

## **SECTION 2**

### **DEFINITIONS**

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

#### Sec. 2-1 Interpretation of Certain Terms and Words.

- a. Words used in the singular number include the plural, and words used in the plural include the singular.
- b. Words used in the present tense include the future tense.
- c. The word "person" includes a firm, partnership, or corporation.
- d. The word "lot" includes the word "plot" or "parcel."
- e. The word "building" includes the word "structure."
- f. The word "shall" is always mandatory and not merely discretionary.
- g. 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."

#### Sec. 2-1A. Accessory Buildings – Residential

Any detached building on a residential lot that is subordinate to a principal residential dwelling and is typically used for lodging, storage of vehicles, household or recreational equipment or other similar use. For these purposes, any building connected to a principal building by a breezeway or similar architectural feature greater than 10 feet in length shall be considered detached.

#### Sec. 2-2 Accessory Farm Dwelling Units.

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

#### Sec. 2-2A 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 County.

#### Sec. 2-2B 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:

- a. 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.

- b. Any movie theater offering movies or other displays, or any establishments offering coin-operated devices, which emphasize specified sexual activities or specified anatomical areas.
- c. Any cabaret, club, tavern, theater, or other establishment, which offers any entertainment emphasizing, specified sexual activities or specified anatomical areas.
- d. 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 establishments. (See County Code Sec. 26, Article 8 "Massage Parlor Ordinance" and Sec. 16-202 and 203 "Adult Bookstores.")
- e. Any motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed circuit television transmission, films, motion pictures, video cassettes, slide or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."
- f. 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.
- g. Specified Anatomical Areas: (1) Less than completely and opaquely covered human genitals, pubic region, buttock, and female breasts below a point immediately above the top of the aureole; and (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Sec. 2-3 Alternation, Building.

Any changes 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 any moving of a building from one site to another.

Sec. 2-3A Ambulatory Adult.

A person eighteen years of age or older who has the ability to move from place to place by walking either unaided or aided by prosthesis, brace, cane, crutches or handrails or by propelling a wheelchair.

Sec. 2-3B Adult Day Care Center.

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

Sec. 2-4 Animal Boarding Place.

One or more buildings and/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.

Sec. 2-4A Aquifer.

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

Sec. 2-5 Automobile Service 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.

Sec. 2-6 Automobile Repair and Service Station.

A building, lot, or both, in or upon which the business of general motor vehicle repair and service is conducted, but excluding a junk and/or auto wrecking business.

Sec. 2-6A Automobile Storage Yard.

Any outdoor area which is used elusively for the temporary storage of automobiles, provided that no parts shall be removed from the vehicles for sale, salvage or repair, and provided that no work shall be performed on any vehicle while it is in storage. Automobiles must be stored in an orderly manner with an adequate area for maneuvering provided within the yard. Under no circumstances may cars be stacked and at no time may any storage yard contain more than 50 cars.

Sec. 2-7 Boarding or Rooming House.

A dwelling in which meals or lodging, or both, are furnished for compensation to more than two (2) and less than ten nontransient persons.

Sec. 2-8 Building.

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

Sec. 2-9 Building Area.

Building area shall be defined as the total area of a lot or tract of land intended to be used as a building site which is covered by enclosed buildings and buildings not open above to weather, including roofed porches, garages, or carports attached to, or enclosed within, a residential building on the lot or tract.

Sec. 2-10 Building, Accessory.

A temporary building established in connection with a construction project or real estate development, which does not include facilities for sleeping or cooking. A building on the same lot as a principal use in which is conducted a use which is customarily incidental and subordinate to such principal use.

Sec. 2-11 Building, Principal.

A building housing the principal use or uses on a lot.

Sec. 2-12 Camping Sites.

Areas where an activity requiring temporary overnight residence of a recreational purpose may exist. Included in these areas may be tents, travel trailers, self-propelled motor homes, truck campers, and camping trailers.

Sec. 2-13 Car Area.

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

Sec. 2-14 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 feeble-minded or mental patients, epileptics, alcoholics, senile psychotics, or drug addicts.

Sec. 2-14A Child Care Center.

A building, including an outdoor area, designed, altered or used for the care or 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.

Sec. 2-14B Club or Lodge.

A private incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational, or like activities, but not including shooting ranges operated for the benefit of their members and not open to the general public or not including the sale or consumption of alcoholic beverages on the premises unless such activities are a permitted use or activity in the district within which the principal use is located.

Sec. 2-14C Concrete Mixing Plant, Portable.

A temporary relocateable concrete plant which utilizes a portable cement silo design with permanent axles and wheels and permitted to be towed along public streets. The maximum aggregate storage capacity of the portable concrete mixing plant shall be 100 tons of rock and sand.

Sec. 2-14D Cemetery.

Any land or structure dedicated to and used, or intended to be used, for interment of human remains. Cemeteries are of the following types:

- a. Commercial cemetery. A cemetery which is owned by an individual, partnership, corporation, or association which is required to make application with the Secretary of State, under the provisions of Article 4 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated, to own or control such lands or conduct such business relating to cemeteries.
- b. Private family burial plot. A cemetery, which is owned, maintained, and restricted solely to private use by family members.
- c. Governmental owned, fraternal, church and synagogue cemeteries. A cemetery not regulated by the provisions of Article 4 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated, excluding private family burial plots.

Sec. 2-15 Cluster Development.

A cluster development may consist of one or more groups of structures or dwellings, typically arranged around the circumference of a common green, common open space, cul-de-sac street or loop street. Structures within such developments may share common walls.

Sec. 2-15A 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/drain field systems.

Sec. 2-15B 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/drain field systems.

Sec. 2-16 Dwelling.

A building or portion thereof arranged or designed to provide living facilities for one or more persons living as a single housekeeping unit or family.

Sec. 2-17 Dwellings.

- a. Detached. A dwelling, which does not share party or lot line walls with any adjacent building.
- b. Attached or row. A dwelling, which shares two or more party or lot line walls with any adjacent building.
- c. Semi-detached or end-row. A dwelling, which shares one party or lot line wall with any adjacent building.
- d. Townhouse. An attached or semi-detached dwelling, which may occupy a single, separate lot. Said use may be part of a cluster development.

Sec. 2-18 Dwelling Unit.

One or more rooms designed as a unit to provide complete housekeeping facilities for one or more persons living as a single housekeeping unit or family.

Sec. 2-19 Dwelling Unit, Efficiency.

An efficiency dwelling unit shall be defined as one room, excluding bathrooms and storage areas, designed as a unit to provide a complete housekeeping facilities for one or two persons living as a single housekeeping unit or family.

Sec. 2-10 Dwelling, One-Family.

A dwelling containing one dwelling unit only.

Sec. 2-21 Dwelling, Two-Family.

A dwelling containing two dwelling units only.

Sec. 2-22 Dwelling, Multi-Family.

A dwelling containing three or more dwelling units.

Sec. 2-22A Reserved.

Sec. 2-23 Eleemosynary or Philanthropic Institution.

A private or non-private organization which is not organized or operated for the purpose of carrying on a trade or business and no part of the net earnings of which ensures to the benefit of any member of said organization or individual.

Sec. 2-23A Environmental Laboratory.

A professional testing office that conducts scientific evaluations and/or analysis of air, water, soils or other related environmental characteristics or quality of these elements.

Sec. 2-23B Factory built housing. (See Section 2-30B Industrialized Building).

Sec. 2-24 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, including any live-in house manager or supervisory person, not necessarily related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.

Sec. 2-24A Family Day Care Center Home.

The daytime care or instruction within an occupied residence of not more than 6 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.

Sec. 2-24B 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 addicts, psychotics, or mentally ill patients. Except for the operator's or owner's living quarters, no overnight facilities or services are provided.

Sec. 2-25 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 storage of goods, equipment, and vehicles.

Sec. 2-25A 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 beverages and which is served by a waiter or waitress and consumed at a table within the restaurant dining area.

Section 2-25B 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.

Sec. 2-26 Gross Land Area.

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

Sec. 2-26A 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 contacts, geologic structure, the presence of karst, and potentiometric surfaces.

Sec. 2-26B 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 U.S.C Section 6901, et seq.), as amended, codified as Appendix VIII to 40 C.F.R. Part 261 C Identification and Listing of Hazardous Waste.

Sec. 2-27 Height of Building.

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

## Sec. 2-28 Home Occupation.

An occupation carried on within a dwelling, occupying no greater than 25% of the gross livable area of the dwelling, employing only family members residing in the home, using only such equipment as is customarily found in the home, involving no display of articles or products or signs, and, except as otherwise provided, having no on-site storage of equipment, or materials used to deliver products or provide services off-site and having no on-site assembly or storage of vehicles other than the customary household vehicles. Home occupations are limited to:

- a. Selling only those articles, products, or services produced in the home or
- b. Arranging to provide or deliver products or services off-site which are produced off-site and involving no on-site employees other than those living in the home, and involving no assembling or storage of materials or equipment on the premises. Provided however, that this definition shall also include the following activities:
  1. Boarding of not more than two (2) nontransient guests, provided one additional off-street parking space is provided for each boarder and no greater than three total parking spaces are located within the front yard area.
  2. A family day care home.
  3. A beauty parlor, provided that such use may be operating in a room which is part of the principal dwelling unit but is separated from the living quarters of the dwelling by a doorway which opens into the living quarters of the dwelling unit and using equipment other than that customarily found in a home, occupying not more than five hundred (500) square feet of floor area or 25 percent of the total living area, whichever is less, and employing not more than two people, both of whom shall reside in the dwelling.
  4. A registered reflexology therapist, provided that such activity does not occupy more than two hundred (200) square feet or 25 percent of the total living area of the home, whichever is less, and that such therapy is provided only by a resident reflexologist.
- c. Is located only within an existing dwelling unit or within a new addition or enclosure, not previously heated and cooled over the past two years, subject to the provisions of Sec. 4-6.5.

Sec. 2-29 Hospital.

Any institution receiving inpatients, or a public institution receiving outpatients, and authorized under Georgia Law to render medical, surgical, and/or obstetrical care. The term "hospital" shall include a sanitarium for the treatment and care of feeble-minded and mental patients, epileptics, alcoholics, senile psychotics, or drug addicts, but shall not include office facilities for the private practice of medicine or dentistry

Sec. 2-30 Hotel.

A building containing individual guest rooms or suites of rooms, in which lodging, with or without meals, is provided and offered to the public for compensation, and which is open primarily to transient guests.

Sec. 2-30A Impervious Surface.

A solid base underlying a container 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.

Section 2-30B 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.

Sec. 2-31A 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.

Sec. 2-31B Recycling Collection and Processing Center.

A building which is used for the collection, processing and temporary storage of glass, brass, copper, aluminum, paper, cloth and plastic products for shipment.

Sec. 2-31C Reflexology Therapist.

A person registered by a nationally recognized reflexology institute which certifies individuals practicing the profession of working on the reflexes of ones feet to relax and ease tension, to improve circulation in the body and to activate the body's own healing powers through preventive and therapeutic procedures approved by the reflexology institute.

Sec. 2-32 Salvage Yard.

A commercial activity whose basic function is the collection and storage of materials for the purpose of reclaiming usable parts of refuse. The dismantling and wrecking of stored materials shall distinguish this use from a storage yard.

Sec. 2-33 Automobile Salvage Yard.

Any commercial activity, whose basic function is the collection and storage of automobiles, wrecked or in any physical condition, for the purpose of reclaiming parts there from for reuse.

Sec. 2-34 Metals Salvage Yard.

Any commercial activity whose basic function is the collection and storage of metals, from any source or in any form, for the purpose of reclaiming metals for reprocessing as bulk material.

Sec. 2-34A 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.

Section 2-34B 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).

Sec. 2-35 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.

Sec. 2-35A Leasable Area.

That portion of any structure used as a part of the quarters of any owner, tenant, occupant, or uses 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.

Sec. 2-36 Lot.

A tract of land in single ownership which has been made a lot of record and which has both a lot area and a lot width which are equal to or greater than the lot width and lot area requirements which have been established by this Ordinance or pursuant to this Ordinance for the zoning district in which such tract of land is located and for the use proposed for the tract of land.

Sec. 2-37 Lot, Corner.

A lot having frontage on two streets, which are at their intersection.

Sec. 2-38 Lot, Through.

A lot having frontage on two streets, which are approximately parallel.

Sec. 2-39 Lot, Width.

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

Sec. 2-39.1 Manufactured Home.

A factory built structure transportable in one or more sections which, in traveling mode, is eight body feet or more in width, 40 body feet or more in length, or, when erected on the 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 except 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 U.S.C. Section 5401, et seq.

Sec. 2-39.2 Manufactured Home Park.

A contiguous parcel of land containing not less than five (5) 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.

Sec. 2-39.3 Manufactured Home Parking Space.

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

Sec. 2-39A Marina.

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

Sec. 2-39B 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.

Sec. 2-39C 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 standards in order to protect the surrounding residential character.

Sec. 2-40 Marshland.

All land subject to tidal action which is comprised of generally unstable soil materials commonly known as "hard" or "soft" marsh, which in its natural state is vegetated with marsh grass, reeds, and similar growth, and is usually characterized by poor load-bearing capacity. Marshland lies below an elevation of six feet above mean sea level in Chatham County.

Sec. 2-40A Mobile Home.

Any non-certified structure, designed as a dwelling unit, 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 Housing (HUD certified), and manufactured prior to June 15, 1976.

Section 2-40B: 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.

Sec. 2-41 Motel.

One or more buildings containing sleeping units, which have individual access to the outside, in which accommodations are provided and offered to transient guests for compensation. The term "motel" shall include tourist cabins and tourist courts.

Sec. 41A Non-transient Guests.

Paying guests who reside within a rooming house or other guest accommodations for a period of 30 or more consecutive days and nights, with or without meals included in the fare.

Sec 2-42 Nursery Schools, Kindergartens.

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.

Sec. 2-43 Net Residential Land Area.

Net residential land area shall be defined as any portion of lot area reserved for, or intended to be used for, residential building, 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 area shall be further defined as the difference of "gross land area" less "car area" and any institutional uses, commercial uses, and similar uses.

Sec. 2-44 Net Density.

Net density shall be defined as the number of dwelling units permitted per acre of "net residential land area."

Sec. 2-45 Open Space.

Open space shall be defined as that portion of a lot, or tract of land, or improved roofed area, or balcony devoted to and reserved for outdoor living, recreation space, landscaping and the like, exclusive of land devoted to residential building, streets, driveways, parking, loading and unloading areas, nonresidential uses and structures such as, but not restricted to, offices, institutional or professional uses, utility or laundry buildings, and similar uses.

All open spaces shall be arranged to assure maximum benefit or usefulness of such open space to the residents of a development.

Sec. 2-46 Parking Space.

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

Sec. 2-47 Pharmacy.

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

Sec. 2-47A Pollution Susceptibility.

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

Sec. 2-47B 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.

Sec. 2-48 Professional.

A member of a recognized profession including accountants, architects, dentists, doctors, engineers, and lawyers.

Sec. 2-49 Public Use.

Buildings, structures, and uses of land owned, operated, and maintained by a government unit or government agency, including but not restricted to public schools, fire stations, recreation sites and facilities, and water treatment facilities.

Sec. 2-50 Public Utility.

As used in this Ordinance, a public utility shall only be defined to include pipe lines, power transmitting lines, telephone and telegraph lines, railroad tracks, but not a railroad yard, and such related public maintenance of utility services.

Sec. 2-50A Resort Hotel.

A planned convention or resort oriented hotel or motel complex offering a range of recreational activities such as golf, tennis, boating, fishing, etc. Such complex may include residential dwelling units for sale or rent as approved on the required site development plan.

Sec. 2-50B Recharge Area.

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

Sec. 2-51 Restaurant.

A building or part of a building used or designed for the serving of food or beverage for compensation, but not including a drive-in restaurant.

Sec. 2-52 Restaurant, Drive-In.

A restaurant where service may also be obtained while remaining in one's automobile.

Sec. 2-53 Riding Stable.

Any building or structure used or designed for the boarding, breeding, or care of horses, other than horses used for farming or agricultural purposes.

Sec. 2-53A Storage Yards (Principal Use).

Any outdoor area that is to be used primarily for the temporary placement of any item as a principal use.

Sec. 2-53B Storage Yards (Accessory Use).

Any outdoor area that is connected to a principal use and which is used to store items commonly associated with said principal use.

Sec. 2-53C River Corridor.

All land, inclusive of islands, within one hundred (100) feet horizontally on both sides of a protected river (as defined by the Georgia River Corridor Protection Act), as measured from the river bank, and as further shown on the Zoning Map of Chatham County.

Sec. 2-54 Road.

A street, highway, avenue, marginal access street, bridge, viaduct, or any segment thereof.

Sec. 2-55 Road, Collector.

Those roads which carry traffic from minor streets to major arterials or secondary arterials and which now carry or can be expected to carry not less than 750 cars per day.

Sec. 2-56 Road, Major Arterial.

See Road Classification Map of Chatham County.

Sec. 2-57 Road, Marginal Access.

Those minor streets which are parallel to and which abut on arterial streets and highways; and which provide access to abutting properties, and which are designed to reduce the number of entrance and exit ways on arterial streets and highways.

Sec. 2-58 Road, Minor.

A street which is not classified as a major arterial, secondary arterial, collector street, or marginal access street.

Sec. 2-59 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 Ordinance; or,
- b. Was constructed to County specifications following the adoption of this Ordinance.

Sec. 2-60 Road, Secondary Arterial or Rural.

See Road Classification Map of Chatham County.

Sec. 2-61 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.

### Sec. 2-62 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.

### Sec. 2-63 Sign.

Any structure, or part thereof, or device attached thereon 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 purpose of this ordinance, sign types shall be identified as follows:

- a. Development Sign. Any temporary construction sign denoting the architect, engineer, contractor, subcontractor, financier, or sponsor of a development. Such signs may also designate the future occupant or use of the development.
- b. Directory Sign. Any multiple use identification sign containing information relative to the location of, distance to, entrance to, or exit from a structure or land use activity for a multiple use structure or development.
- c. Announcement Sign. Any sign that includes emergency information, business hours, credit cards honored, and other similar accessory information. An announcement sign shall also be known as an "incidental use" sign.
- d. Principal Use Sign. Any 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.
- e. Outdoor Advertising or Separate Use Sign. Any off-premise sign, which advertises or directs attention to businesses, products, services, or establishments.
- f. Public Information Sign. Any sign containing emergency or legal notices, regulatory information, or historical data of interest to the general public, including a church bulletin board or any sign authorized by the Chatham County Commissioners supporting other civic purpose programs or organizations.

- g. Temporary Sign. Any sign, not permanently attached to a building, structure, or the ground and which is intended for a limited period of display, not to exceed sixty (60) calendar days unless expected for a different time period for a specific temporary sign allowed elsewhere within Section 7 herein. Such signs may include real estate signs, accessory temporary window or display case signs, and decorative display for holidays, or public demonstrations.
- h. Facia Sign. Any sign which is attached flat to an exterior wall of a building or structure.
- i. Flashing Sign. Any illuminated sign of direct or indirect lighting on which the artificial light flashes on and off in regular or irregular sequence.
- j. Freestanding or Ground Sign. Any sign supported by one or more upright poles, columns, or braces placed in the ground and is wholly independent of any building, fence, vehicle or object other than the sign structure, for support.
- k. Illuminated Sign. Any sign illuminated directly or indirectly by gas, electricity, or other artificial light including reflected or fluorescent light.
- l. Under-Awning or Canopy Sign. Any sign other than a principal use sign, attached or applied to or below a canopy, awning, or other roof like structure.
- m. Double-faced Sign. Any 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 90E.
- n. Portable Sign. Any sign not permanently anchored or secured to either a building or to the ground.
- o. Projecting Sign. Any sign end-mounted to an exterior wall of a building or structure and which projects out from the wall.
- p. Roof Mounted Sign. Any sign erected wholly upon or above a roof or any building.
- q. Single-face Sign. Any sign, only one side of which is visible.
- r. Sign, Standard Poster Panel. Any outdoor advertising display with dimensions of 12 feet by 25 feet.
- s. Supplemental Identification and Announcement Sign. Any nonilluminated principal use facia sign, not exceeding one and one-half square feet in area, and attached wholly to a building.

- t. **Building Identification Sign.** Any facia sign used to identify or indicate the name of a building.

**Sec. 2-64 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.

**Sec. 2-65 Signable Area.**

The area of the facade of a building up to the roof line, 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 facia 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.

**Sec. 2-65A Signable Quadrant.**

An area extending for a set distance along the roadways from the intersection of the rights-of-way of two (2) 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.

1. **Signable Quadrant for Restricted Roadways.**

An area extending (1) three thousand (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) six hundred and sixty (660) feet parallel to the rights-of -way of both such roadways.

2. **Signable Quadrant for Other Collectors and Arterials.**

An area extending (1) fifteen hundred (1,500) feet along the roadway from the intersection of the rights-of-way of two (2) or more collector or arterial streets (excluding protected, restricted or Interstate roadways) or to the next intervening collector or arterial street if less than fifteen hundred (1,500) feet and (2) six hundred and sixty (660) feet parallel to the rights-of-way of both such streets.

**Sec. 2-66 Sign, Clearance.**

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

Sec. 2-67 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.

Sec. 2-68 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.

Section 2-68A 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 of structures, dimensional data, and construction materials.

Sec. 2-69 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.

Sec. 2-70 Stormwater Infiltration Basin.

A hydrologic impoundment in which incoming stormwater is temporarily stored until it gradually infiltrates into the soil surrounding the basin within 72 hours. Stormwater detention ponds and stormwater retention ponds are not included in this definition.

Sec. 2-71 Structure.

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

Sec. 2-71A 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.

Sec. 2-72 Telephone Service Center.

A centralized facility within a serving area for the location of installation and maintenance personnel and equipment. These facilities generally consist of any office building, storage area, and parking shed for vehicles.

Sec. 2-73 Tourist Home.

A dwelling in which sleeping accommodations are provided or offered to transient visitors for compensation.

Sec. 2-74 Trailer.

A nonresidential mobile structure standing on wheels, towed or hauled by another vehicle and used to carry materials, goods, or objects.

Sec. 22-75 Reserved.

Sec. 2-76 Reserved.

Sec. 2-77 Trailer Parking Space.

The space required to park one residential trailer with facilities provided for water and sewer attachments, electrical attachments, and other appropriate facilities.

Sec. 2-77A Travel Trailer.

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

Sec. 2-78 Truck Stop.

A combination of uses housed under a single structure and designed as a service center to accommodate the needs of truckers. Such uses may include gas pumps, service area, restaurants, motor vehicle repair, overnight motels, and other uses related to truckers.

Sec. 2-79 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 these Regulations.

Sec. 2-80 Use, Accessory.

A temporary use of a building in connection with a construction project or real estate development. A use of building customarily incidental and subordinate to the principal use on a lot and conducted on the same lot with such principal use.

Sec. 2-81 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 center line 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 center line and the principal building on the lot shall be used. **Not with standing anything contained in these ordinances to the contrary, the of any portions of an HVAC system serving a principal building shall not be considered an encroachment into the required setback area of a yard, provided, however, that no such portion of an HVAC System shall be placed less than seven (7) feet from an adjacent dwelling or other HVAC system.**

Sec. 2-82 Yard, Front.

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

Sec. 2-83 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.

Sec. 2-84 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.

Sec. 2-85 Jurisdictional Wetland.

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

Sec. 2-86 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.

Sec. 2-87 Wetland Delineation.

A delineation of jurisdictional wetland boundaries by the U.S. Army Corps of Engineers, as required by a Section 404 of the Clean Water Act, 33 U.S.C. ' 1344, as amended.

Sec. 2-88 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.

Sec. 2-89 Affordable Housing. Single family or multi-family housing offering at least 20 percent of its units at sales prices or rental rates certified by a county, state, or federal agency as affordable to households earning a maximum of 80 percent of the county median income.

Sec. 2-90 Attached Housing. Duplexes and townhouses for which each unit is located on a separate parcel of land; also termed “single family attached” housing.

Sec. 2-91 Commercial Marine Use. Parcels or tracts of land where the predominant use is one or more of the following: marinas, boat ramps, dry storage, dry docking and repair facilities, marine services, marine retail sales, including ancillary food and retail establishments.

Sec. 2-92 Cluster Development. Development with at least 40 percent greenspace; some forms of cluster development are referred to as conservation subdivisions.

Sec. 2-93 Floor Area Ratio (FAR). The ratio of gross floor area of a development to gross site area, normally expressed as a decimal (e.g., 0.50).

Sec. 2-94 Greenspace. Areas reserved for purposes of agriculture, horticulture, conservation, passive recreation, and landscaped buffering. Such areas are publicly owned areas and common areas in residential subdivisions. Non-habitable structures such as gazebos and board walks are permitted in greenspace. Greenspace within a residential development is identified on a site plan and as separate from developed lots. Fresh water wetlands, ponds, lagoons, landscaped detention areas, and buffers may be counted as greenspace. In addition, pervious active recreation area and landscaped road rights-of-way shall also be considered greenspace in residential development. Landscaped rights-of-way shall have at least one street tree for each 40 to 60 foot interval of road frontage, where allowed by the Chatham County Engineering Department.

Sec. 2-95 Institutional Use. Private schools, churches, cemeteries, community centers, nursing homes, hospitals, and similar uses.

Sec. 2-96 Limited Use. A use permitted in a zoning district that is subject to special standards or review procedures, which may be approved by MPC staff.

Sec. 2-97 Marsh Line. A line established by the Georgia Department of Natural Resources (DNR) to identify the place where marsh or open water meets land.

Sec. 2-98 Pedestrian Precinct. Areas within a development that are pedestrian gathering places, including plazas, bandstands, fountain areas, and public seating areas; areas of pedestrian traffic normally used to access business establishments are not considered pedestrian precincts.

Sec. 2-99 Riparian Buffer. A natural vegetative strip of land which lies along a stream, lake, marsh, or estuary.

Sec. 2-100 Roof/Roofline, Articulated Structural. A roof or roofline comprised of multiple elements having slopes of at least 25 degrees that are incorporated into the structure of the building as opposed to being attached for purely ornamental purposes.

Sec. 2-101 Islands Community. That area of unincorporated Chatham County lying east of the Wilmington River, south of St. Augustine Creek, and west of Bull River.

Sec. 2-102 Southeast Chatham County Community. That area of unincorporated Chatham County lying east of the City of Savannah, south of the Town of Thunderbolt, and south and west of the Wilmington River.

Sec. 2-103 Buffer, or Bufferyard. Area within a development and designated on an approved site plan for the purpose of separating or screening uses within the development from adjoining uses. Buffers are typically vegetated, but may include fences, walls, berms, or other similar structures.

Sec. 2-104 Commercial Marine Use. Parcels or tracts of land where the predominant use is one or more of the following: marinas, boat ramps, dry storage, dry docking and repair facilities, marine services, marine retail sales, including ancillary food and retail establishments.

Sec. 2-105 Community Definitions:

- a. Islands Community. That area of unincorporated Chatham County lying east of the Wilmington River, south of St. Augustine Creek, and west of Bull River.
- b. Southeast Chatham Community. That area of unincorporated Chatham County lying east of the City of Savannah, south of the Town of Thunderbolt, and south and west of the Wilmington River.

Sec. 2-106 Conditional Use. A use permitted in a zoning district that is subject to special standards or review procedures, which may be approved by MPC staff upon a finding that it is in full compliance.

Sec. 2-107 Conservation Design. Residential and commercial development with at least 40 percent greenspace utilizing xeriscape landscaping techniques.

Sec. 2-108 Density. Ratio of housing units to area, normally expressed as gross density and net density, where gross density refers to total site area and net density refers to a developable parcel portion of site area.

Sec. 2-109 Institutional Use. Private schools, churches, cemeteries, community centers, nursing homes, hospitals, and similar uses.

Sec. 2-110 Low-scale. No more than two habitable floors.

Sec. 2-111 Lower Density, Multi-family. A maximum of eight dwelling units per gross acre.

Sec. 2-112 Monument Sign. A free standing sign having its base on the ground rather than elevated on a pole or other structure.

Sec. 2-113 Multi-family Housing. Housing in which multiple units are located in a single structure and on a single parcel of land.

Sec. 2-114 Recreational Open Space. Areas dedicated to active recreation that are on pervious surface.

Sec. 2-115 Roofline, Articulated Structural. A roof or roofline comprised of multiple elements having slopes of at least 25 degrees that are incorporated into the structure of the building as opposed to being attached for purely ornamental purposes.

Sec. 2-116 Xeriscape. A form of water-efficient landscaping that incorporates planning and design, soil testing, native and drought tolerant plants, practical turf areas, efficient irrigation, mulching and appropriate maintenance.