

Conditional Uses

Possible Considerations

Sec. 24-66. - Townhouses.

Due to the unique design features of townhouses, the following supplemented design requirements shall apply:

- (1) Such projects shall have a minimum of one acre.
- (2) Not fewer than three townhouses may be joined together, with approximately the same (but staggered) front line.
- (3) Minimum distance between rows of buildings shall be not less than 20 feet.
- (4) Minimum lot width shall be 18 feet.
- (5) Sidewalks not less than four feet in width shall be provided between structures and amenities.
- (6) Not less than 20 percent of the project site shall be devoted to common open space.
- (7) Maximum 6 units per acre but density shall not exceed the maximum allowed per the Land use area of the Edgefield County Comprehensive Plan.

(Code 1999, § 152.036; Ord. No. 99-00-380, § 3.1, 4-4-2000; Ord. No. 12-13-660, § 10, 4-2-2013)

Sec. 24-85.-Convenience Stores

Convenience Stores are typically located along major highway which are zoned General Commercial. In Rural Residential and General Residential zones, the following requirement shall apply.

- (1) A public hearing is required and all neighboring property owners should be notified of the hearing by letter at least 10 days beforehand.
- (2) The Stores location must follow any recommendations proposed in the comprehensive plan.
- (3) All Convenience Stores must install a solid barrier or fence between it and any residential property.
- (4) All outside lighting should be directed downward and away from other neighboring property.

Sec. 24-86. Museum

Museums can be established in Rural Residential areas at Churches, cemeteries, and any other historic properties recognized by federal, state or local authorities.

Sec. 24-87. Nursery and Residential Care (Lawn Services)

Nursery and Residential Care operations can be located in Rural Residential zones; the following requirements shall apply.

- (1) The facility shall be on a minimum 2-acre property.
- (2) The operation shall generate no smoke, odor, dust or other obnoxious issues with adjoining properties.
- (3) All equipment and materials shall be stored in sheds or other enclosures. With Planning Commission approval these items can be stored behind solid or opaque fencing or other alternative means.
- (4) Signage for the facility shall be 32 square feet or smaller in size.
- (5) Adequate off-street parking shall be available for employees and the public.

Sec. 24-87. Zoo and Botanical Gardens

Zoos and Botanical Gardens can be located in a General Residential zone under the following requirements:

- (1) A public hearing is required and all neighboring property owners should be notified of the hearing by letter at least 10 days beforehand.
- (2) Adequate off-street parking shall be provided for the public and employees. The amount of parking will be determined by the Building Official based on the size of the facility and anticipated attendance.
- (3) The facility shall generate no noise or odor with any of the neighboring properties.
- (4) There shall be a minimum (Class 4) buffer between any residential properties and the proposed zoo or garden.

Sec. 24-88. Sewerage Treatment Facility

These requirements will apply to all sewerage treatment facilities both in zoned and un-zoned areas of the County.

- (1) A public hearing is required and all neighboring property owners should be notified of the hearing by letter at least 10 days beforehand.
- (2) Must be located a minimum 2,500 feet from the nearest resident.
- (3) The facility will not generate any noise that can disturb adjoining properties.
- (4) An environmental engineering firm approved by the Building Official shall render a written opinion that the sewer plant won't cause any harmful effects to the surrounding properties.
- (5) A minimum 100-foot buffer with a minimum 6-foot chain link fence shall be erected around the entire property.