

Chapter 2. Rural and Agricultural Conservation Overlay Districts

3.2.00 Purpose

Land designated as rural and agricultural reflects land with sensitive and unique topographic and geological characteristics, scarce prime agricultural land or landscapes with a historic rural community character. These areas provide living and working options differentiated from the more suburban and urban parts of the county. The value of rural and conservation land is recognized by the County in the Comprehensive Plan, which aims to protect and preserve the rural character and sensitive environmental resources on these lands. In these areas the impact of land subdivision, land development, and intensification of activities can have significant ramifications to the region's resources and health and well-being.

3.2.10 Designation of Rural and Agricultural Overlay Districts

~~(This Section is reserved for the possible future inclusion of these districts within the jurisdiction of this Ordinance.)~~

A Rural and Agricultural Overlay District shall be designated in the following manner:

- a. The boundaries of the District shall follow only property lines.
- b. For property to be included in the District the property owner(s) must agree to the restrictions contained in this Chapter.
- c. Property owners desiring to be included in such a District shall file a map amendment with Spartanburg County following the procedures contained in *Chapter 3, Amendments, of Article 9, Administration.*

3.2.20 Application of Rural and Agricultural Overlay Districts

The land use controls associated with a Rural and Agricultural Overlay District shall be in addition to the underlying zoning districts and their controls which have been established under other Articles of this Ordinance. Where such an overlay district conflicts with the controls of underlying zoning districts, the more restrictive controls shall apply.

3.2.30 Subdivision Design Standards

The following standards must be followed for the development of a subdivision in this District:

- a. The minimum tract size of a subdivision shall be eight acres. This area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.
- b. The minimum lot size shall be 6,000 square feet.
- c. At least 50% of the land area to be subdivided shall meet the open requirements found in *Chapter 4, Open Space, of Article 6, Landscaping and Open Space.*
- d. The required open space shall include at least a 50-foot wide strip of land along the existing road frontage adjoining the subdivision.
- e. A subdivision developed on a parcel adjacent to a Rural and Agricultural Overlay District shall handle any required open space in the following manner:
 1. The subdivision shall first satisfy any open space requirements found in *Article 6, Landscaping and Open Space.*
 2. Any portion of the required open space that remains unused shall then be applied uniformly along the property lines shared with the Rural and Agricultural Overlay District.

3.2.40 Large Lot Subdivision Standards

Large Lot Subdivisions are not required to meet the standards in *Section 3.2.30, Subdivision Design Standards*, if the minimum lot size is four acres. However, they must comply with all other regulations of Spartanburg County.