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**CONDITIONAL USES**

Sections 153.088 – 153.127

4. The proposed location and maximum size of all proposed temporary RV sites.

(b) Application and fees for electrical hookup for each proposed temporary RV as required by Newberry County.

(c) Approval for water and sewer service from the appropriate agency for each proposed temporary RV.

(4) *Permit term, renewal and revocation.*

(a) *Term.* A temporary RV housing permit issued to an applicant based on compliance with the requirements of this section shall be valid for a period not to exceed 12 months unless renewed according to the requirements of this section.

(b) *Renewal.* A request for renewal of a valid temporary RV accommodation permit shall be submitted by the applicant at least 45 days prior to the expiration of the temporary permit. Such request shall be made in writing to the Zoning Administrator.

(c) *Revocation.* If the Zoning Administrator determines that any of the requirements or conditions of this section or additional conditions imposed by the Board of Zoning Appeals have not been met, the Board of Zoning Appeals may revoke the temporary RV accommodation permit after notice to the property owner. If the permit holder fails to demonstrate to the satisfaction of the Board of Zoning Appeals that no grounds for revocation exist within 30 days, then the permit may be revoked.

(d) *Expiration.* Occupancy of the temporary RV shall cease immediately upon expiration of a temporary RV accommodation permit or within 14 days after mailing, by certified mail, of notice of revocation, whichever event shall occur first. All utilities shall be disconnected and the temporary RV dwelling shall be removed within 30 days after expiration or revocation of the temporary RV accommodation permit. An unoccupied RV may be stored on the property with all utilities disconnected as long as it meets the setback requirements for a manufactured home on an individual parcel, and any other applicable provision of this section or this zoning ordinance.

(Ord. 06-11-16, passed 9-21-2016)

**§ 153.124 SOLAR FARM.**

New solar farms or solar farms proposed to be expanded by more than 10% of original footprint shall meet the following requirements where conditionally permitted.

(A) *Site plan required.* A site plan drawn to scale shall be submitted to the Zoning Administrator by the applicant demonstrating compliance with the Solar Farm and all other applicable sections of this zoning ordinance. At a minimum, the plan must include:

- (1) Name of the project, names and addresses of the owner(s), engineers, and surveyors.
- (2) Date, scale and accurate north arrow.
- (3) Property boundaries, including dimensions and size.
- (4) Required setbacks and buffers.
- (5) Location of all proposed facilities, including solar collectors and proposed structures

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(6) Horizontal and vertical (elevation) to-scale drawings with dimensions that show the location of the solar collectors and system.

(7) Any existing or proposed signs, fencing, lighting, parking areas, driveways, easements, fencing, gates, vegetative screening, and applicable landscaping.

(8) Adjacent property lines, noting properties that include existing residential uses or residentially zoned properties and other adjacent land uses.

(9) Adjacent roads and road rights-of-way.

(10) Required landscaping, as applicable.

(B) *Setback.* A minimum setback of 100 feet is required from all road rights-of-way and all adjacent property lines.

(C) *Buffer.* A buffer of at least 50 feet shall be required from any adjacent property with an existing residential use or adjacent residentially zoned property line and a buffer of 25 feet is required for all other adjacent property lines including road rights-of-way, per the requirements of § 153.182 - Buffers.

(D) *Screening.* Screening per the requirements of § 153.183 - Screening shall be provided for any adjacent property with an existing residential use or adjacent residentially zoned property line.

(E) *Height.* Systems, equipment and structures shall not exceed 20 feet in height, with the exclusion of associated electric transmission lines and utility poles.

(F) *Fencing.* A security fence at least 6 feet in height shall be provided around the perimeter of the solar farm facility and shall meet the requirements of § 153.033 - Fences and walls, however the security fence may be chain link for this use.

(G) *Preservation of existing vegetation.* Where possible, existing vegetation shall be protected and preserved in the required buffer and setback areas to provide natural screening for the use. If screening is required, existing vegetation may be used to meet screening requirements as provided in § 153.183(C)(2) - Natural Areas. Such preservation does not include areas designated for roads, driveways, or required parking areas.

(H) *Glare.* Solar collection equipment shall be installed so that no reflected glare is visible at the property line or right-of-way as required by § 153.034 - Light and Glare.

(I) *Decommissioning plan.* The applicant must provide a decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) that describes the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored to its condition prior to the development of the solar farm.

(1) Decommissioning will be required following a continuous 6 month period in which no electricity is generated by the facility.

(2) The permit holder will have 12 months to complete decommissioning of the solar farm.

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Decommissioning shall include removal of solar panels, foundations, structures, cabling, electrical components, conduit, and any other associated facilities as described in the decommissioning plan.

(3) Prior to issuance of zoning permit, the applicant must provide the county with a performance guarantee in the form of an irrevocable letter of credit in the amount of 125% of the estimated decommission cost minus the salvageable value or \$50,000, whichever is greater. Estimates shall be determined by an engineer licensed to practice in South Carolina.

(J) Site design shall ensure safe, predictable vehicular access and movement onto and off of the site, and shall accommodate safe access to the property by emergency vehicles.

(Ord. 06-11-16, passed 9-21-2016)

**§ 153.125 CEMETERIES.**

Cemeteries, including gravesites, mausoleums, crematoriums, and columbariums, shall meet the following requirements where conditionally permitted.

(A) Minimum size of the property shall be 2 acres.

(B) The use, including gravesites, must meet all setback requirements for the applicable zoning district.

(C) One non-illuminated sign not over 30 square feet in area or 10 feet in height is allowed.

(Ord. 06-11-16, passed 9-21-2016)

**§ 153.126 LARGE ANIMAL PROCESSING.**

The processing of large animals including deer, but not including slaughterhouses as defined by this chapter and the State of South Carolina, shall meet the following requirements where conditionally permitted.

(A) Animal carcasses and any processing activities related to the use must be screened from view from road rights-of-way and adjacent property lines, either by storage in an enclosed structure or by an opaque screen as provided in § 153.183 - Screening.

(B) All animal remains must be discarded per applicable state regulations.

(Ord. 06-11-16, passed 9-21-2016)

**§ 153.127 TAXIDERMY.**

(A) Animal carcasses and any processing activities related to the use must be screened from view from road rights-of-way and adjacent property lines, either by storage in an enclosed structure or by an opaque screen as provided in § 153.183 - Screening.

(B) All animal remains must be discarded per applicable state regulations.

(C) All hazardous materials associated with the use must be stored in an enclosed structure.

(D) There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive to a person of normal sensibilities at the property line or right-of-way.

(Ord. 06-11-16, passed 9-21-2016)

Newberry County, SC

**ZONING ORDINANCE**

**6-75**

Commented [CHM1]: Added 7/16/18 per Jay, sent for edits