adequate excuse, such as documented illness, shall be reported by the chairperson of the Board to Council and is subject to replacement by Council.
- b. Any member may be removed or replaced at will by majority vote of Council upon the motion of the appointing Council member, at any time, unless appointment is required by or regulated by state or federal law.
- c. Should any member of this Board move or establish residence outside the County where such member was residing at the time of the appointment to this Board, such relocation shall constitute a resignation by the member, and a replacement member shall be appointed to fill the unexpired term of such resigned member.

Section 4: Organization, Meetings, Officers.

1. **Officers:** The Board shall organize itself, electing one (1) of its members as chairman and one (1) as vice-chairman, whose terms must each be for one-year (1). The chairman and vice-chairman shall have the right to vote. The Board may appoint a secretary, who may be a member of the Board or an employee of the County. If the secretary is a member of the Board, he or she shall also have the right to vote. Vacancies in such offices by reason of death, resignation, or replacement shall be filled for the unexpired term of the officer whose position becomes vacant, in the same manner as the original election or appointment.
2. **Meetings:** The Board shall establish a meeting schedule during its first meeting of the calendar year. The Board shall meet at least once per month.

3. **By-laws:** In addition, the Board shall duly adopt such By-Laws as may be necessary for the orderly performance of its duties and functions. Any By-Laws which may be adopted by the Board for the orderly performance of its duties shall comply with all provisions of the general law of the State of South Carolina and of this Ordinance, and of all other Ordinances of Oconee County, including but not limited to the Freedom of Information Act.
4. **Staff Liaison:** The Board shall have a staff liaison to be designated by either Council or the County Administrator. The staff liaison may serve as secretary should that be the wish of the Board. It is the responsibility of the staff liaison to notify the Clerk to Council regarding resignations and/or vacancies on any board. It is also the responsibility of the staff liaison to monitor the appointment schedule and inquire and report to the Clerk to Council if current members wish to be considered for reappointment or replacement.
5. The Board shall comply with the provisions of the South Carolina Freedom of Information Act ("FOIA") and the requirements set forth in the Code of Ordinances and subsequent ordinances concerning freedom of information and the conduct of public meetings.

Section 5: Powers and Duties.

The responsibilities and duties of the Board shall be as follows:

1. To serve in an advisory role to Council on any matter concerning agriculture in order to ensure that the diverse agricultural interests in the County are supported and developed, that communication and cooperation among the varied agricultural concerns in the County are fostered, and that agriculture's vital role in the economy and character of the County is both maintained and developed;
2. To formulate plans and recommend their implementation to Council, including, but not limited to, ways to bolster agri-business, agri-tourism, and agriculture in general;
3. To make policy recommendations, through the Planning Commission, to Council regarding agricultural land use;
4. To coordinate policy development with other jurisdictions and agencies to better promote the agricultural industry; and
5. To serve as an educational and public awareness forum for agriculture-related topics.

The Board shall report directly to Council, or other appropriate advisory boards, commissions, and/or committees as appropriate and necessary in order to carry out the foregoing functions.

Section 6: Salaries and Funding.

Members of the Board shall not receive any salary or reimbursements related to serving on the Board.

Section 7: Severability.

Should any section of this Ordinance be, for any reason, held void or invalid, it shall not affect the validity of any other section hereof.

Passed and approved this ___ day of _____ 2016.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Paul Cain, Chairman of County Council
Oconee County, South Carolina

ATTEST:

By: _____
Elizabeth Hulse, Clerk to County Council

Oconee County, South Carolina

First Reading:
Second Reading:
Public Hearing:
Third Reading:

Option 1: Replace existing Agricultural District with 3 separate Agricultural Zoning Districts that set graduated levels of protections

Some Notes:

Allows for delineating those farming areas 'most deserving' of the highest degree of protection from those already more developed (and therefore offering less chance of sustaining agriculture)

Will require rezoning existing AD parcels

Because it is not a 'one size fits all' type of approach, will require additional consideration to be given to individual groups of properties to justify level of restrictions imposed on each

Sec. 38-10.6. - Agriculture district 5 (AD-5).

Title: Agriculture district 5.

Definition: Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

Intent: Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	5 acres (217,800 sf)	1 dwelling per 5 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Non-Agricultural and Non-Residential Building Area	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	Special Exception		100	35	10	20	

Items noted in RED indicate significant differences from existing standards.

*Dwellings dedicated to housing farm employees shall be excluded in calculating maximum density.

All parcels of record duly recorded in the Oconee County Register of Deeds office on or before (enter date of adoption of this amendment) may be subdivided to create one non-conforming lot, provided resulting parcels conform with all minimum width and setback standards. The Planning Commission may for good cause approve additional subdivisions for bona fide family transfers.

Sec. 38-10.6. - Agriculture district (AD-10).

Title: Agriculture district 10.

Definition: Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

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Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	10 acres (435,600 sf)	1 dwelling per 10 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Building Area	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	Special Exception		100	35	10	20	

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Sec. 38-10.6. - Agriculture district (AD-25).

Title: Agriculture district 25.

Definition: Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

Intent: Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	25 acres (1,089,000 sf)	1 dwelling per 10 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Area
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	Special Exception		100	35	10	20	

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Option 2: Amend existing Agricultural District to reflect the 'mid-range' of standards in Option 1

Some Notes:

While not offering as strong a set of protections as presented in the three new districts of Option 1, implementation should be simpler

Because it would amend the existing district, parcels currently zoned AD would not require rezoning.

Additional effectiveness in protecting agriculture can be gained through adjusting uses allowed in AD

Sec. 38-10.6. - Agriculture district (AD).

Title: Agriculture district.

Definition: Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

Intent: Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	10 acres (435,600 sf)	1 dwelling per 10 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Area
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	Special Exception		100	35	10	20	

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Zoning Use Matrix

	Existing	Option 1			Option 2	Other Ag/Rural Districts			
Uses	AD	AD-5	AD-10	AD-25	AD	TRD	ARD	RRD	PRLD
Agricultural production, crops, livestock, and poultry	P	P	P	P	P	P	X	P	X
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P	P	P	P	P	P	P	X
Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	C	C	C	C	P	P	P	X
Air strips	S	S	S	S	S	S	X	S	X
Auction houses	P	X	X	X	X	P	S	P	X
Auditorium/Indoor Public Assembly	S	X	X	X	X	P	X	X	X
Bed and Breakfast Inns	C	C	C	C	C	P	P	P	X
Building and Trade Contractors, including materials and supply uses	P	S	S	S	S	P	S	X	X
Cemeteries and accessory uses	P	P	S	S	S	P	P	P	X
Civic, fraternal, professional, and political organizations	P	P	P	P	P	P	P	P	X
Commercial Fishing, Hunting and Trapping	P	C	C	C	C	P	S	S	S
Communications towers	S	S	S	S	S	S	S	S	S

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Conservation subdivisions	C	S	S	S	S	C	C	C	X
Convenience stores (excluding motor vehicle services)	S	S	S	S	S	P	S	S	X
Correctional facilities and half-way houses	X	X	X	X	X	X	X	X	X
Day Care Facilities (all ages)	P	C	C	C	C	P	S	S	X
Distribution and other Warehouses	P	X	X	X	X	P	X	X	X
Educational buildings, and Research Facilities (all types)	S	S	S	S	S	S	X	S	P
Emergency services	P	P	P	P	P	P	P	P	X
Farm and roadside markets	P	P	P	P	P	P	P	P	P
Financial Services	S	X	X	X	X	P	X	X	X
Forestry/Silviculture	P	P	P	P	P	P	P	P	P
Fuel supply services	P	X	X	X	X	X	X	X	X
Funeral homes and services	X	X	X	X	X	X	X	X	X
Golf courses, country clubs, driving ranges	X	S	S	S	S	S	S	X	X
Government buildings (excluding correctional facilities)	S	S	S	S	S	P	X	P	P
Group Homes	S	X	X	X	X	S	S	S	S
Greenhouses, nurseries, and landscape commercial services	P	C	C	C	C	P	P	P	X
Gun and Archery clubs and shooting ranges	S	S	S	S	S	S	X	S	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Health care services, service retail, and emergency short term shelters	P	C	C	C	C	P	S	P	X
Home occupations and businesses	C	C	C	C	C	C	C	C	X
Hotels, Motels, and Inns	S	S	S	S	S	S	X	X	X
Laundry Mats	P	C	C	C	C	P	P	X	X
Laundry and dry cleaning services	X	X	X	X	X	P	X	X	X
Light Manufacturing	S	S	S	S	S	P	X	X	X
Liquor stores and bars	X	X	X	X	X	X	X	X	X
Lumber and saw mills (permanent)	P	S	S	S	S	P	X	X	X
Lumber and saw mills (portable)	P	C	C	C	C	P	P	P	P
Manufactured Home Dealer	X	X	X	X	X	X	X	X	X
Heavy Manufacturing	X	X	X	X	X	X	X	X	X
Marinas	S	S	S	S	S	S	S	S	S
Mini storage or mini warehouses	X	X	X	X	X	X	X	X	X
Mining	S	X	X	X	X	S	X	X	X
Mixed Use Buildings and parcels	P	C	C	C	C	P	X	P	X
Motor vehicle parking and garages (as a principal business use)	X	X	X	X	X	X	X	X	X
Motor vehicle sales and rental	X	X	X	X	X	S	X	X	X
Motor vehicle services and repair	P	X	X	X	X	P	P	X	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Motor vehicle services and gas stations (excluding truck stops)	P	C	C	C	C	P	X	P	X
Movie theater	X	X	X	X	X	P	X	X	X
Multi-family residential development (structures containing 5 or more residential units)	X	X	X	X	X	P	S	X	X
Multi-family residential development (structures containing no more than 4 residential units)	X	X	X	X	X	P	S	X	X
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	C	C	C	C	P	P	P	P
Office uses, general	X	X	X	X	X	P	X	X	X
Outdoor Retail	P	C	C	C	C	P	P	P	X
Places of worship	P	P	P	P	P	P	P	P	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	C	C	C	C	P	P	P	P
Public and private utilities	P	P	P	P	P	P	P	P	P
Railroad stations	X	X	X	X	X	P	X	X	X
Residential care facilities	X	X	X	X	X	S	X	S	X
Restaurants (up to 2,500 square feet)	P	C	C	C	C	C	S	C	X
Restaurants (greater than 2,500 square feet)	S	S	S	S	S	S	X	S	X

DRAFT Zoning Use Matrix – Includes Suggested Agricultural Zoning Standards FOR DISCUSSION ONLY

Retail uses (up to 5,000 square feet)	S	S	S	S	S	P	S	P	X
Retail uses (5,000—50,000 square feet)	X	X	X	X	X	S	X	S	X
Retail uses (greater than 50,000 square feet)	X	X	X	X	X	X	X	X	X
Roadside Stands	P	P	P	P	P	P	P	P	X
Salvage yard, Junkyard, and Recycling Operations	S	S	S	S	S	S	X	X	X
Single-family detached residential	P	P	P	P	P	P	P	P	X
Single-family subdivisions (10 units or less)	S	S	S	S	S	P	P	P	X
Single-family subdivisions (more than 10 units)	X	X	X	X	X	S	X	X	X
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S	S	S	S	S	S	X	X	X
Taxidermy, slaughter houses and wild game processing	P	C	C	C	C	P	S	P	X
Waste management services (excluding hazardous waste)	S	S	S	S	S	S	X	X	X

X—Not permitted

P—Permitted

C—Conditional use - permitted if conditions are met

S—Special exception - approved by Board of Zoning Appeals

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Some Notes:

Allows for delineating those farming areas 'most deserving' of the highest degree of protection from those already more developed (and therefore offering less chance of sustaining agriculture)

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Because it is not a 'one size fits all' type of approach, will require additional consideration to be given to individual groups of properties to justify level of restrictions imposed on each

Sec. 38-10.6. - Agriculture district 5 (AD-5).

Title: Agriculture district 5.

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Intent: Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

Dimensional requirements:*

Agricultural and Residential Uses	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	5 acres (217,800 sq ft)	1 dwelling per 5 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural and Non-Residential Building Area
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
	Special Exception		100	35	10	20	

Items noted in RED indicate significant differences from existing standards.

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	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	10 acres (434,140 sf)	1 dwelling per 10 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Area
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
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Dimensional requirements:*

	Density and Lot Size			Minimum Yard Requirements			Maximum Non-Agricultural Building Area
Agricultural and Residential Uses	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	10% of Total Lot Area
	2 1/2 acres (1,089,000 sf)	1 dwelling per 10 acres*	100	35	10	20	
Non-Agricultural and Non-residential Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Area
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	50% of Total Lot Area
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	Special Exception		100	35	10	20	

*Dwellings dedicated to housing farm employees shall be excluded in calculating maximum density.

All parcels of record duly recorded in the Oconee County Register of Deeds office on or before (enter date of adoption of this amendment) may be subdivided to create one non-conforming lot, provided resulting parcels conform with all minimum width and setback standards. The Planning Commission may for good cause approve additional subdivisions for bona fide family transfers.

Items noted in RED indicate significant differences from existing standards.

Health care services, service retail, and emergency short-term shelters	P	C	C	C	C	P	S	P	X
Home occupations and businesses	C	C	C	C	C	C	C	C	X
Hotels, Motels, and Inns	S	S	S	S	S	S	X	X	X
Laundry Mats	P	C	C	C	C	P	P	X	X
Laundry and dry cleaning services	X	X	X	X	X	P	X	X	X
Light Manufacturing	S	S	S	S	S	P	X	X	X
Liquor stores and bars	X	X	X	X	X	X	X	X	X
Lumber and saw mills (permanent)	P	S	S	S	S	P	X	X	X
Lumber and saw mills (portable)	P	C	C	C	C	P	P	P	P
Manufactured Home Dealer	X	X	X	X	X	X	X	X	X
Heavy Manufacturing	X	X	X	X	X	X	X	X	X
Marinas	S	S	S	S	S	S	S	S	S
Mini storage or mini warehouses	X	X	X	X	X	X	X	X	X
Mining	S	X	X	X	X	S	X	X	X
Mixed Use Buildings and parcels	P	C	C	C	C	P	X	P	X
Motor vehicle parking and garages (as a principal business use)	X	X	X	X	X	X	X	X	X
Motor vehicle sales and rental	X	X	X	X	X	S	X	X	X
Motor vehicle services and repair	P	X	X	X	X	P	P	X	X

Retail uses (up to 5,000 square feet)	S	S	S	S	S	P	S	P	X
Retail uses (5,000—50,000 square feet)	X	X	X	X	X	S	X	S	X
Retail uses (greater than 50,000 square feet)	X	X	X	X	X	X	X	X	X
Roadside Stands	P	P	P	P	P	P	P	P	X
Salvage yard, Junkyard, and Recycling Operations	S	S	S	S	S	S	X	X	X
Single-family detached residential	P	P	P	P	P	P	P	P	X
Single-family subdivisions (10 units or less)	S	S	S	S	S	P	P	P	X
Single-family subdivisions (more than 10 units)	X	X	X	X	X	S	X	X	X
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S	S	S	S	S	S	X	X	X
Taxidermy, slaughter houses and wild game processing	P	C	C	C	C	P	S	P	X
Waste management services (excluding hazardous waste)	S	S	S	S	S	S	X	X	X

X—Not permitted

P—Permitted

C—Conditional use - permitted if conditions are met

S—Special exception - approved by Board of Zoning Appeals

The following draft definitions and standards are intended to outline the type of standards needed to facilitate the development of cottage or 'pocket' neighborhood development.

The following are some of the basic definitions that would need to be added to the Code

Cluster: A group of four to 12 cottages, arranged around a common open space.

Common Open Space: An area improved for passive recreational use or gardening typically required to be owned and maintained commonly, through a homeowners' or condominium association or similar mechanism.

Cottage: A single family detached dwelling unit that is part of a cottage housing development.

Cottage Housing Development: One or more clusters of cottages developed under a single land development plan, or as part of another land development plan.

One of the major issues to address is providing for the density needed

Suggestion:

Density

1. The maximum density for CHD's shall be eight (8) units per acre.
2. Cottage cluster shall consist of between four (4) and twelve (12) cottages.

A common open space or green is one of the main features of this type of development

Suggestion:

Common Open Space (COS)

1. Each cluster of cottages shall include a COS situated to provide a sense of openness and community for the residents.
2. A minimum of four hundred (400) square feet of COS shall be required for each cottage in the cluster, with no COS measuring less than three thousand (3,000) square feet in total area.
3. The minimum width of any side of a COS shall be twenty (20) feet.
4. All parts of each open space shall be contiguous and useable.

(Common Open Space Cont.)

5. Although primarily intended to be met by a single open space, the total COS area required for any cluster may be divided into multiple sections to account for difficult or special features impacting the lot; all proposed divisions of a required COS must be approved in writing by appropriate permitting staff prior to preliminary plan approval.
6. A COS must be designed so that cottages are situated along at least two (2) sides.
7. Parking areas (permanent or overflow), driveways/alleys, required yard setbacks, privately owned areas, or any other areas required as a dedicated feature by this Code shall not be counted toward meeting required COS.

Although they will vary, most developments will have at least some amenities

Suggestion:

Amenities

1. Community buildings and other amenities included in CHD's shall be situated so as to provide reasonably equal access opportunities for all residents.
2. All amenities shall be designed to be in harmony with the concept and theme of the CHD.
3. All amenities and other features shall be owned and maintained in common by CHD residents through a homeowner's association or similar mechanism.
4. Oconee County shall not be held responsible for the upkeep and maintenance of any common amenity or feature of a CHD.

The design and orientation of the cottages is a critical component

Suggestion:

Cottage Design and Location

1. The gross floor area of each cottage shall typically not exceed 1,200 square feet.
2. Unless prevented by unusual site conditions, unenclosed covered front porches measuring a minimum of sixty (60) square feet in area shall be a feature on all cottages.
3. The maximum height of a cottage shall not exceed twenty five (25) feet.
4. Each cottage shall be situated in a cluster oriented on a COS. No cottage shall be more than twenty five (25) feet from the COS.
5. The primary entry of each cottage shall be accessed from its cluster's COS.

Maintaining separation from automobiles is another of the critical components of the development

Suggestion:

Parking

1. Garages and carports shall be situated so as to limit visibility from the COS. All garages and carports shall be designed so as to be consistent and compatible with the dwelling units in the CHD.
2. A dedicated parking area may be utilized, provided it consists of enough parking spaces to serve each resident and a reasonable number of guests.
3. All parking areas shall be separated from the COS by landscaping and/or architectural screening. Chain link, mesh, or other similar fencing shall not be used as screening.

Keeping cars at a distance requires ensuring the neighborhoods are walkable

Suggestion:

Walkability

1. All CHD's shall be designed to enhance walkability.
2. Sidewalks and/or appropriately surfaced walking paths no less than four (4) feet in width shall be provided to provide safe, all-weather access to COS, amenities, bus stops, and other public features.
3. Sidewalks shall be installed along the side of all public roads entering or abutting the site. This requirement may be waived for good cause by the Planning Commission.

DRAFT Cottage Development Standards

The following draft definitions and standards are intended to outline the type of standards needed to facilitate the development of cottage or 'pocket' neighborhood development.

Definitions

Cluster: A group of four to 12 cottages, arranged around a common open space.

Common Open Space: An area improved for passive recreational use or gardening typically required to be owned and maintained commonly, through a homeowners' or condominium association or similar mechanism.

Cottage: A single family detached dwelling unit that is part of a cottage housing development.

Cottage Housing Development: One or more clusters of cottages developed under a single land development plan, or as part of another land development plan.

Footprint: The gross floor area of a cottage's ground-level story.

Cottage Development Standards

In addition to other rules or requirements governing development in this Code, all cottage housing developments (CHD's) proposed to be located in the unincorporated areas of Oconee County shall be subject to the standards contained in this section. In the event of any conflict, the standards set forth in this section shall apply.

A. Density

1. The maximum density for CHD's shall be eight (8) units per acre.
2. Cottage cluster shall consist of between four (4) and twelve (12) cottages.

B. Common Open Space (COS)

1. Each cluster of cottages shall include a COS situated to provide a sense of openness and community for the residents.
2. A minimum of four hundred (400) square feet of COS shall be required for each cottage in the cluster, with no COS measuring less than three thousand (3,000) square feet in total area.
3. The minimum width of any side of a COS shall be twenty (20) feet.
4. All parts of each open space shall be contiguous and useable.
5. Although desired to be met by a single space, the total COS area required for any cluster may be divided into multiple sections to account for difficult or special features impacting the lot; all proposed divisions of a COS must be approved in writing by appropriate permitting staff prior to preliminary plan approval.
6. A COS must be designed so that cottages are situated along at least two (2) sides.

DRAFT Cottage Development Standards

7. Parking areas (permanent or overflow), driveways/alleys, required yard setbacks, privately owned areas, or any other areas required as a dedicated feature by this Code shall not be counted toward meeting required COS.

C. Amenities

1. Community buildings and other amenities included in CHD's shall be situated so as to provide reasonably equal access opportunities for all residents.
2. All amenities shall be designed to be in harmony with the concept and theme of the CHD.
3. All amenities and other features shall be owned and maintained in common by CHD residents through a homeowner's association or similar mechanism.
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D. Cottage Design and Location

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E. Parking

1. Garages and carports shall be situated so as to limit visibility from the COS. All garages and carports shall be designed so as to be consistent and compatible with the dwelling units in the CHD.
2. A dedicated parking area may be utilized, provided it consists of enough parking spaces to serve each resident and a reasonable number of guests.
3. All parking areas shall be separated from the COS by landscaping and/or architectural screening. Chain link, mesh, or other similar fencing shall not be used as screening.

F. Walkability

1. All CHD's shall be designed to enhance walkability.
2. Sidewalks and/or appropriately surfaced walking paths no less than four (4) feet in width shall be provided to provide safe, all-weather access to COS, amenities, bus stops, and other public features.
3. Sidewalks shall be installed along the side of any public road abutting the site. This requirement may be waived for good cause by the Planning Commission.