

constitute a nuisance to surrounding uses. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the Building Official.

#### **4-19.2 Type and Location**

The following temporary uses and no others may be permitted by the Building Official, subject to the conditions herein.

- (1) Religious meetings in a tent or other temporary structure in the B-2 and RD Districts for a period not to exceed ninety (90) days.
- (2) Open lot sales of Christmas trees in the B-1, B-2 and RD Districts for a period not to exceed forty-five (45) days.
- (3) Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one (1) year unless re-permitted; provided that such office be placed on the property to which it is appurtenant.
- (4) Temporary "sale" stands in the B-1, B-2 and RD Districts for a period not to exceed sixty (60) days.
- (5) Portable classrooms in any district for cultural or community facilities, educational facilities or religious complexes, for an indefinite period provided all required setbacks for the district in which the structures are to be located shall be observed and maintained.
- (6) Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.
- (7) Fairs, carnivals and festivals shall in addition to the general requirements of 4-19-1 are subject to the following requirements:
  - a. Designated off -street parking must be provided for all attendees and participants. The ingress/egress shall be clearly marked both

for all main entrances and designated parking areas.

- b. The Fairfield County Sheriff Department must be notified at least fourteen days prior to the event. The promoter/sponsor must present a Traffic Control and Security Plan to the Fairfield County Sheriff Department. The Fairfield County Sheriff Department must approve the plan. Any cost for providing traffic control and security is the responsibility of the promoter/sponsor. A minimum of two security officers per event day are required. The event must comply all times with the approved Traffic Control and Security Plan. If security is required the event must cease operations if the security is no longer present.
- (8) Turkey shoots in RD, B-2, and I-1 Districts for a period not to exceed sixty (60) days may be permitted. The use shall be oriented away from habitable and/or occupied areas. The site must be suitable in size and area to ensure safety of area residents. Operation shall not extend past 10:00pm.
  - (9) Motorcycle, truck, car shows and outdoor music events/festivals shall in addition to the general requirement of 4-19.1 are subject to the following requirements:
    - a. Any permit issued will be based on the expected maximum daily attendance. It will be in violation of this Zoning Ordinance to allow for any attendance in excess of the permitted figure.
    - b. Designated off -street parking must be provided for all attendees and participants. The off-street parking will be based on the maximum daily attendance. The ingress/egress shall be clearly marked both for main entrances and designated parking areas. A site plan shall be submitted with the application showing designated off-street parking area including number of parking spaces. Maximum permitted attendance capacity for the event will be based on the off-street parking provided for.

- i. The Fairfield County EMS must be notified at least fourteen days prior to the event. In all events, there must be maintained a clear ingress/egress for all emergency vehicles.
  - j. The Fairfield County Sheriff Department must be notified at least fourteen days prior to the event. The promoter/sponsor must present a Traffic Control and Security Plan to the Fairfield County Sheriff Department. The Fairfield County Sheriff Department must approve the plan. Any cost for providing traffic control and security is the responsibility of the promoter/sponsor. The manpower required for security will be determined by the Fairfield County Sheriff's Department. This will be based on the maximum daily attendance. The event must comply all times with the approved Traffic Control and Security Plan. If security is required the event must cease operations if the security is no longer present.
  - k. Adequate sanitary facilities must be provided for the expected maximum daily attendance.
  - h. Any Motorcycle, truck, car shows and outdoor music events/festivals held on County property must sign a hold harmless agreement with the County freeing the County from any indemnity and provide proof of insurance covering the event.
  - i. The permit is for motorcycle, truck, car shows and outdoor music events/festivals only. No subsidiary shows or events such as wet T- shirt contests, etc. which are not generally considered appropriate for family viewing are allowed.
- (10) A temporary dependent care residence (manufactured home) is allowed on any lot used for single family residential purposes under the following circumstances and conditions:
- a. A permit may be issued for only one temporary dependent care residence (manufactured home);
  - b. The applicant for the permit presents a written certificate from a

licensed physician stating that, because of poor health, there is need for the direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home;

- c. The temporary dependent care residence (manufactured home) must meet SC DHEC requirements for water and sewer facilities (i.e. well and septic tank);
- d. The occupants of the two (2) residences are related by blood or marriage or there is a legal guardianship relationship between them;
- e. The permit for temporary dependent care residence (manufactured home) as authorized under this section shall be valid for a period of twelve months from the date of issuance, except the Building Official may renew such a permit on a twelve month basis upon presentation of a written certificate from a licensed physician stating that, because of poor health, there is need for the direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home;
- f. The temporary dependent care residence (manufactured home) authorized under this section shall not be subject to the density, size and/or dimensional regulations of this ordinance, but shall be subject to applicable setback requirements.
- g. The temporary residence shall be removed within 120 days of termination of the medical necessity need or non renewal of the temporary permit whichever is the earliest. The Fairfield County Planning, Building and Zoning Department shall be notified within 30 days of the termination of the medical necessity need. Failure to notify the Fairfield County Planning, Building and Zoning Department of the termination of the medical necessity need shall be considered a violation of the Zoning Ordinance, Ordinance No. 335, and be prosecuted under Section 9-7 of the Ordinance

#### **4-19-3 Removal**

Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.

#### **4-19.4 Off-Street Parking**

Unless specified by Table I for a specific use, a minimum of five off-street parking spaces shall be required, and ingress/egress areas shall be clearly marked.

#### **Section 4-20. Hog Farms and Feedlots, Poultry and Eggs (SIC 021/ 023/025)**

The above referenced uses shall be located in accord with state regulations.

#### **Section 4-21. Rural Business Uses**

Business uses conditionally permitted in the RD, Rural Development District shall not exceed 3,000 square feet gross floor area; liquor stores shall permit no on-premises consumption; and no uncovered open storage or keeping of material not associated with the principal use shall be permitted in public view.

#### **Section 4-22. Home Occupations**

Home occupations, as defined by this ordinance, shall meet the following requirements, where conditionally permitted by Table I.

- (1) The home occupation shall be carried on wholly within the principal building; attached garages may be used only for the storage of parts and materials.
- (2) The floor area dedicated to such use shall not exceed 25% of the floor area of the principal building.
- (3) No activity shall be conducted outside the residence.
- (4) No signs shall be allowed, except in conformance with the zone district

regulations within which the use is located.

- (5) No merchandise or articles shall be displayed so as to be visible from outside the building.
- (6) No person not residing in the residence shall be employed.
- (7) There is no alteration of the residential character of the building(s) and/or premises.
- (8) The occupation shall not involve the retail sale of merchandise manufactured off the premises.

#### **Section 4-23 Mining and Extraction Operations**

The purpose of these regulations is to ensure that the usefulness, productivity, and scenic values of lands and waters involved in mining within the county receive the greatest practical degree of protection and restoration, and that no mining may be carried on in the county unless plans for the mining include reasonable provisions for protection of the surrounding environment and for reclamation of the area of land affected by mining.

Toward these ends, county permit applications shall be accompanied by:

- (1) A reclamation and reuse plan, once mining operations are complete.
- (2) Assurances that mining operations involving blasting activities shall be located not less than a minimum distance between the nearest point of blasting and any structures not owned by the operator as of the date of the completed S.C. Land Resources mining permit application or where there is no waiver of damage. The minimum distance shall be as determined by the current weight distance formula adopted by the S.C. Fire Marshal. In no event, however, shall the minimum distance be less than 1,500 feet from the nearest point of blasting to the nearest inhabited structure.