

5.1.2 *Conditional uses.* The following uses may be permitted in accordance with the provisions of section 7.1.6 in the agricultural residential (AR-1) district on a conditional basis upon approval by the county commissioners after review by the planning board.

5.1.2.1 Commercial riding stables, provided that no building or enclosure for animals is located closer than 100 feet from any property line and the requirements of section 3.33 are met.

5.1.2.2 Cemeteries, when accessory to and on the same property as a permitted use in the agricultural residential district.

5.1.2.3 Commercial recreational facilities that do not have more than five percent of impervious surface coverage.

5.1.2.4 Rural Business, as provided in article III, section 3.15B.

5.1.2.5 One additional single-family detached dwelling and its customary uses, provided that said dwelling meets all state and county health requirement, unless prohibited by other applicable laws or regulations, and provided the additional dwelling is inhabited by a person who is related to the owner of the real property in one of the following ways: parent, child, grandparent, grandchild, sister, or brother. The zoning administrator shall administer this conditional use.

5.1.2.6 Day care facilities.

5.1.2.7 Airfields for general aviation purposes, together with subordinate uses.

5.1.2.8 Impervious lot coverage over 45 percent.

5.1.2.9 Solar farms. An array of solar panels that is not an accessory to other uses on the property provided that the array meets all applicable buffer requirements; no new roads may be created for this use. The structures must meet all wind load requirements as referenced in the building code.

5.1.2.10 *Private and public events venue.* Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or assembly which takes place on a public street, sidewalk or right-of-way, or occurs on private property and impacts government services on public rights-of-way. This includes locations that are in the business of renting out their location to hold private and public functions. The property must be at least 5 acres in size.

(1) *General operating regulations.* The following operating regulations shall be enforced by the permittee:

(a) No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of [Chapter 30], Article II, Noise Control.

(b) No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.

(c) Camping on site by persons attending an event is permitted; provided that no on site camping shall be permitted more than two days prior or two days after an event.

(d) Handicapped access shall be provided to activities that are open to the public.

(e) Events and activities shall be accessible to emergency and service vehicles.

(f) Adequate toilet facilities and trash receptacles shall be provided for all events.

(g) The burden of preserving order during the concert or special event is upon the permittee.

(2) *Revocation of permit.* The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board

of commissioners, the event will disrupt traffic within the unincorporated area of Effingham County beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.

(3) *Exemptions.* The following special events are exempt from the provisions of this article:

- (a) Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;
- (b) Special events occurring upon a city or county-owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;
- (c) Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;
- (d) Events hosted by a school on property owned by the school or a governmental entity, provided that the property is used on a regular basis, at least weekly, to conduct classes; and
- (e) A governmental agency acting within the scope of its agency.

5.1.2.11 Telecommunications Towers.

5.1.2.12 Surface Mines less than ten (10) acres in size, as provided in article III, section 3.17, and subject to article V, sections 5.12.2, 5.12.3, and 5.12.4.