

ARTICLE A. GENERALLY

Sec. 8-3001. Enactment Clause.

The mayor and aldermen of the city do ordain and enact into law the following sections.

Sec. 8-3002. Definitions.

For the purposes of this chapter, certain words or terms used herein shall be defined as follows:

Words used in the singular number include the plural, and words used in the plural include the singular.

Words used in the present tense include the future tense.

The word "person" includes a firm, partnership or corporation.

The word "lot" includes the word "plot" or "parcel."

The word "building" includes the word "structure."

The word "shall" is always mandatory and not merely discretionary.

The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged or designed to be used or occupied."

Accessory farm dwelling units. Dwelling units located on a bona fide farm and which are occupied or designed to be occupied by non-transient farm workers employed by the owner or operator of the farm.

Accessory use tour house. The use of a private, owner-occupied, principal-use dwelling unit for periodic prearranged group tours, conducted by a licensed tour agency or tax-exempt nonprofit organization.

Administrator, zoning. The person, officer or official or his authorized representative whom the governing authority has designated as its agent for the administration of this chapter.

Adult day care center. A building in which is provided basic adult social and maintenance day care services to ambulatory adults, but not including rehabilitation services for the care of alcoholics, drug abusers, psychotics, or mentally ill patients. Except for the operator's or owner's living quarters, no overnight facilities are provided.

Adult entertainment establishment. Retail or service establishments which are characterized by an emphasis on specified sexual activity and/or specified anatomical areas, including but

not limited to:

- (1) Any bookstore, video store, or other establishment in which a substantial portion of its stock-in-trade is devoted to printed matter or visual representation of specified sexual activities or specified anatomical areas.
- (2) Any movie theater offering movies or other displays, or any establishments offering coin-operated devices, which emphasize specified sexual activities or specified anatomical areas.
- (3) Any cabaret, club, tavern, theater, or other establishment which offers any entertainment emphasizing specified sexual activities or specified anatomical areas.
- (4) Any establishment offering massage or similar manipulation of the human body, unless such manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional licensed by the state. This definition does not include massages or similar manipulation offered at an athletic club, health club, school, gymnasium, spa, or similar professional licensed by the state.
- (5) Any motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmission, films, motion pictures, videocassettes, slide or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

Specified sexual activities:

- (1) Human genitals in a state of sexual stimulation or arousal;
- (2) Acts of human masturbation, sexual intercourse or sodomy;
- (3) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts.

Specified anatomical areas:

- (1) Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Agriculture general. Commercial agriculture activities of all types, livestock and poultry farms, dairy farms, fisheries, activities including sawmills, the raising and harvesting of crops and uses of a similar nature. This does not include personal agriculture. More than 30 poultry, 10 pigs, or 10 other livestock shall constitute commercial agriculture activity.

[Agriculture general adopted Dec. 10, 2015 (12-001930-ZA)]

Agriculture personal. Agriculture activities intended for personal use, such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control Ordinance.

[Agriculture personal adopted Dec. 10, 2015 (12-001930-ZA)]

Agriculture restricted. Commercial agriculture activities limited to the raising and harvesting of crops and uses of a similar nature, but not including the keeping of animals for commercial purposes.

[Agriculture restricted adopted Dec. 10, 2015 (12-001930-ZA)]

Alcoholic beverages. Any beverage or class of beverage with an alcoholic content, including beer and wine, the sale of which must be specifically licensed by the city.

Alteration, building. Any change in the supporting members of a building such as walls, columns, girders, except such change as may be required for its safety; any addition to a building; any change in use from that of one zoning classification to another; or moving a building from one site to another.

Animal boarding place. One or more buildings or a lot designed or arranged for the boarding, breeding or care of dogs, cats and other animals for other than agricultural purposes, but not including stables.

Apartment building used by a college (mixed use). A building which is managed and supervised by a public or private college or university either by lease or ownership which is designed to provide housing for students registered and attending the college or university, contains a mix of apartments and college dormitory units, may contain a kitchen for a restaurant or cafeteria-style dining area intended to serve only the residents of the building, and complies with the dwelling unit density requirements of the district. Within such use, two dormitory units shall be construed as the equivalent of an apartment for the purpose of density calculations.

Apartment hotel. A building providing transient, temporary or permanent lodging, which is divided into living units consisting of single- or multiple-occupancy bedrooms, each of which is served by private bath or common bath facilities and each of which may or may not be served either by private or common kitchen facilities.

Aquifer. Any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

Assembly hall. A facility available for use by the general public for meeting parties, events and activities of a similar nature. Such use may also include the use of any outdoor area onsite and any kitchen facilities that are associated with such use.

[Assembly hall adopted November 19, 2013 (13-002021-ZA)]

Automobile display lots. Lots or tracts of land set aside and used to display for sale new and used motor vehicles.

Automobile filling station. A building or lot having pumps and storage tanks at which fuels, oils or accessories for the use of motor vehicles are dispensed, sold or offered for sale at retail and where repair service is incidental. *[Editor's Note: See Fuel Station. The auto filling station use was repealed in October, 2012.]*

Base zoning density. The maximum net density permitted for a particular property based upon its zoning classification as shown on the official zoning map. The maximum net density shall exclude any increase in density permitted as a result of a particular use, e.g., congregate housing, dormitories, one-bedroom units, marshland, etc.

Bed and breakfast homestay. An owner-occupied principal use dwelling where no more than one bedroom within the dwelling is rented to no more than two adult transient guests. The bedroom must contain a sleeping accommodation that includes but is not limited to a bed, sleeper sofa, sofa, futon or other accommodation intended for sleep, and the bedroom must comply with the applicable building code(s). If breakfast is served, it shall be the only meal provided and can be served only to guests.

[Bed and Breakfast Homestay adopted January 19, 2017 (16-006759-ZA); previously B&B Guest Unit]

Block face area. The block face area shall consist of that area between two intersecting streets along both sides of a street that a parcel fronts or is adjacent to.

Boardinghouse or roominghouse. A dwelling in which meals or lodging or both are furnished for compensation to more than two and less than ten nontransient persons.

Broadcasting. The transmission of television or radio programs that are for the general public, as distinguished from private signals that are directed to specific receivers. Broadcasting uses disseminate entertainment, information and educational programming.

Buildable facade. That portion of any exterior elevation of a building extended from grade to the top of the parapet wall or eaves and the entire width of the building elevation fronting on a public street, excluding alleys and lanes, and which may also be referred to as the "building face."

Building. Any structure, except a mobile home or manufactured home, which has a roof and is designed for the shelter, support or enclosure of persons, animals or property of any kind.

Building coverage. All of the land covered by principal and accessory buildings upon a lot, expressed as a percentage of the net lot area.

Buy-back recycling center. An attended facility, consisting of an enclosed portable, temporary, weather-resistant container established in conjunction with and accessory to a commercial or industrial use, for the purpose of receiving allowed recyclable material of a size permitting it to be placed completely inside such container for short-term storage until removed to a recycling processing center. Compensation is paid to the public for the recyclable materials when such materials are deposited in the container.

Campground; recreational vehicle park. A facility that provides land to transient guests who use personal tents, travel trailers, motor homes or recreational vehicles as temporary accommodations. Cabins may also be provided. Related accessory uses, such as bath houses, on-site storage, event space, passive and active recreational facilities, beach club, restaurant with alcohol sales by the drink, general store with incidental sales of beer and wine and a caretaker's residence are permitted and limited to registered guests and their guests.

[Campground adopted June 22, 2017 (17-002466-ZA)]

Car area. Car area shall be defined as the total area of a lot or tract of land used for automotive traffic ways and maneuvering, loading and unloading areas, and detached carports or parking areas, whether covered or uncovered; but excluding garages or carports attached to, or enclosed within, a residential building.

Care home. A rest home, nursing home, convalescent home, boarding home for the aged or similar use established to render domiciliary care for chronic or convalescent patients, but not including facilities for the care of feebleminded or mental patients, epileptics, alcoholics, senile psychotics or drug addicts.

Cemetery. Any land or structure dedicated to and used, or intended to be used, for the interment of human remains; a cemetery is used as a burial park for earth interments or as a mausoleum or columbarium for vault or crypt interments or a combination thereof. Cemetery often includes accessory buildings for services related to its function including religious ceremonies, administration, storage and caretaker's home. This definition does not include governmental, fraternal, church or synagogue cemeteries or family burial plots.

Child care center. A building and an outdoor area designed or altered and used for the care and instruction of two or more children (excluding members of the family occupying the premises) for any part of any day and operated on a regular basis.

Child sitting center. An area within a use which is provided by the management of such use for the convenience of its patrons, for the short-term care (a maximum of four hours per day per child) of two or more children, for any part of any day the use is open for business.

Church. A building used for the primary purpose of religious worship.

City engineer means the director of the engineering department of the City of Savannah or his designee.

Class II bicycle rack. A bike parking device that is designed and constructed to secure the bike frame and both wheels so that the theft of an unattended bicycle is greatly reduced.

Club or lodge, private. An incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational or like activities, but not including shooting clubs operated for the benefit of their members and not open to the general public.

Commissioner of health. The county commissioner of health.

Community correctional center. A facility operated by a nonprofit organization under contract with a state or federal correctional agency for the purpose of housing convicted offenders for a transitional period (usually eight months) prior to their release back into the community. While in the facility, offenders are required to participate in a comprehensive rehabilitation program, which includes job training and employment experiences. Participants are required to pay part of their cost of confinement and are restricted to the facility both day and night except for hours spent away from the facility for job training/employment purposes.

Community residential boat dock or pier. Any boat dock or pier owned or maintained by a homeowner's association or residential community association for the private use and enjoyment of its members and on which no commercial activities may be conducted.

Congregate mental care facility. A facility which is licensed by the state to provide specific services to meet the medical and supportive needs of mentally ill and/or emotionally disordered patients under 24-hour medical supervision.

Congregate personal care home. A home, licensed by the state, which offers care to 16 or more ambulatory persons.

Consumer fireworks. Any small fireworks devices containing restricted amounts of pyrotechnic composition, designed primarily to produce visible or audible effects by combustion, that comply with construction, chemical composition and labeling regulations as required by federal law, to include Roman candles.

[Consumer fireworks adopted December 22, 2015 (15-005416-ZA)]

Convent or monastery. A home for the permanent residence of individuals under religious vows who retire from society to devote themselves to a life of prayer and meditation.

Craft Distillery. A facility that produces by distillation not more than 40,000 gallons of spirits per year for consumption off site and the sale and distribution of which are regulated by federal, state and local laws.

[Craft distillery adopted June 11, 2015 (15-001952-ZA)]

Day nursery and kindergarten. A building designed or altered and intended to be used for the daytime care or instruction of two or more preschool children and operated on a regular basis.

Dead storage yard. An on-site accessory secured and visually screened area utilized by a wrecker service to park wrecked, abandoned or impounded vehicles.

Department store. Any business establishment which retails a wide range of dry good products and occupies greater than 6,000 gross square feet of store area. Any such establishment occupying 6,000 gross square feet or less in area shall be defined as a "variety store."

DHR Table MT-1. Table MT-1 of the Georgia Department of Human Resources Manual for On-Site Sewage Management Systems, which defines the minimum lot sizes allowed for homes served by septic tanks/drainfield systems.

DHR Table MT-2. Table MT-2 of the Georgia Department of Human Resources Manual for On-Site Sewage Management Systems, which defines the minimum lot sizes allowed for mobile home parks served by septic tanks/drainfield systems.

Display case. A case, cabinet or other device having a window of glass or other transparent material, or other opening, access to which is made from other than within the structure or building of which it is a part or attached to.

Dormitory. A multiple-unit residential structure or complex of structures, other than a hotel, motel, apartment building, boardinghouse, fraternity house, sorority house, or condominium complex, which is (1) established in connection with a college or university for the purpose of housing students registered and attending such institution and which is provided security by the college or university security forces or their equivalent and which has a full-time resident manager, or (2) a senior citizen congregate housing complex for the purpose of housing ambulatory elderly persons. Such use shall not contain kitchen facilities within individual living units. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

Dormitory unit. Living quarters within a college or senior citizen congregate housing development. Such units are further classified as college or senior citizen congregate dormitory units, as follow:

- (1) **College dormitory unit.** A bedroom unit within a college dormitory designed to house a maximum of two students. Such unit may include a bedroom, bathroom(s), study area(s) and other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.
- (2) **Senior citizen congregate dormitory unit.** Living quarters within a senior citizen congregate dormitory for a maximum of two senior persons, containing no more than 600 square feet per unit including two or fewer bedrooms, bathroom(s) and

other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

Dwelling. A building or portion thereof arranged or designed to provide living facilities for one or more families.

- (1) **Detached.** A dwelling which does not share party or lot-line walls with any adjacent building.
- (2) **Semiattached, semidetached or end-row.** A dwelling, one side of which is a party or lot-line wall.
- (3) **Attached or row.** A dwelling, the walls on two sides of which are party or lot-line walls

Dwelling, multifamily. A dwelling containing three or more dwelling units.

Dwelling, one-family. A dwelling containing one dwelling unit only.

Dwelling structure, accessory. A detached single-family structure, which may include a private residential automobile garage or storage area, located in the rear yard of a principal use dwelling.

Dwelling, two-family. A dwelling containing two dwelling units only.

Dwelling, two-family over/under. A two-family residential dwelling in which the units are stacked vertically and on the same lot.

[Two-family dwelling, over/under adopted February 18, 2016 (15-004082-ZA)]

Dwelling unit. One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one or more persons living as a single housekeeping unit or family.

Elderly family home. Housing in a dwelling unit for individuals who are able to care for themselves and do not require 24-hour health care services or supervision, licensed under the State of Georgia personal care home standards.

Electronic, video or mechanical amusement game arcade. A use with four or more electronic, video or mechanical amusement games located within one establishment.

Eleemosynary or philanthropic institution. A not-for-profit organization that provides a variety of services to its members or the community but does not provide sleeping accommodations or daily meals. Institutions included under this definition are: Young Men's Christian Association, Jewish Educational Alliance, Girl Scouts, Boy Scouts, civic

clubs, and the American Red Cross.

Engineering administrator. The official of the city who bears such title.

Factory-built housing. See *Industrialized building*.

Family. One person or two or more persons related by blood or marriage, with any number of natural children, foster children, stepchildren, or adopted children; or a group of not more than six persons, not necessarily related by blood or marriage, living together as a single housekeeping unit in a dwelling unit where compensation is not made for housekeeping service for room and board to the owner or operator of such dwelling unit.

Family adult day care center. A residential dwelling in which is provided basic adult social and maintenance day care services to six or fewer ambulatory adults, but not including rehabilitation services for the care of alcoholics, drug abusers, psychotics, or mentally ill patients. Except for the operator's or owner's living quarters, no overnight facilities are provided.

Family care facility. A dwelling that is licensed by the state and intended solely for housing six or fewer mentally ill and/or emotionally disordered patients to be provided with a program of services and protective supervision in a home setting.

Family care home. Housing in a dwelling unit for individuals who are classified as mentally retarded, which is licensed by the Georgia Department of Human Resources, and which is under the supervision of a certified state or public local welfare employee. Residents participate in day training or educational programs or are employed outside the home when not under the care of a resident supervisor.

Family day care home. The daytime care or instruction within an occupied residence of not more than six preschool children, including all preschool children that permanently reside on the premises; provided that such use is certified annually as being in compliance and operating under the provisions of the Chatham County Department of Family and Children Services family day care home program.

Family personal care home. A home for elderly or handicapped adults (in a residence or other type building(s), noninstitutional in character), licensed and regulated by the state, offering care for up to six ambulatory persons. The two types of family personal care homes are as follows: (1) handicapped and (2) elderly.

Floor area, gross. The total number of square feet of floor area in a building determined by horizontal measurements between the exterior faces of walls including basement area used for offices, sales or dwelling space, but excluding basement areas used for storage of goods, equipment and vehicles.

Floor area, nonstorage. All that floor area of a building except areas used for permanent window display; storage for goods, equipment and vehicles; and stairwells or elevator

shafts, but including areas used for office or sales space in basement.

Food service centers for homeless. A facility owned and operated by a not-for-profit agency or organization that provides not more than two meals per day, for free, to homeless individuals or families.

Fortunetelling. Fortunetelling shall include all forms of foretelling, including, but not limited to, palm reading, casting of horoscopes, and tea leaf reading.

Fuel Station. A facility having pumps and storage tanks at which fuels, oils or accessories for the use of motor vehicles are dispensed, sold or offered for sale at retail. An indoor car wash may be permitted as an accessory use.

[Fuel station adopted October 18, 2012 (12-000309-ZA)]

Full-service meal. A meal, provided by a restaurant, that is prepared within the restaurant's kitchen, and which consists of an entree and/or attendant courses plus beverage(s), and which is served by a waiter or waitress and consumed at a table within the restaurant dining area.

General development plan. A plan that identifies the overall concept of a proposed development. Information required on such a plan is intended to convey the character and layout of the project and to identify issues that must be addressed on the specific development plan.

Governing authority. The mayor and aldermen of the city.

Gross land area. Gross land area shall be defined as the total area of a lot or tract of land.

Groundwater recharge area. Those areas mapped by the Georgia Department of Natural Resources in Hydrologic Atlas 18, Most Significant Groundwater Recharge Areas of Georgia (1989 edition). Mapping of recharge areas is based on outcrop area, lithology, soil type and thickness, slope, density of lithologic contracts, geologic structure, the presence of karst, and potentiometric surfaces.

Group care home for the elderly. A facility which provides health care services to meet the needs of the elderly occupants, and which is licensed and certified by state or local public health/welfare agencies.

Group personal care home. A home (in a residence or other type building(s), noninstitutional in character), licensed by the state, offering care to seven through 15 ambulatory persons.

Guyed tower. A tower that is supported, in whole or in part, by guy wire and ground anchors.

Hazardous constituent. Any substance listed as a hazardous constituent in regulations promulgated by the administrator of the United States Environmental Protection Agency pursuant to the Federal Solid Waste Disposal Act, as amended, particularly by but not limited to the Resources Conservation and Recovery Act of 1976 (Public Law 94-580, 42

USC 6901 et seq.), as amended, codified as appendix VIII to 40 CFR 261, Identification and Listing of Hazardous Waste.

Height of building. The vertical distance measured from the mean finished ground level adjoining the building to the highest point of the roof.

Historic structure. All buildings identified as contributing, historic or rated on the Historic Buildings Map for any local or National Register Historic District.

[Historic structure adopted 11-21-17, (17-002807-ZA)]

Home for chemically dependent persons. A state-licensed facility providing room and board, recreation, counseling, and other rehabilitation services to individuals, who by reason of addiction to drugs or alcohol require specialized attention and care in order to achieve personal independence. Work programs are a part of the rehabilitation program, and a maximum of 15 beds is provided.

Home occupation An occupation carried on within a home or from a home only by family members residing in the home, using only such equipment as is customarily found in the home, involving no display of articles or products, and, except as otherwise provided, having no on-premises signage identifying the occupation and having no on-site storage of equipment, or materials used to deliver products or provide services offsite and having no on-site assembly or storage of vehicles other than the customary household vehicles. Home occupations shall be limited to:

- (1) Selling only those articles, products or services produced in the home; or
- (2) Arranging to provide or deliver products or services off-site which are produced on-site or off-site and involve no on-site employees other than those living in the home, and involve no assembling or storage of materials or equipment on the premises.

However, this definition shall also include the following activities:

- (1) Boarding not more than two non-transient guests;
- (2) A family day care home; or
- (3) A beauty parlor operating in a room separate from but attached to a dwelling unit and using equipment other than that customarily found in a home, occupying not more than 500 square feet of floor area, and employing no more than two people, both of whom shall reside in the dwelling to which the beauty parlor is attached.

[Home occupation amended Dec. 10, 2015 (12-001930-ZA)]

Horse stable. Any structure which is used for the shelter and care of horses for a commercial use.

Hospital. Any institution receiving inpatients or a public institution receiving outpatients and

authorized under state law to render medical, surgical or obstetrical care.

Hostel. A building other than a hotel, motel, apartment building, boarding house, fraternity house, sorority house, dormitory, or condominium complex, which is utilized by short-term transient travelers for temporary lodging, and which operates under license to a recognized nationwide hostel referral service for the purpose of housing short-term transient travelers.

Hotel apartment building used by a college. See *Apartment building used by a college (mixed use)*.

Hotel, motel or motel lodge. A lodging establishment consisting of one or more attached or detached buildings containing more than 15 bedrooms or suites to transient guests.

Housing for the elderly. Housing specified for elderly persons pursuant to any federal, state or local financing and use program under which the project is operated by agreement or restriction or if the project is not operated pursuant to such a program it is subject to a recorded restrictive covenant enforceable not less than 20 years in duration which requires not less than 80 percent of the tenants to be aged 62 or older.

Ice Vending Unit. A freestanding, unmanned, self-contained machine or facility, larger than 30 square feet in size, designed to store and/or manufacture ice for the purpose of ice dispensing on-site at any time.

[Ice vending unit adopted September 10, 2009, (Z-090420-38821-2)]

Impervious surface. A solid base that is nonporous, unable to absorb hazardous materials, free of cracks or gaps and is sufficient to contain leaks, spills and accumulated precipitation until collected material is detected and removed.

Indoor recycling collection center. A building which is used for the collection and temporary storage of glass, brass, copper, aluminum, paper, cloth and plastic products that are collected for shipment to a recycling processing center.

Industrialized building. A structure or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to or destruction thereof and is in compliance with the requirements of O.C.G.A. § 8-2-112 and is certified by the commissioner of community affairs.

Infill lot. A vacant lot located within a mature largely built-out one- or two-family subdivision or neighborhood where such lot is located adjacent to or across the street from a lot upon which is located a one- or two-family dwelling structure or is adjacent to a one- or two-family dwelling structure.

Inn. A lodging establishment providing bedrooms and meals to transient guests which contains not more than 15 bedrooms or suites.

Jurisdictional wetland. An area that meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

Jurisdictional wetland determination. An official written statement signed by the U.S. Army Corps of Engineers that states whether or not jurisdictional wetlands are present on a site.

Land use. Classification of how land is occupied or utilized, including but not limited to the following: residential, commercial, industrial, recreational, agricultural, institutional, and public (e.g., roads, canals, water and sewage facilities).

Landfill. A method of reclamation or reconditioning or rehabilitation of an excavation site by the placement of dirt or disposal of solid wastes other than putrescible or hazardous wastes but not including the placement of dirt fill or solid material suitable for preparing a lot or parcel of land for a building site or improving an existing building site.

Lane. A public way less than 40 feet in width designated as a lane on a recorded plat or dedicated as such in a deed.

Lattice tower. A tower that has open-framed supports on three or four sides and is constructed without guy wires and ground anchors.

Leasable area. That portion of any structure used as a part of the quarters of any owner, tenant, occupant or users of such premises. Areas excluded in the calculation of leasable area shall include entry halls or foyers; elevator shafts; stairways; janitor, electrical, mechanical or maintenance rooms; restrooms; common areas open to the public; etc.

Limited fraternal order or lodge. A fraternal order or affiliated organization which has the following characteristics:

- (1) Be established under a nationally chartered fraternal order or a division, subsidiary or license of the national entity.
- (2) Be qualified as a nonprofit organization under the federal Internal Revenue Code 501.
- (3) Shall have demonstrated a period of reasonable continued active existence for not less than 20 years.

Limited use retail shops. Retail stores which are limited to the sale of specialty products which are not produced or manufactured on the premises and are limited to or associated with a single product line or limited line of merchandise directed to a specific consumer market. Includes pet stores, specialty food stores, bicycle shops, personal micro- and/or mini-computer sales or similar uses. Does not include the sale, service or repair of motorized vehicles including automotive parts, repair or service stores, tire stores, gasoline sales, package stores, or similar uses nor any outdoor display or storage of materials, supplies, or products.

Lot. A developed or undeveloped tract of land in one ownership, legally transferable as a single unit of land.

Lot area, net. The total area of a lot excluding any road or highway right-of-way, whether dedicated or not dedicated to public use.

Lot, corner. A lot having frontage on two or more public streets at their intersection.

Lot width. The horizontal distance between the side lot lines of a lot measured at the building line.

Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph [subsection] except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401 et seq.

Manufactured home park. A contiguous parcel of land containing not less than five buildable acres, or an expansion (regardless of size) of an existing park, under single ownership, which has been planned and improved for the placement of manufactured homes for nontransient use.

Manufactured home parking space. The space required to park one manufactured home or mobile home with facilities provided for water, sewer, and electrical attachments.

Marina. A facility which is operated and equipped primarily for the purpose of in-water or dry storage of boats.

Marina, residential. A marina operated in a residential setting and equipped primarily for the purpose of the launch of trailered boats and having in-water or dry storage of boats subject to specific site development and operations standards in order to protect the surrounding residential character.

Marine supply and service facility. A marina facility which is also operated and equipped for sales, service and repair of boats both in and out of the water.

Massage parlor. Any business establishment existing for the principal purpose of offering massages to the public.

Master plan. An initial plan required for developments that involve more than one lot, land use, or residential density. The plan identifies the general configuration of the development as related to land area and proposed land use.

Microbrewery. Any brewery designed to accommodate the processing of fewer than 15,000 barrels of beer or ale within any consecutive 12-month period.

Mini-warehouse. A building or a group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized and controlled-access stalls, or lockers, for the dead storage of customers' goods or wares.

Mixed use, nonresidential. A building designed to accommodate a mix of two or more conforming nonresidential uses consisting of retail sales, personal services, or offices. Each use shall have its own separate access. Such access may include common corridors, lobby or foyer areas that are designed to provide separate access to uses located within the building.

Mixed use, residential. A building designed to accommodate a mix of conforming residential and nonresidential uses consisting of retail sales, personal services or offices. Each residential use shall have its own separate ground level access. Such access may include common corridors, lobby or foyer areas that are designed to provide separate access to uses located within the building.

Mobile farmers' market. A mobile vehicle, or trailer, commercially licensed by the Department of Driver Services, from which uncut perishable fruits, vegetables, and herbs are sold. Commercially prepared and commercially prepackaged foods such as seafood, meats, and milk (excluding alcoholic beverages, homemade food products and craft goods) may be sold in addition to, but not without the concurrent sale of fruits, vegetables, and herbs. Prepared foods that are meant for consumption on site are not permissible. However, foods prepared for cooking demonstration purposes are permissible and may be consumed on site. The sale of Christmas trees, Halloween pumpkins, plants, or flowers is prohibited. Only retail sales are permitted. Mobile farmers' markets are permitted in all zoning districts.

[Mobile farmers' market adopted February 18, 2016, (15-006685-ZA)]

Mobile food service unit. A trailer, pushcart, vehicle vendor or any other similar conveyance operating as an extension of and under the managerial authority of the permit holder of its permitted base of operation. The mobile food service unit and its permitted base of operation together make a mobile food service establishment. Mobile food service units shall be permitted in all zoning districts and on all colleges and universities. However, only public and private K-12 schools and churches/places of worship shall be permitted to have such mobile food service units in the R-20, R-10, R-6, R-6-A, R-6-B, R-6-C, R-4, R-M, RIP-A, RIP-A-1, RIP-B, RMH, RMH-1, 1-R, 2-R, 3-R, and TN-2 zoning districts as a temporary use for a period no more than fourteen days in a six-month period.

[Mobile food service unit adopted September 1, 2016, (16-003685-ZA)]

Mobile home. Any noncertified dwelling structure transportable in one or more sections, which is not certified as meeting the standards established under the U.S. Department of Housing and Urban Development Rules and Regulations for Manufactured Homes (HUD certified), and manufactured prior to June 15, 1976.

Monopole tower. A tower constructed of a single pole, without guy wires or ground anchors.

Moped. A motor-driven cycle equipped with two or three wheels, with or without foot pedals to permit muscular propulsion and an independent power source providing a maximum of two brake horsepower. If a combustion engine is used, the maximum piston or rotor displacement shall be 3.05 cubic inches (50 cubic centimeters) regardless of the number of chambers in such power source. The power source shall be capable of propelling the vehicle, unassisted, at a speed not to exceed 30 mph (48.28 kmh) on level road surface, and shall be equipped with a power drive system that functions directly or automatically only, not requiring clutching or shifting by the operator after the drive system is engaged.

Motorcoach. A multipassenger vehicle over 34 feet in length, designed for roadway use and excluding school buses and recreational vehicles not for hire to transport passengers.

Museum. A permanent, professionally staffed institution, dedicated to the collecting, preservation, study, display, and educational use of objects, and which is open to the public on a regular schedule, is owned and operated by a nonprofit organization under section 501(c)(3) of the Internal Revenue Code, and has a board of trustees or directors to oversee its operation and management and to ensure that the institution is true to its purpose.

Net area of residential land. Net area of residential land shall be defined as any portion of lot area reserved for, or intended to be used for, residential buildings, open space, recreation space, and similar accessory uses, excluding areas devoted to streets, driveways, parking and loading facilities, and similar uses or structures. Net residential land shall further be defined as the difference between "gross land area" less "car area" and any area devoted to nonresidential uses or structures, offices, institutional uses, commercial uses, and similar uses.

Nightclub. An establishment dispensing alcoholic beverages for consumption on premises which stays open after 11:00 p.m., does not serve food during all hours of operation, and has occupancy capacity exceeding one hundred (100) patrons.

[Nightclub added October 23, 2008, (Z-080219-32971-2)]

Nonprofit sheltered work center. A structure where handicapped and/or aged persons are provided with employment generally on a long-term basis, who are otherwise unemployable in private industry or commerce. In addition to providing a controlled and supervised working experience, such center may provide diagnostic testing and evaluation, counseling, group therapy and assessment of progress, referral and follow-up, and other such activities related to employment and job placement. Incidental retail sales may also be permitted provided no exterior display or storage of materials is located on the site.

Nontransient guest. [Editor's note: Repealed November 10, 2014 (14-003621-ZA); effective January 1, 2015. See transient guest.]

Office, general. A facility generally focusing on business, government, professional or financial services. General office shall include the following: advertising office; bank; business management consulting; data processing; financial business such as a lender, investment or brokerage house; collection agency; radio or television studio; real estate or insurance agent; professional service such as attorney, accountant bookkeeper, engineer, or architect; sales office, travel agency or any similar use.

Office, medical. A medical facility in which a doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medical provider treats or counsels patients.

Off-street parking lot or facility. A tract of land or a building containing more than 1,000 square feet of area set aside for the day or night parking for motor vehicles of the parking lot patron (i.e., employee, proprietor, customer, visitor). An authorized off-street parking lot or facility shall be one which was in existence at the time of the adoption of these regulations (July 29, 1960), or for which a permit was issued after the adoption of these regulations, and which complies with the off-street parking design requirements of this article [chapter].

Package alcohol sales. A retail facility selling unbroken original containers of alcoholic beverages for consumption other than on the licensed premises. This definition shall expressly include convenience stores, grocery stores, drug stores and other similar retail outlets that sell alcohol for off-site consumption.

Parking space. The space required to park one automobile, which shall be a minimum of eight feet wide and 20 feet long, exclusive of passageways.

Personal care home. A home in which protective care and watchful oversight is given to a resident who needs a watchful environment but does not have an illness, injury or disability which requires chronic or convalescent care, including medical and nursing services. Protective care and watchful oversight includes but is not necessarily limited to a daily awareness by the management of the resident's functioning, his or her whereabouts, the making and reminding a resident of appointments for medical checkups, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition, medication and actual provision of transient medical care, with a 24-hour responsibility for the well-being of the resident. A personal care home is one of three types: family personal care, group personal care or congregate personal care.

Pharmacy. A building or part of a building used or intended to be used for the specific purpose of preparing, compounding and dispensing medicines or medications, and personal hygienic needs.

Planning commission. The Chatham County-Savannah Metropolitan Planning Commission established in accordance with the provisions of the Georgia Code Annotated.

Pollution susceptibility. The relative vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, applications of chemicals, injections and other human activities in the recharge area.

Pollution susceptibility maps. Maps of relative vulnerability to pollution prepared by the Georgia Department of Natural Resources in Hydrologic Atlas 20, Groundwater Pollution Susceptibility Map of Georgia. Pollution susceptibility maps categorize the land areas of the state into areas having high, medium, and low groundwater pollution potential.

Private residential boat dock or pier. A dock or pier used in conjunction with a private residence or residential building site for the private use and enjoyment of the residents and on which no commercial activities may be conducted.

Professional. A member of a recognized profession, including accountants, architects, dentists, doctors, engineers, lawyers, or other related occupations.

Professional office. Offices of recognized professions, including accountants, architects, dentists, doctors, engineers, lawyers, or other related occupations which are located in the same structure.

Public use. Buildings, structures and uses of land operated by a government unit or government agency, including but not restricted to airports, fire stations, recreation sites and facilities and public utilities.

[Public use definition amended September 5, 2013 (13-002493-ZA)]

Public uses. Uses of a public or governmental nature, including, but not restricted to, fire and police stations, and public park and recreational facilities.

Public utility. As used in this chapter, a public utility shall only be defined to include pipelines, power transmission lines, telephone and telegraph lines, railroad tracks, but not a railroad yard, and such related public utility structure or station necessary for the installation and maintenance of utility services.

Recharge area. Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer.

Recreation, indoor. Amusement or recreational activities carried on wholly within a building, including pool or dance hall, batting cages, electronic arcade, theater, and activities of a similar nature. This definition does not include any adult entertainment establishment.

Recreation, outdoor. Any recreational facility where activity takes place primarily outdoors, including golf course, miniature golf course, batting cages, driving range or a similar facility.

Recreational vehicle. Travel trailers, self-propelled motor homes, truck campers and camping trailers.

Restaurant, cafeteria. A food establishment in which customers select meals and beverages while standing in serving lines and consume the meal while seated at a table within the establishment.

Restaurant, drive-in. A food establishment that serves meals and/or beverages to persons in automobiles or other vehicles parked in designated spaces on the premises for consumption on the premises.

Restaurant, fast-food or drive-thru. A food establishment which provides meals for takeout and/or meals for drive-thru service.

Restaurant, sit-down. A food establishment that prepares and serves meals and beverages for compensation to seated customers to consume while seated within the establishment.

Retail, general. A facility involved in the sale, lease, or rental of new or used products to through traffic as well as the surrounding neighborhood. General retail shall include the selling, leasing or renting of the following goods: antiques, art; art supplies; bicycles; building supplies; cameras; carpet and floor covering; crafts; clothing; computers; dry goods; electronic equipment; fabric; furniture; garden supplies; hardware; household products; jewelry; medical supplies; musical instruments; music; pets; pet supplies; photo finishing; picture frames; printed materials; sporting goods; or any similar use. The retail sale of automobile parts shall be considered retail general provided no on-site automobile service or repair is provided.

Retail, neighborhood. A facility involved in the sale, lease, or rental of new or used products primarily to local pedestrian traffic in the surrounding neighborhood. Neighborhood retail shall include the selling, leasing or renting of the following goods: books, health and beauty products, crafts, flowers, gifts or souvenirs, groceries, plants, produce; stationary, tobacco, videos or any similar use. Also includes preparation and sale of baked goods, coffee, ice cream, fountain drinks, confections and similar products who preparation does not require installation of an exhaust hood.

Riding stable. An establishment where horses are boarded and cared for and where instruction in riding, jumping and showing may be offered and the general public may, for a fee, hire horses for riding.

Right-of-way. A strip of land used or to be used as a road or crosswalk or for a pipeway or drainage canal.

Road. Any street, highway, avenue, lane, marginal access street, service drive, alley, bridge, viaduct or any segment thereof.

Road classification. The classes of roads referred to in this chapter shall be as shown on the road classification map of the city.

Road, collector. See *Road classification map of the city*.

Road, freeway or parkway. See *Road classification map of the city*.

Road, major arterial. See *Road classification map of the city*.

Road, opened. A road shall be deemed to be opened if it is either of the following: (a) available for public use prior to the adoption of this chapter, or (b) was constructed to city specifications following the adoption of this chapter.

Road, residential. See *Road classification map of the city*.

Road secondary arterial or rural. See *Road classification map of the city*.

Road unopened. A road or any part thereof shall be deemed to be unopened if it is not cleared, graded and available for public use.

Salvage yard. Use of property for indoor or outdoor storage, keeping, abandonment, sale or resale of junk, including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking and structural steel materials and equipment.

Sanitarium. A state-licensed medical facility offering special care and medical services to the chronically ill, including mentally ill, handicapped persons, or in-house programs for drug or alcohol abusers.

Satellite dish, transmission receiver. A structure consisting of an antenna and amplifier for the reception of microwave frequency electromagnetic energy for television transmission from satellites. The device may be of solid or open mesh construction and is typically in the form of a shallow dish and may be mounted on a permanent, temporary or portable structure.

School, public or private (K-12). A facility approved by the state to provide formal primary or secondary education (i.e., kindergarten through twelfth grade). Pre-kindergarten instruction is permitted as an accessory use.

[School, public or private definition adopted September 5, 2013(13-002493-ZA)]

Senior citizens congregate housing. An adult housing development specifically designated to house senior citizens (55 years of age or older) in predominately efficiency and single-bedroom apartments. Common facilities for recreation or social functions, restaurant or cafeteria style dining, 24-hour medical emergency monitoring systems in each unit, and in-house health professionals (such as nurses, nutritionists, etc.) shall be provided as a part of the services and facilities available to residents of the congregate development.

Service, general. A facility involved in providing personal or repair services to through traffic as well as the surrounding neighborhood. General services shall include the following personal services: animal grooming; dance, martial arts, music studio or classroom; laundromat; photocopy, blueprint, package shipping or quick-sign service; psychic or medium; security service; taxidermist; catering service or any similar. General services shall also include the following repair services: bicycles, canvas products; clocks; computers; jewelry; musical instruments; office equipment; radios; shoes; televisions; watches or any similar use. Also includes a tailor, milliner, upholsterer or locksmith.

Service, neighborhood. A facility involved in providing limited personal services to local pedestrian traffic in the surrounding neighborhood. Neighborhood services shall include the following: personal care services such as hair, nail, tanning, massage therapy; dry cleaning and laundry pick up station; pack and ship facility; or any similar use.

Shelter, transitional. A shelter for homeless individuals or families which is owned and operated by a not-for-profit agency or organization to provide temporary residences for the homeless for a period not to exceed 180 consecutive days for any individual, and which may provide by referral or may provide on the site a variety of social services and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves.

Shelters for the abused and mistreated. A nonprofit facility providing beds for persons requiring temporary alternative housing because of domestic abuses and life-threatening environmental surroundings. Services are provided over a 24-hour period and include bed and board for individuals and family subgroups.

Shelters, emergency. A shelter for homeless individuals or families which is owned and operated by a not-for-profit agency or organization for the purpose of providing only overnight shelter and sleeping accommodations on an emergency basis to individuals for a period of time not to exceed 12 hours every 24 hours during periods of extreme weather conditions that may cause human suffering.

Shipping container. A receptacle designed for transport of cargo aboard ship and also by truck trailer or rail car, and which exhibits features designed to facilitate the movement of containerized cargo, including but not limited to corner fittings for pins; designed for stacking size dimensions of eight feet wide by eight or ten feet high by 20, 35 or 40 feet in length; and which is otherwise designed and constructed in conformance with standards for shipping containers as set forth by the International Standards Organization.

Shopping center. A group of commercial establishments planned, constructed and managed as a unit, with off-street parking and loading facilities provided on the property and related in location, size and type of shops to the trade area which the unit serves.

Short-term vacation rental. An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For

the purposes of this definition, a residential dwelling shall include all housing types and shall not include group living or lodging uses.

[Short-term vacation rental adopted November 10, 2014; in effect January 1, 2015 (14-003621-ZA)]

Sign. Any structure, part thereof, or device attached thereto or painted or represented thereon or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, trademark or other representation used as or in the nature of an announcement, advertisement, direction or designation of any person, group, organization, place, commodity, product, service, business, profession, enterprise or industry which is located upon any land or any building or upon a window. The flag, emblem or other insignia of a nation; governmental unit; educational, charitable or religious group shall not be included within the meaning of this definition. For the purposes of this chapter, sign types shall be identified as follows:

- (1) **Development sign.** A temporary construction sign denoting the architect, engineer, contractor, subcontractor, financier or sponsor of a development which may also designate the future occupant or use of the development.
- (2) **Directional sign.** A sign containing information relative to the location, distance to, entrance to, and exit from structures or land use activities.
- (3) **Announcement sign.** A single-faced nonilluminated professional or announcement sign attached wholly to a building, window or door unless otherwise permitted within this Code as a freestanding illuminated sign. Where such sign only includes emergency information, business hours, credit cards honored, and other accessory information it shall be known as an incidental use sign.
- (4) **Principal use sign.** A sign which identifies or advertises a profession, principal land use activity, or service occupying or available on the premises upon which such sign is located.
- (5) **Outdoor advertising or separate use sign.** An off-premises sign which advertises or directs attention to businesses, products, services or establishments not usually conducted on the premises on which the sign is located.
- (6) **Public information sign.** A sign containing emergency or legal notices, regulatory information, or historical data of interest to the general public, or a church bulletin board.
- (7) **Temporary sign:** A restricted sign or outdoor display consisting of materials such as a pinwheel, windsock, flag, balloon or other inflatable object, pennant, banner and/or metallic or other strip of material which is designed and/or erected so as to flutter, rotate, shimmer or otherwise create movement or produce action to draw attention to a product or attract the attention of the passing public to use, product, service or event when erected for not greater than 30 consecutive days nor greater than 60 days within a calendar year (January 1 -- December 31).

- (7a) **Temporary sign, public event:** A temporary restricted sign allowed under the provisions of section 8-3112(c), erected for not greater than 30 consecutive days nor greater than 60 days within a calendar year (January 1 -- December 31); a temporary sign allowed by the city manager, or his/her designee, on public lands for an event open to the public and sponsored by an eleemosynary or philanthropic institution or bona fide public or nonprofit institution or organization.
- (8) **Fabricated sign.** A sign which does not meet the specifications of the "standard poster panel sign," but which is permitted in accordance with the provisions of this chapter as they relate to a separate use sign.
- (9) **Facia sign.** A single-faced sign which is in any manner attached or fixed flat to an exterior wall of a building or structure. Individual letters in addition to the "box type" (i.e., letters and symbols on an attached backing) sign may also be installed as a facia sign. A principal use sign on a canopy or awning shall be interpreted as a facia sign.
- (10) **Flashing sign.** An illuminated sign of direct or indirect lighting on which the artificial light flashes on and off in regular or irregular sequence.
- (11) **Freestanding sign.** A sign supported by one or more upright poles, columns or braces placed in or upon the ground surface, and not attached to any building or structure.
- (12) **Illuminated sign.** A sign illuminated directly or indirectly by gas, electricity or other artificial light, including reflective or fluorescent light.
- (13) **Under-awning or canopy sign.** A sign other than a principal use sign, attached or applied to or below a canopy, awning or other roof-like structure.
- (14) **Double-faced sign.** A sign more than one side of which is visible. A "V" sign shall be considered a double-faced sign providing the least angle of intersection does not exceed 90 degrees.
- (15) **Portable sign.** A freestanding sign not permanently anchored or secured to either a building or to the ground.
- (16) **Projecting sign.** A double-faced sign end mounted to an exterior wall of a building or structure and which projects out from the wall more than 15 inches.
- (17) **Roof-mounted sign.** A sign erected wholly upon or above a roof of any building.
- (17.5) **Standard poster panel.** An outdoor advertising display with dimensions of 12 feet by 25 feet.

- (18) **Single-faced sign.** A sign, only one side of which is visible.
- (18.5) **Special announcement sign.** An announcement sign in which the sign copy, message, image or display is changed electronically but which generally has the appearance of a stationary message board. Such sign shall be considered as a principal use sign, where permitted.
- (19) **Standard poster panel sign.** An outdoor advertising display with dimensions of 12 feet by 25 feet.
- (20) **Supplemental identification sign.** A nonilluminated sign limited to providing the trade name, logo or principal use of the establishment.
- (21) **Building identification sign.** A fascia sign used to identify or indicate the name of a building.
- (22) **Parking regulation announcement sign.** A sign for the display of a prohibition on parking in a private parking lot or parking area during certain hours or at specified times, and to inform that vehicles in violation will be towed away.
- (23) **Pump island identification sign.** A sign identifying type of service offered, the price of gasoline, and other relevant information or direction to persons using the facility, but containing no advertising material of any kind other than the logo of the principal use of the station.
- (24) **Readerboard sign.** An announcement sign with changeable letters, which may or may not be internally illuminated; also called a display panel.
- (25) **Area identification sign.** A single- or double-faced identification sign not exceeding 30 square feet in area (excluding architectural embellishments and decorative sign support structures), nor extending more than five feet above the established ground level, noting the name of a subdivision; residential development; or public, charitable, educational or religious institution.

Sign area. The entire face of a sign and all wall work including illumination tubing incidental to its decoration. In the case of an open sign made up of individual letters, figures or designs attached directly to the building, the space between such letters, figures or designs shall not be included as part of the sign area.

Sign clearance. The vertical distance from the established finished grade of the sidewalk to the lower edge of a sign.

Sign copy area. The sum of the area of the words or numbers included in the sign copy, inclusive of pictorials, trademarks or other advertising symbols.

Sign display area. The total area upon which sign copy may be placed. In computing the total display area of the sign, mathematical formulas or geometric shapes formed by straight

lines drawn closest to the extremities of the sign, excluding any framing or support structure, ornament or other embellishments shall be used.

Signable area. That area of the facade of a building up to the roofline, free of windows and doors or major architectural detail, to which a sign may be attached or erected; provided, however, that the "signable area" for a fascia sign shall be further restricted to the horizontal area along the building facade below any upper story windows when a principal use structure is greater than one story in height. A permitted awning or canopy may also be considered as part of the signable area.

Signable quadrant. An area extending for a set distance along the roadways from the intersection of the rights-of-way of two or more collector or arterial streets (excluding areas along a protected or interstate roadway) and a set distance parallel to the rights-of-way of such roadways.

- (a) **Signable quadrant for restricted roadways.** An area extending (1) 3,000 feet along the roadways from the intersection of the rights-of-way of a restricted roadway with a collector or arterial street and (2) 660 feet parallel to the rights-of-way of both such roadways.
- (b) **Signable quadrant for other collectors and arterials.** An area extending (1) 1,500 feet along the roadway from the intersection of the rights-of-way of two or more collector or arterial streets (excluding protected, restricted or interstate roadways) or to the next intervening collector or arterial street if less than 1,500 feet and (2) 660 feet parallel to the rights-of-way of both such streets.

Single room occupancy residences (SRO). A building or buildings under a single management, operated under a governmental assistance program, used to provide small efficiency dwelling units for single individuals, and which may provide by referral or may provide on the site a variety of social, vocational and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves.

Small electric motor repair. A repair business servicing electric motors with a maximum of 50 horsepower.

Special needs housing. Group housing targeted to special needs in the community that can be compatibly and safely integrated into residential and mixed use neighborhoods. Special needs populations include abused women and children, at risk single mothers, formerly homeless persons who are transitioning to self-sufficiency, developmentally disabled person, and person with physical disabilities. Populations requiring intensive counseling or supervision are not included.

Specialty shops. Specialized retail sale shops which are normally associated with and restricted to general gift items, or special-interest boutique items. Such shops shall include gift, candy, florist, jewelry, craft, hobby, book, video, clothing shops; interior decorating

sales; bicycle rental, excluding bicycle sales and repair; and stores of a similar nature not to include adult bookstores as defined in this section, adult video stores, or the sale or distribution of any obscene materials as set forth in O.C.G.A. § 16-12-80.

Specific development plan. A plan that identifies the details of a proposed development. Information required on such plan is intended to convey details regarding location structures, dimensional data, and construction materials.

Storage yard. An outdoor area set aside for the storage of materials and equipment.

Stormwater. Surface flow water from precipitation that accumulates in and flows through natural and/or constructed storage and conveyance systems during and immediately following a storm event.

Stormwater infiltration basin. A hydrologic impoundment without an outflow in which incoming stormwater is temporarily stored until it gradually infiltrates into the soil surrounding the basin. Stormwater detention ponds, stormwater retention ponds and other stormwater facilities with outflows are not included in this definition.

Structure. Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground.

Structure, conversion. A change in the function of a structure from one land use to another.

Structure, residential. A building which houses one or more dwelling unit

Surface mining. Any activity constituting all or part of a process for the removal of minerals, ores or other solid matter for sale or for consumption in the regular operation of a business.

Temporary labor employment center. A building used to assemble persons applying for temporary day labor work.

Tour. A visit to a tour house by one person or by two or more persons visiting as a group.

Tour vehicle service. A standard automobile, limousine, tour bus, van, or trolley-type vehicle, no more than 35 feet in length nor more than 13 feet in height, which loads and unloads passengers only on the right-hand or curb side, does not have double-deck passenger compartments, is not a combination or train-type vehicle, and is not an amphibious or boat-type vehicle.

Tower farm. Multiple towers on a single site.

Trailer. A nonresidential mobile structure standing on wheels, towed or hauled by another vehicle, and used to carry materials, goods, or objects, or as a temporary office or classroom.

Transient Guest. A person who resides at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation.

[Transient guest adopted November 10, 2014; in effect January 1, 2015 (14-003621-ZA)]

Travel trailer. A portable structure without permanent foundation, which can be towed or driven, designed as a temporary living accommodation for recreational, camping and travel use. See *Recreational vehicle*.

Unified development. A mixed use development consisting of two or more primary land use components such as residential, civic, retail and services, and office planned to achieve a functional land use arrangement and building visual compatibility. A mixed use development combines land use components both vertically (in the same building) and horizontally (in adjacent buildings). The arrangement of buildings and uses are to be functionally integrated with the internal and external circulation for pedestrians and vehicles linked to a system of common open space that may include natural and recreational areas.

Upper-story residential. One or more residential dwelling units above a ground floor nonresidential use.

[Upper-story residential amended January 21, 2016 (15-005698-ZA)]

Use, accessory. A temporary use or building established in connection with a construction project or real estate development, excluding facilities for sleeping or cooking; a use of a building customarily incidental and subordinate to the principal use or building on a lot and located on the same lot with such principal use or building.

Use, principal. The principal purpose for which a lot or the main building thereon is designed, arranged or intended and for which it is or may be used, occupied or maintained in accordance with the provisions of this chapter.

Use, temporary. A use which is primarily an outdoor activity, permitted for a specified period of time. An accessory outdoor use to a permitted principal use is not defined as a temporary use.

Utility, major. A large-scale utility such as water or wastewater treatment plant, water tower, electrical generation plant or transmission facility.

Utility, minor. All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, lift stations, and stormwater detention facilities.

Vehicle salvage yard. A storage lot primarily for the purpose of dismantling used motor vehicles or trailers, or the storage and/or sale of dismantled or wrecked vehicles or their parts. The outdoor storage on any lot or parcel of land of two or more inoperable motor vehicles, watercraft or recreational vehicles constitutes a salvage yard.

Vehicle service, major. A facility engaged in the repair and servicing of all passenger vehicle, consumer vehicle, and truck types; and, recreational vehicles. Permitted services and repairs include: any minor automobile repair and service; fender, frame and body work; transmission repair and replacement; painting; and, other repair and service of a similar nature. Accessory towing service and vehicle storage for vehicles to be repaired on the premises may be provided. This term does not include automobile dismantling, salvaging and tire retreading/recapping, or upholstery shop.

[Adopted October 18, 2012, 12-000309-ZA]

Vehicle service, minor. A facility engaged in the repair and servicing of all passenger vehicles, for fewer than 15 persons, light and medium trucks and other small consumer vehicles, that produce relatively low levels of noise, vibration and fumes. Permitted services and repairs include: maintenance; air conditioning, starting and charging services; brake services; oil changes, fluids replacement; exhaust system work; electrical work; shock absorber, spring and strut replacement; tire balancing and installation, wheel alignment; glass services; tune-up services; engine repairs that do not involve the removal of the engine from the chassis; and, other repairs and service of a similar nature.

[Adopted October 18, 2012, 12-000309-ZA]

Wetland delineation. A delineation of jurisdictional wetland boundaries by the U.S. Army Corps of Engineers, as required by section 404 of the Clean Water Act, 33 USC 1344, as amended.

Wetlands inventory area. Wetlands identified on the U.S. Environmental Protection Agency West Chatham County ADID Map of Wetlands and Uplands (ADID map) where available or, for property outside the study area defined on the ADID map, wetlands identified on the current U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) map for Chatham County, Georgia. A wetlands inventory area does not necessarily represent jurisdictional wetlands and cannot serve as a substitute for a jurisdictional wetland determination or a wetland delineation.

Winery, Meadery and Cidery. A facility that produces and distributes wine, mead or cider in accordance with federal, state and local laws. Also referred to as a “farm winery” by O.C.G.A. § 3-6-21.1, as amended.

[Winery adopted September 1, 2016, (16-003304-ZA)]

Wrecker service, incidental use. An accessory business providing road service calls for disabled vehicles or for towing vehicles to repair garages for immediate repairs and service.

Wrecker service, principal use. A business providing towing services and an on-site secured, visually screened, dead storage yard for automobiles and other vehicles. Such use does not involve the removal of parts from vehicles for sale, salvage or repair, and no work is performed on any vehicle while it is in storage.

Yard. An open space on a lot situated between the principal building on such lot and the lot lines of such lot or situated between the principal building on such lot and the centerline of an abutting street right-of-way. In measuring a yard for determining the width of a side yard,

the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line or the street right-of-way centerline and the principal building on the lot shall be used.

Yard, front. A yard extending across the front of a lot from side lot line to side lot line and lying between the centerline of the abutting street right-of-way and the principal building on the lot.

Yard, rear. A yard extending across the rear of a lot from side lot line to side lot line and lying between the rear property line and the principal building on the lot.

Yard, side. A yard extending along either side of a lot between the front and rear yard and lying between the side lot line and the principal building on the lot.

Yard, street. A yard extending across the front of a lot from side lot line to side lot line, abutting any street right-of-way except a lane.