

- (3) A location map and assurances that access will be restricted to a major street or road, and not allowed on minor streets, as defined by this Ordinance.

Mining and extraction uses in existence on the date of passage of this Ordinance which are nonconforming, and any extension of such uses, operations, activities or business on such parcel or contiguous parcels under the same ownership on the date of passage of this Ordinance or any parcel for which a valid mining permit has been issued by the S.C. Land Resources Conservation Commission prior to the passage of this Ordinance, shall be exempt from these and all other requirements contained in this Ordinance.

Section 4-24. Outdoor Shooting Ranges (SIC 7999)

The unique nature of these uses is such that the following criteria shall be observed in siting such uses in Fairfield County.

- (1) No such use shall be located within 2,500 feet of any residential use (measured in a straight line).
- (2) The use shall be oriented away from habitable areas.
- (3) The site upon which the use is proposed shall be suitable in size and topography to ensure the safety of area residents.

Section 4-25. Go-Cart Racing (SIC 7999)

Because of the noise and dust from dirt tracks, no go-cart racing shall be located within 1,000 feet (measured in a straight line) from the nearest residential zone.

Section 4-26. Refuse Systems (SIC 4953)

For purposes of this Ordinance, refuse systems are divided into three broad categories. Conditions governing the location, siting, development and operation of each follow:

4-26.1 Sanitary Landfills, Incinerators, and Infectious Waste Facilities

- (1) No such use shall be located within 1,000 feet of any existing residential or outdoor recreational use (measured in a straight line).
- (2) A geotechnical engineering firm shall render a written opinion that, to their best professional judgment, the rock formations being used to contain the waste are impermeable and that the surrounding ground water sources will not be contaminated (applies to landfills only).
- (3) A drainage and sedimentation plan shall accompany the request, showing all off-site run off (applies to landfills only).
- (4) The facility shall be enclosed by an opaque fence or wall structure on all sides visible from the road or street serving the facility, and a security fence on the remaining unexposed boundaries.

4-26.2 Hazardous Waste and Nuclear Waste Transfer, Storage, Treatment and/or Disposal Facilities

- (1) No such use shall be located closer than 2,500 feet (measured in a straight line) to any existing residential, recreational, religious, educational or public use, or the waters of any lake, pond, or reservoir used or scheduled to be used as a source of public drinking water, to include the waters of any lake, pond or reservoir that is connected to or flow into any other lake, pond or reservoir used or scheduled to be used as a source of public drinking water.
- (2) Such use shall be enclosed by an opaque fence or wall structure on all sides visible from any road or street, and a security fence on the remaining unexposed boundaries.
- (3) An application for such use shall be accompanied by a comprehensive environmental impact statement, prepared by an independent firm, qualified in such matters, and approved by County Council.
- (4) The application shall identify the materials to be handled and the approximate quantity to be accommodated over the life of the facility.

- (5) The applicant shall be required to comply with any and all recommendations contained in the impact statement, together with such other reasonable requirements as may be imposed by County Council to better mitigate the siting and operating of such a facility in Fairfield County.

4-26.3 Resource Recovery Facilities; Solid Waste Collection, Storage and Transfer Facilities; Waste Tire Sites; Composting Facilities; and Inert Landfills

In keeping with the goals of the State's Solid Waste Policy and Management Act of 1991: to reduce the amount of solid waste being received at public landfills and incinerators and to promote recycling of waste resources; and to promote land use compatibility in the process, the above referenced facilities, where proposed for Fairfield County, shall meet the following siting and location criteria:

- (1) No such use shall be located closer than 1,000 feet to any residence, church, school, historical place, or public park.
- (2) No material shall be placed in open storage or areas in such a manner that it is capable of being transferred out by wind, water or other causes.
- (3) All materials and activities shall be screened in such fashion as not to be visible from off-site. Screening may be accomplished by any combination of fences, walls, berms or landscaping. Where plants are to be used, they shall be evergreens of sufficient size to accomplish screening at the time of installation.
- (4) All such facilities shall have direct access off a major street only.

Section 4-27. Building Construction (SIC 15), Heavy Construction (SIC 16), and Special Trade Contractors (SIC 17)

Construction uses conditionally permitted in the RD, Rural Development District shall not exceed 3,000 square feet gross floor area; maximum acreage shall not exceed

two acres; construction vehicles and equipment shall comply with Article VI, Section 6-1, Screening of this Ordinance; and no uncovered open storage or keeping of material not associated with the principal use shall be permitted in public view. The ingress and egress must be direct access to a major street only.

Section 4-28. General Merchandise (SIC 53)

General merchandise uses conditionally permitted in the RD, Rural Development District shall not exceed 3,000 square feet gross floor area; maximum acreage shall not exceed two acres; and no uncovered open storage or keeping of material not associated with the principal use shall be permitted in public view.

Section 4-29. Apparel and Accessory Store (SIC 56)

Apparel and accessory store uses conditionally permitted in the RD, Rural Development District and B-1, Limited Business District shall not exceed 3,000 square feet gross floor area.

Section 4-30. Home Furniture, Furnishings and Equipment Store (SIC 57)

Home furniture, furnishings and equipment store uses conditionally permitted in the RD, Rural Development District shall not exceed 3,000 square feet gross floor area; and no uncovered open storage or keeping of material not associated with the principal use shall be permitted in public view.

Section 4-31. Rooming and Boarding Houses (SIC 702/704)

Rooming and boarding houses uses conditionally permitted in the RD, Rural Development District, R-1, Single Family Residential District, R-2, Inclusive Residential District, and B-1, Limited Business District shall not increase the number of guest rooms above the number of bedrooms in the original structure.

Section 4-32. Membership organizations, i.e. religious, fraternal, professional, political, civic, business (SIC 86)

Membership organizations, i.e. religious, fraternal, professional, political, civic, business uses conditionally permitted in the RD, Rural Development District shall not

exceed 3,000 square feet gross floor area; maximum acreage shall not exceed two acres; and no uncovered open storage or keeping of material not associated with the principal use shall be permitted in public view.

ARTICLE V

SIGN REGULATIONS

Section 5-1. Purpose

The purpose of this Article is to protect the dual interest of the public and the advertiser. The regulations herein are designed to protect public safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication and advertising.

Section 5-2. Applicability and Conformance

This Article regulates the number, size, placement and physical characteristics of signs; allows certain signs without permits; prohibits certain signs; and requires permits for certain signs.

From and after the adoption of this Ordinance, no sign may be erected or enlarged unless it conforms to the requirements of this Article.

Section 5-3. Signs on Private Property

Signs shall be allowed on private property in accord with Table V. If the letter "A" appears for a sign type in a column, such sign is allowed without prior permit approval in the zoning districts represented by that column. If the letter "P" appears for a sign type in a column, such sign is allowed only with prior permit approval in the zoning districts represented by that column. Special conditions may apply in some cases. If the letter "N" appears for a sign type in a column, such a sign is not allowed in the zoning districts represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by an "A" in Table V shall be allowed only if in compliance with the conditional requirements of Table VI.