

To further remedy setback-related issues, the following is also presented for Commission review and comment:

Sec. 38-10.2. – Control Free District (CFD).

The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

*Dimensional requirements:**

Residential Uses	Density and Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	N/A	Greater than or equal to ½ acre	N/A	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	N/A	10	5	5	65
Nonresidential Uses	Minimum Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Lot Size	Min. Width (ft.)		Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	N/A	Greater than or equal to ½ acre	N/A		25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A		15	5	5	65
	N/A	Less than ¼ acre	N/A		10	5	5	65

DRAFT Ag District 5

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

Title: Agriculture district 5.

Definition: Those areas that have traditionally been and continue to be significantly intertwined with agricultural activity and production.

Intent: To facilitate the protection of farm land while allowing sufficient latitude for reasonable development opportunities that enhance the welfare of area residents without imposing negative impacts on agricultural activities.

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
	5 acres (217,800 sf)		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.

DRAFT Agricultural District 50

Sec. 38-10.6. - Agriculture district (AD-50).

Title: Agriculture district 50.

Definition: Those areas in which agriculture has traditionally, and continues to, be a dominant factor in both the economic prosperity and lifestyle of residents.

Intent: To protect and promote the sustainability of agriculture in Oconee County by limiting the negative impacts resulting from non-agricultural activities on the remaining concentration of prime farm lands.

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
	50 acres (2,178,000 sf)	1 dwelling per 25 acres*	100	100	250	250	
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
	50 Acres (2,178,000 sf)		100	100	250	250	

*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.

Zoning Use Matrix

Uses	AD	AD-5	AD-50	TRD	ARD	RRD	PRLD
Agricultural production, crops, livestock, and poultry	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	X	P	P	P	X
Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	C	C	P	P	P	X
Air strips	S	X	X	S	X	S	X
Auction houses	P	C	X	P	S	P	X
Auditorium/Indoor Public Assembly	S	X	X	P	X	X	X
Bed and Breakfast Inns	C	C	X	P	P	P	X
Building and Trade Contractors, including materials and supply uses	P	X	X	P	S	X	X
Cemeteries and accessory uses	P	P	X	P	P	P	X
Civic, fraternal, professional, and political organizations	PC	X	X	P	P	P	X
Commercial Fishing, Hunting and Trapping	P	C	X	P	S	S	S
Communications towers	S	S	S	S	S	S	S
Conservation subdivisions	C	X	X	C	C	C	X

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

Convenience stores (excluding motor vehicle services)	S	X	X	P	S	S	X
Correctional facilities and half-way houses	X	X	X	X	X	X	X
Day Care Facilities (all ages)	PX	X	X	P	S	S	X
Distribution and other Warehouses	PC	X	X	P	X	X	X
Educational buildings, and Research Facilities (all types)	S	S	S	S	X	S	P
Emergency services	P	P	P	P	P	P	X
Farm and roadside markets	P	P	P	P	P	P	P
Financial Services	SX	X	X	P	X	X	X
Forestry/Silviculture	P	P	P	P	P	P	P
Fuel supply services	P	X	X	X	X	X	X
Funeral homes and services	X	X	X	X	X	X	X
Golf courses, country clubs, driving ranges	X	S	X	S	S	X	X
Government buildings (excluding correctional facilities)	S	S	X	P	X	P	P
Group Homes	SX	X	X	S	S	S	S
Greenhouses, nurseries, and landscape commercial services	P	P	P	P	P	P	X
Gun and Archery clubs and shooting ranges	SP	S	P	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 S	S	S	P	S	P	X
Home occupations and businesses	C P	P	P	C	C	C	X
Hotels, Motels, and Inns	S X	X	X	S	X	X	X
Laundry Mats	P C	X	X	P	P	X	X
Laundry and dry cleaning services	X	X	X	P	X	X	X
Light Manufacturing	S C	C	X	P	X	X	X
Liquor stores and bars	X	X	X	X	X	X	X
Lumber and saw mills (permanent)	P	X	S	P	X	X	X
Lumber and saw mills (portable)	P	C	C	P	P	P	P
Manufactured Home Dealer	X	X	X	X	X	X	X
Heavy Manufacturing	X	X	X	X	X	X	X
Marinas	S	X	X	S	S	S	S
Mini storage or mini warehouses	X	X	X	X	X	X	X
Mining	S	X	X	S	X	X	X
Mixed Use Buildings and parcels	P C	C	X	P	X	P	X
Motor vehicle parking and garages (as a principal business use)	X	X	X	X	X	X	X
Motor vehicle sales and rental	X	X	X	S	X	X	X
Motor vehicle services and repair	P	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	X	X	P	X	P	X
Movie theater	X	X	X	P	X	X	X
Multi-family residential development (structures containing 5 or more residential units)	X	X	X	P	S	X	X
Multi-family residential development (structures containing no more than 4 residential units)	X	X	X	P	S	X	X
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	C	C	P	P	P	P
Office uses, general	X	X	X	P	X	X	X
Outdoor Retail	P	P	X	P	P	P	X
Places of worship	P	P	P	P	P	P	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	C	X	P	P	P	P
Public and private utilities	P	P	P	P	P	P	P
Railroad stations	X	X	X	P	X	X	X
Residential care facilities	X	X	X	S	X	S	X
Restaurants (up to 2,500 square feet)	P	C	C	C	S	C	X
Restaurants (greater than 2,500 square feet)	S	S	X	S	X	S	X

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