

Conservation ("C") and Residential ("R") Zoning Districts

P-R-1-S: "The uses and development standards for this district are found in Sec. 4-7"

P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
1. One-family dwellings:													
a. Detached	X	-	X	X	X	-	X	X	X	X	X	X	X
b. Attached, semi-detached	-	-	-	-	-	-	-	-	-	-	-	-	X
2. Two-family dwellings	X	-	X	X	-	-	-	-	-	-	X	X	X
3. Multi-family dwellings	-	-	-	-	-	-	-	-	-	-	-	-	X
4. Group developments	-	-	-	-	-	-	-	B1	B1	B1	-	-	-
5. Rooming and boarding house, fraternity or sorority house	-	-	X	X	-	-	-	-	-	-	X	X	X
6. Reserved													
7. Garage apartments	-	-	X	X	-	-	-	-	-	-	X	X	X
Provided, such use shall only be permitted on a lot with a single-family dwelling; and, provided, that such use shall only be permitted in a rear yard; and, provided, that the lot on which such use is to be established meets the minimum lot area and lot width requirements for two-family dwellings.													
7a. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
8. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
8a. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
8b. Manufactured home	-	-	X	X	X	-	-	-	-	-	-	-	-
a. All manufactured homes shall be oriented so that the principal entrance faces and is parallel to the street or an approved access easement which serves as principal access to the dwelling unit. This requirement shall not be waived.													
b. No more than one (1) manufactured home shall be permitted on a lot unless within a legally existing or permitted manufactured home park.													
c. All manufactured homes shall comply with all regulations established for a one-family dwelling in this district.													
d. The manufactured home shall be situated on a permanent foundation designed to support the maximum anticipated load during all seasons. Such foundation shall be built up to the undercarriage of the manufactured home for its entire length and the manufactured home anchored onto such enclosure/foundation in such a manner that it will be safe from overturning or creating other hazards to the inhabitants or to adjacent properties. Necessary ventilation passages and a crawl space with a permanent door are the only openings permitted on the foundation enclosure.													
e. The lot shall be landscaped according to a landscaping plan which shall be submitted at the time of application for a building permit. Approval of such plans shall be a part of the application review. Such plan shall include any fences proposed or existing on the site. When a lot abuts a conventional single-family dwelling or a vacant lot on which a conventional single-family dwelling may be established, a landscaping buffer or a fence and buffer shall be required and shown on the approved landscaping plan.													
f. The tow-bar and any associated appendages shall be either removed or else totally screened from view by fencing or other appropriate buffers in such a manner as to conceal their shape.													
g. The manufactured home shall be provided with a recessed or roofed porched entry way with permanent steps that is visually compatible with conventional single-family construction.													
h. The exterior appearance of any addition including the foundation enclosure shall be visually compatible with conventional single-family construction.													
i. No manufactured home with less than 600 square feet in a primary unit, exclusive of cabanas, or other added appendages shall be permitted.													

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P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
j. Any electrical service box which is not attached to the manufactured home shall be placed within the rear yard of the unit, and screened from view from any public right-of-way or adjacent property.													
8c. Residential manufactured or mobile home - second dwelling unit	-	-	X	-	-	-	-	-	-	-	X	-	-
a. A single manufactured or mobile home may be established as a second dwelling until on a lot with a single-family dwelling provided it shall be permitted only in a rear yard; and provided that the lot on which such use is established meets the minimum lot area and lot width requirements for two-family dwellings.													
b. Such manufactured or mobile home shall comply with the setback requirements as outlined under Section 4-6.1, Development Standards, and shall be so located as to be not less than 20 feet from any residential structure on said lot or adjoining lot.													
8d. Manufactured/mobile homes - temporary use	-	-	X	X	X	-	X	X	X	X	-	-	X
The Chatham County Zoning Administrator shall have the authority to issue a permit subject to the following conditions. Upon a finding by the Zoning Administrator that such action may be detrimental to the surrounding neighborhood, the Zoning Administrator shall deny the petition.													
a. Placement of the manufactured/mobile home must be compatible with the established development pattern so as not to adversely affect the adjoining and surrounding properties.													
b. The manufactured/mobile home must be placed on a tract of land at least 20,000 square feet in size.													
c. When a manufactured/mobile home is placed upon an unoccupied lot, it shall be considered the principal use upon such lot and shall comply with all regulations established for a one-family dwelling.													
d. The manufactured/mobile home shall be provided with skirting manufactured by the mobile home industry or of similar quality and design. Said skirting shall cover any open space that exists between the ground and the bottom of the mobile home.													
e. The manufactured/mobile home shall be provided with a foundation designed to support the maximum load during all seasons and approved by the Building Inspector.													
f. No additions shall be made to the manufactured/mobile home.													
g. Exterior entrances shall be similar to other residential entrances in the neighborhood in which the manufactured home is located.													
h. The manufactured/mobile home shall be located on the tract of land in a manner consistent with the location of buildings on adjoining lots.													

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i. Any permit issued under these conditions shall be issued only after a finding by the Zoning Administrator that a hardship situation exists because of a medical disability. Said disability shall be established by certification of a physician.													
j. Any permit issued by the Zoning Administrator shall be issued to a specific person, shall not be transferable by the Zoning Administrator to any other person, and shall be valid only for 12 months. Said permit may be extended for more than 12 months or may be transferred to another person by request of the holder to the Chatham County Commission. The Commission may extend or transfer said permit for not more than 12 months for each request. The holder shall provide a statement from a licensed physician that a medical disability exists or continues to exist and any additional information required by the Zoning Administrator or the Commission.													
k. Prior to the issuance of a permit, petitioner shall furnish a bond or certified check payable to the County in the amount of \$250.00. Said bond shall be for the express purpose of paying any and all costs incurred by the County in the removal and storage of the manufactured/mobile home in the event of violation of the provisions of this ordinance.													
l. The above-cited conditions shall not be waived by the Zoning Board of Appeals.													
8e. Nonresidential mobile structures as temporary use	B	-	B	B	B	-	B	B	B	B	B	B	B
Upon a finding by the Chatham County Zoning Administrator that the use may be detrimental to the surrounding neighborhood, the Zoning Administrator shall deny the use. The Zoning Administrator shall have the authority to issue a permit subject to the following conditions:													
a. Such mobile units shall be allowed only for use by schools or churches, where permitted.													
b. Any permit issued under these conditions shall be valid for only 12 months with option to renew for an additional 12 months and the residents adjacent to property be notified that a mobile structure would be located in their neighborhood; a "B" be placed by the zone to indicate that the petition would go before the Zoning Board of Appeals.													
c. Placement of the mobile unit must be compatible with the established development pattern so as not to adversely affect the adjoining and surrounding properties.													
d. The mobile unit must be placed on a tract of land at least 20,000 square feet in size.													
e. When a mobile unit is placed upon an unoccupied lot, it shall be considered the principal use upon such lot and shall comply with all regulations established for the district and for the use to be placed within the unit.													
f. The mobile unit shall be provided with skirting completely enclosing any open space that exists between the ground and the bottom of the mobile unit. Such enclosure shall be visually compatible with the neighborhood.													

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g. The mobile unit shall be provided with a foundation designed to support the maximum load during all seasons and approved by the Building Inspector.													
h. No additions shall be made to the mobile unit.													
i. Steps that are compatible with conventional residential construction shall be provided to all exterior entrances.													
j. The mobile unit shall be located on the tract of land in a manner consistent with the location of buildings on adjoining lots.													
k. The mobile unit shall be an industrialized building as defined in Sec. 2-30B.													
9. Manufactured home park	-	-	-	-	-	X	-	-	-	-	-	-	-
10. Caretaker's quarters	-	-	X	X	-	-	-	-	-	-	-	-	-
Provided that the following conditions shall be complied with:													
a. The minimum rear and side yard setback shall be five (5) feet, or greater if required by the zoning district.													
b. Such use shall contain no greater than 900 square feet of total livable area.													
c. Such use shall be located on a minimum of two acres of developable land.													
11. Accessory farm dwelling units	X	-	X	X	-	-	-	-	-	-	-	-	-
12. Home occupation Provided that:	X	-	X	X	X	X	X	X	X	X	X	X	X
a. The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home.													
b. The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood.													
c. No use shall require structural alternations to the interior or exterior of the building which changes the residential character thereof.													
d. Not more than twenty-five (25) percent of the total floor area of the home or 500 square feet, whichever is less, shall be devoted to the home occupation.													
e. A family day care center shall provide a minimum of 100 square feet of play area per child on the lot on which the center is located.													
13. Incidental or accessory uses and buildings	X	X	X	X	X	-	X	X	X	X	X	X	X
Provided that the following conditions shall be complied with:													

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a. A temporary accessory building shall be permitted for not more than a 24 month period.													
b. Except for a temporary accessory building within R1A, R1B and R1C districts, an accessory use shall not have separate utility services apart from the principal use.													
c. Except for R1A, R1B and R1C districts, the minimum rear and side year setback shall be five (5) feet, or greater if required by the zoning district.													
d. Except for R1A, R1B and R1C districts, the structure shall not be designed as a living unit. Sleeping and kitchen facilities shall be precluded.													
e. Except for R1A, R1B and R1C districts, the maximum height of the accessory unit shall be no greater than that of the principal use structure.													
f. Except for R1A, R1B and R1C districts, such use shall contain no greater than 900 square feet of total livable area.													
14. Public uses	X	X	X	X	X	X	X	X	X	X	X	X	X
Buildings, structures, and uses of land by a government agency or government unit provided that application for a public use shall be referred to and approved by the Commissioners of Chatham County.													
<i>[Use 14 amended July 26, 2013 (Z-130523-000038-1)]</i>													
15. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X	X	X	X	X	-	X	X	X	X	X	X	X
Such public facilities or public parks shall be owned and operated by either an agency of government or a unit of government.													
16. Neighborhood recreation center: golf courses including the club houses established in connection therewith	X	-	X	X	X	-	X	X	X	X	X	X	X
17. Churches and other places of worship	X	-	X	X	X	-	B	X	X	X	X	X	X
a. Any building or structure established in connection with such use shall be set back not less than 50 feet from any property lines, except where a property line is the right-of-way line of a street, in which case the setback established for the particular class of street in the zoning district the building or structure is located shall apply. The Board of Appeals shall be authorized to reduce the setback requirements of this section in the case of a particular church or place of worship if on the basis of evidence presented, it finds that a reduction in the setback would be in keeping with the purposes of this Ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.													

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b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, major arterial, or secondary arterial. The Board of Appeals shall be authorized to waive this requirement, if on the basis of evidence presented, it finds that the traffic to be generated by a particular church or place of worship can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.													
17a. Wedding Chapel							B1						
a. Any building or structure established in connection with such use shall be set back not less than 150 feet from any property line, except where a property line is the right-of-way of a street, in which case the setback established for the particular class of street in the zoning district the building or structure is located shall apply. The Board of Appeals shall be authorized to reduce the setback requirements of this section if on the basis if evidence presented it finds that a reduction in the setback would be in keeping with the purposes of this Ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.													
b. Such use shall only be permitted on a lot or plot of ground which abuts a collector or higher classified street. The Board of Appeals shall be authorized to waive this requirement, if on the basis of evidence presented, it finds that the traffic to be generated by said use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.													
c. Such use shall only be permitted on a lot or plot of ground that contains a minimum of 43,560 square feet (one acre).													
d. No on-street parking shall be permitted. A minimum of eight (8) on-site parking spaces must be provided.													
e. The maximum allowable number of guests at any one ceremony shall not exceed 20.													
f. Receptions shall not be allowed to be held on-site; nor shall there be any service of food or alcoholic drink.													
[Use 17a established August 10, 2007 (Z-070517-62058-1)]													
18. Convent or monastery	-	-	X	X	B*1	-	B*1	B*1	B*1	B*1	B1	B1	B1
19. Cemeteries, private family burial plot Provided that:	-	-	X	X	-	-	-	-	-	-	-	-	-
a. No grave or burial site shall be located within 50 feet of any property line, or within 100 feet of a potable well or water source.													
b. Such burial site shall be located on a parcel or tract of land of not less than one (1) acre in size with a minimum width in any direction of no less than 150 feet.													
c. The sale, lease or transfer of ownership of burial sites within the family burial plot is prohibited.													
d. A plat designating the approved site as a private family cemetery plot shall be submitted and recorded in accordance with the Chatham County Subdivision review procedures for minor subdivision plats as a condition of the issuance of a permit.													

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e. A site plan shall be submitted for review and approval by the MPC pursuant to the provisions of Sec. 4-6.5, Planned Development District. The MPC certified site plan shall be forwarded to the Chatham County commission by the Zoning Administrator for final action prior to the issuance of any permits.													
19a. Pet cemetery Provided that the following conditions shall be complied with:	-	-	B	-	-	-	-	-	-	-	-	-	-
a. The Chatham County Health Department shall approve the location of all burial sites and the burial preparation operations to be utilized for burial on the site.													
b. The design of all buildings shall be compatible in size, color, and materials with the adjacent development if visible from the adjacent property or public right-of-way.													
c. No burial sites shall be located within 100 feet of a well site or within 10 feet of a property line, drainage ditch, marshes, ponds, or other water bodies.													
d. All structures or off-street parking shall be established behind the front yard setback line. No incinerator shall be allowed unless such use is totally enclosed and located at least 100 feet from a property line. All incinerators shall be certified as being smokeless and odorless.													
e. All grave markers shall be flush with the surface of the ground elevation.													
f. A six foot high landscaped or solid fence buffer shall be required where adjacent properties are developed with residential units.													
g. Exotic animals and farm animals, including animals related to equine or bovine species shall not be allowed to be buried or cremated on the site.													
19b. Cemeteries, public, fraternal, church, synagogue or commercial Provided that:	-	-	X	-	-	-	-	-	-	-	-	-	-
a. No grave or burial site shall be located within 50 feet of a property line, nor within 100 feet of a potable well or water source.													
b. Governmentally owned, fraternal, church and synagogue cemeteries shall be located on a parcel or tract of land of not less than one (1) acre in size with a minimum width in any direction of no less than 150 feet.													
c. A plat designating the approved site as a cemetery shall be submitted and recorded in accordance with the Chatham County Subdivision review procedures for minor subdivision plats, prior to the issuance of a permit.													
d. A site plan shall be submitted for review and approval by the MPC pursuant to the provisions of Sec. 4-6.5, Planned Development District. The MPC certified site plan shall be forwarded to the Chatham County Commission by the Zoning Administrator for final action prior to the issuance of any permits.													
e. All commercial cemeteries shall comply with the requirements of the Georgia Cemetery Act of 1983, as amended.													
20. Nursery schools, kindergartens Provided, such uses are located on a major or secondary street or road and that 100 square feet of outdoor play space is provided each child.	-	-	X	X	B*1	-	B*1	B*1	B*1	B*1	B*1	B*1	B*1
20a. Child care center	-	-	X	B	B*1	X	B1	B1	B1	B1	B1	B1	B1

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a. Provided that one-hundred square feet of outdoor play space is provided each child in districts requiring Board of Appeals use approval. In other districts 100 square feet of outdoor space is required per child for any group using the play area at one time.													
Provided that within the RMH-1 zoning district, such use shall only be permitted as an accessory use to a Manufactured Home Park subject to the site plan review procedures of Sec. 4-6.5.													
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, major arterial, or secondary arterial. The Board of Appeals shall be authorized to waive this requirement, if on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 75 children during the daytime hours and no greater than 50 children between the hours of 9:00 p.m. and 6:00 a.m.													
c. The architectural character including the orientation and exterior appearance of any structure shall be characteristic of the neighborhood within which such structure is located.													
d. Any structure containing greater than one dwelling unit shall not be utilized as a child care center, except where permitted as a home occupation with six or fewer children.													
e. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in Sec. 6-3(j) schools - Off-Street Parking Requirements plus safe and functional off-street patron pick-up and delivery spaces.													
f. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first.													
g. Where an abutting use is residential, visual buffers shall be provided so as to shield all parking areas, and play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the Board or of an appropriately designed fence or wall or a combination thereof.													



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h. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.													
i. In those requiring Board of Appeals approval, the Board of Appeals shall have the right and discretion, considering the traffic patterns and volume and the general character of the neighborhood, to limit the number and ages of children allowed at any particular Child Care Center so as to alleviate any undue interference with the character of the neighborhood as well as to impose such other requirements as are reasonably necessary to accomplish such purposes.													
20b. Adult day care center for up to 40 persons	-	-	X	X	-	-	-	X	-	-	-	X	X
a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The Zoning Board of Appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on other streets without creating traffic congestion and traffic hazards to the neighborhood served by such streets.													
b. Within a R-2 or R-2A district, such center shall be limited to 12 adults where the center is located on a minor or residential street.													
c. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.													
d. The parking layout and design shall be characteristic of the neighborhood within which such use is located.													
e. Within R-2, R-2-A, and R-3 districts, only a dwelling unit may be utilized as an adult day care center. Within R-2 and R-2-A districts, excluding nonconforming structures, the operator shall reside in the dwelling.													
f. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the County Engineer, shall be provided.													
g. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.													
h. Where the use abuts a lot occupied by a one- or two-family dwelling, visual buffers shall be provided so as to shield all parking areas and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the Metropolitan Planning Commission or of an appropriately designed fence or wall or a combination thereof as approved by the Metropolitan Planning Commission.													

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i. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the Metropolitan Planning Commission may allow a principal use sign of up to 12 square feet in area when it is facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood..													
j. A site plan shall be submitted to and approved by the MPC under the provisions of Sec. 4-5.5 herein, prior to the issuance of either a building permit or an occupancy permit. The MPC shall find that the preceding provisions and design guidelines have been complied with prior to certifying approval of the site plan to the Director of Inspections.													
20c. Family adult day care center for six (6) or fewer persons (including supervisory personnel and staff)	-	-	X	X	-	-	X	X	X	X	X	X	X
a. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.													
b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.													
c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.													
d. Within a R-1, R-2 or R-2-A district, the operator shall reside in the structure.													
e. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.													
20d. Women's Shelter			X										X
a. The minimum lot size shall be two (2) acres.													
b. A shelter may consist of more than one building housing residents.													
c. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at one time.													
d. The shelter shall provide at least 100 square feet of space in the building(s) for each occupant, including staff.													
e. Meals may be provided only for the individuals temporarily housed in the facility.													
f. One full-time resident manager shall be provided for every 25 persons housed in the facility.													
measured any direction from property line to property line, of another women's shelter, or a school.													
h. A Type B buffer is required.													
i. With the R-3 classification, the use shall be limited to districts with a density of not less than 15 units per acre.													
21. Schools, public or private (K-12)	-	-	B1	B1	B1	-	B1	B1	B1	B1	B1	B1	B1
Any new such use shall be located on a street classified as a collector or arterial as identified on the Street Classification Maps in Sec. 4-6 as of July 26, 2013.													
<i>[Use 21 amended July 26, 2013 (Z-130523-00038-1)]</i>													
22. Colleges and universities	-	-	X	X	-	-	-	-	-	-	B1	B1	B1
23. Hospitals and medical centers	-	-	X	-	-	-	-	-	-	-	-	-	-

Conservation ("C") and Residential ("R") Zoning Districts

P-R-1-S: "The uses and development standards for this district are found in Sec. 4-7"

P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
24. Homes for aged and for children	-	-	X	X	B1	-	-	-	-	-	B1	B1	B1
25. Reserved													
26. Country club, yacht club	B1	-	B1	B1	B1	-	B1	B1	B1	B1	B1	B1	B1
a. Such clubs shall be nonprofit and shall not be open to the general public but shall be operated only for the benefit of dues-paying members.													
b. Any building or structure established in connection with such uses shall be set back not less than 100 feet from any property lines, except where such property line is a street line, in which the front yard setback established for this district shall apply.													
c. When the property line is the shore line of a waterway a property line setback shall not be required from such property line.													
d. The site on which such uses are to be established shall be not less than five acres in size.													
27. Clubs or lodge	-	-	X	-	-	-	-	-	-	-	-	-	-
27a. Shooting range	-	-	B	-	-	-	-	-	-	-	-	-	-
a. Such activity shall be nonprofit and shall not be open to the general public but shall be operated only for benefit of dues-paying members.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
b. Any building or structure established in connection with such use shall be set back not less than 100 feet from any property lines, except where such property line is a street line in which case the front yard setback established for the district shall apply.													
c. The site in which such uses are established shall be not less than five acres in size.													
28. Public utility facilities, such as distribution lines, transmission lines and railroad tracks. Unless elsewhere permitted in the district shall not include a business office or storage yards.	X	B	X	X	X	-	X	X	X	X	X	X	X
29. Telephone exchanges, gas and electric regulator stations	B	B	X	X	B	-	B	B	B	B	B	B	B
30. Private sewage treatment facilities	X	-	X	X	X	-	X	X	X	X	X	X	X
The proposed design and operation of such facility shall be approved by the County Health Department.													
31. Agricultural - general	-	-	X	X	-	-	-	-	-	-	-	-	-
Agricultural activities of all types, livestock and poultry farms, dairy farms, fisheries, forestry, activities including sawmills, organic blending plants, and uses of a similar nature.													
31a. Marshland - agriculture	X	X	X	X	-	-	-	-	-	-	-	-	-
Agriculture, including grazing and the production and harvesting of rice, marsh grass and agricultural products.													
31b. Waterfront facilities for the launching and care of marshland agriculture equipment	X-E	-	X-E	X-E	-	-	-	-	-	-	-	-	-
31c. Animal hospital, veterinary clinic, or animal boarding place	-	-	X	-	-	-	-	-	-	-	-	-	-
a. The use shall front a major arterial street; provided that where all pens, runs or buildings housing animals are located at least 100 feet from any property line, such use may be located on a lesser classified street.													
b. All buildings housing animals shall be designed and constructed with a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52, if located within 100 feet of any property line.													
c. All outdoor runs, pens, and animal sheds housing more than five animals shall be located at least 100 feet from any other R-district property.													
d. No animals shall be allowed in any outdoor run located within 100 feet of a property line, between the hours of 6:00 p.m. and 7:00 a.m.													
e. A site development plan shall be submitted for review and approval by the MPC, pursuant to the provisions of Sec. 4-6.5, Planned Development District, for any use located on a lot of less than ten acres.													
f. All runs or pens located within 100 feet from any property line or street right-of-way shall be screened by an architecturally designed solid fence with landscaping.													
g. All parking areas shall be screened by a minimum three foot high hedge or solid fence.													
32. Agricultural - personal	X	X	X	X	X	X	X	X	X	X	X	X	X
<i>[Use 32 amended October 19, 2012 (Z-111208-00076-1)]</i>													
33. Agricultural produce stands - accessory use	-	-	X	X	-	-	-	-	-	-	-	-	-

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
a. Provided such use shall comply with the front yard setbacks established for the district; and,													
b. There shall be a minimum of four off-street parking spaces.													
34. Greenhouses and plant nursery	X	-	X	X	-	-	-	-	-	-	-	-	-
35. [Reserved]													
36. Signs, incidental	X	X	X	X	X	-	X	X	X	X	X	X	X
36a. Signs, portable *(See Sec. 7-3, N)	-	-	*	*	-	-	-	-	-	-	-	-	-
37. Signs, principal use	X	X	X	X	-	-	-	-	-	-	-	-	-
37a. Signs, announcement	X	-	**	**	-	-	-	-	-	-	-	-	-
A freestanding sign within the C-A district shall:													
a. Front a collector or arterial street.													
b. Not front into or be located within 100 feet of a residential zoning district. **(See Sec. 7-3, D)													
38. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
39. Wildlife refuge	X	X	X	X	-	-	-	-	-	-	-	-	-
40. Fishing pier, boat hoist, fishing camp sites, and recreational activities of a similar nature	-	X	X	X	-	-	-	-	-	-	-	-	-
40a. Private or residential community boat dock or pier	-	-	X-E	X-E	X-E	-	X-E	X-E	X-E	X-E	X-E	X-E	X-E
40b. Camping sites	-	-	X	-	-	-	-	-	-	-	-	-	-
41. Radio and television transmission towers	-	B	-	-	-	-	-	-	-	-	-	-	-
41a. Radio and television studios as an accessory use to radio and television transmission towers	-	-	-	-	-	-	-	-	-	-	-	-	-
42. Non commercial private airstrip (FAA Class E Only)	-	-	B	-	-	-	-	-	-	-	-	-	-
43. Drive-in theater	-	-	B	-	-	-	-	-	-	-	-	-	-
a. The theater screen, projection booth, or other building shall be set back not less than 50 feet from any property line.													
b. Driving and parking areas shall be treated with a suitable material to prevent dust.													
c. Ingress and egress from a public street shall be so designed and constructed as to provide for safe traffic movement.													
d. Central loud speakers shall be prohibited.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
e. The theater screen shall not face an expressway, major arterial, or secondary arterial.													
f. The theater shall be enclosed by a wall or fence of adequate height to screen the parking area from view of surrounding property. Such fence shall be separated from adjoining property by shrubbery and landscaping.													
44. Equipment cleaning service and supplies. Provided that the following conditions shall be met:	-	-	B	-	-	-	-	-	-	-	-	-	-
1. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located and shall not occupy greater than 850 square feet of floor area.													
2. On-site commercial cleaning activities are prohibited.													
3. Buildings housing the use shall not front into or be located within 100 feet from any dwelling unit.													
4. Operations shall be conducted entirely within a building and there shall be no outside display, storage or servicing of merchandise or equipment.													
5. The use shall be located on a minimum 30,000 square foot lot with access to a street designated as a major or secondary arterial.													