

## SECTION N: AGRICULTURAL CONSERVATION (AC) DISTRICT

**3.n.1. Purpose:** The intent of this district is to protect and preserve areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards should be required.

**3.n.2. Permitted:** Within the AC District, a building or a premise shall be used only for the following purpose:

- a. Uses associated with Agriculture, forestry & fishing as set forth in 3.k.2.a. of the LI-W District;
- b. Agricultural Services as set forth in 3.k.2.b. of the LI-W District;
- c. United States Postal Service, (SIC 43);
- d. Public boat docks, (SIC 4493);
- e. Residential care facilities, (SIC 836);
- f. Firewood shops, (SIC 5999);
- g. Fire protection facilities, (SIC 9224);
- h. Single-Family dwellings;
- i. Manufactured Housing/Mobile Homes;
- j. Parks and playgrounds;
- k. Residential Accessory Uses such as bathhouses, cabanas, non-commercial greenhouses, private garage & carport, storage building, swimming pool, tool shed & workshop, home occupation.

**3.n.3. Conditional Uses:** Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Section 5.a.3. shall be a prerequisite to the issuance of a building permit for any Conditional Uses identified below:

- a. Animal services, except veterinary, (SIC 075);
- b. Mining & quarrying of nonmetallic minerals (Note: a reclamation and reuse plan must accompany a zoning permit, an approximate operating schedule including times when explosives will be used must be presented, no such use shall be located within 300 feet of any residential use, no explosives shall be used within 2,500 feet of a residential structure unless a variance is obtain from the Planning Commission on a case by case basis, the site must obtained its highway access from a collector or an arterial street, mining and extraction uses permitted by the South Carolina Department of Health Environmental Control, Division of Mining & Reclamation, which are non-conforming and any

extension of such use, operations, activities, or business on such parcel or contiguous parcel where the minerals or the surface rights which are under the same ownership or control on the date of passage of this ordinance shall be exempt from the requirements of this section);

- c. Mini-Warehouses, (SIC 4225). See Section 5.b.1.h. for conditions;
- d. Airports, flying fields, and terminals, (SIC 458);
- e. Photovoltaic Solar Energy System, Primary or Accessory, (SIC 4911).
- f. Manned convenience centers and refuse systems, (SIC 4953) (See Section 5.b.3.h.);
- g. Retail nurseries and lawn garden shop, (SIC 526);
- h. Automatic Merchandising Machine Operator, (SIC 5962);
- i. Special Events Facilities (C-300), (SIC 729). (See Section 5.b.1.p.);
- j. Commercial Truck and Trailer Parking Lot (C-500), (SIC 752) (See Section 5.b.1.n)
- k. Public golf course, (SIC 7992);
- l. Membership sports & recreation clubs, (SIC 7997);
- m. Educational services such as elementary schools, secondary schools, colleges & universities, vocational schools, and other schools & educational services, (SIC 821, 822, 824, & 829);
- n. Child care services, (SIC 835);
- o. Membership Organizations, (SIC 861, 862, 863, 864, & 865);
- p. Ash gardens;
- q. Cemeteries (C-300) in accordance with 5.n.1 and 5.b.1.i.;
- r. Churches and religious organizations, (SIC 866);
- s. Public administrative services such as executive offices, legislative bodies, general government, justice-public order & safety, courts, public finance-taxation & monetary policy, human resources, administration of environmental quality & housing programs, administration of economic programs, (SIC 911, 912, 919, 92, 921, 93, 94, 95, & 96);
- t. Bed and Breakfast;
- u. National Guard Armory, (SIC 97).
- v. Auto Service except Repair, (SIC 754).
- w. Mobile Produce Sales (see Section 5.b.1.k.).

**3.n.4. Special Exceptions:** Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

- a. Stockyards, (SIC 0211);
- b. Poultry Houses, (SIC 025);
- c. Swine Farms, (SIC 0752);
- d. Commercial Kennels, (SIC 0752);
- e. Metal Mining, (SIC 10);
- f. Fabricated Structural Metal; Metal Doors, sash, Frames, Molding and Trim Manufacturing; Sheet Metal Work; Architectural and Ornamental Metal Work; Prefabricated Metal Building and Components; and Miscellaneous Structural Metal Work, (SIC 3441, 3442, 3442, 3444, 3446, 3448, & 3449);
- g. Communication Towers, (SIC 48);
- h. Electric, Gas, and Sanitary Services, (SIC 49);
- i. Poultry Incinerators, (SIC 4953);
- j. Animal Auctions, (SIC 5154);
- k. Drinking Places/Bottle Clubs/Night Clubs, (SIC 5813);
- l. Amusements and Recreation (Not Classified Elsewhere), (SIC 7999);
- m. Jails/Correctional Facilities, (SIC 9223).

**3.n.5. Development Standards:** Refer to Article 3, Section R for supplementary development standards within the Density Dispersion Zone (DDZ) as established in the Airfield Compatibility Districts. Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the AC, Agricultural Conservation District:

a. **Lot Requirement (Minimum)**

Minimum lot width requirement in the AC District is 60 ft.

Minimum Depth: There is no minimum lot depth requirement in the AC District.

Minimum Lot Area: 1.0 acre

b. **Yard and Building Set Back Requirements (Minimum)**

	<u>Front Yard Setback</u>
From local/collector Streets	35 ft.
From all other type Streets	45 ft.

	<u>Side Yard Setback</u>
For Residential Uses	12 ft.
For Non-Residential Uses	50 ft.
	<u>Rear Yard Setback</u>
From abutting Residential Districts	50 ft.
From Non-Residential Districts	50 ft.

c. **Building Requirements**

**(Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	80%
Residential Density (Gross Acreage)	0.5
Floor Area Ratio (Non-residential)	.15

- d. **Off-Street Parking:** Off-street parking requirements for uses permitted herein or conditionally allowed are established in Article Eight, Section J.
- e. **Landscaping Requirements:** Landscaping requirements permitted herein or conditionally allowed are established in Article Eight, Section D.