

Sec. 4-5.2 Provisions Regarding Use in Districts A-T, B, B-1, B-2, B-C, B-N, B-N-1, I-H, I-L, P-I-L-T, I-P, M, P-S-C, RB-1, T-B, W-I, PD-M, P-N-T, and PUD-CC.

Permitted uses in districts A-T, B, B-1, B-C, B-N, B-N-1, I-H, I-L, P-I-L-T, I-P, M, P-S-C, RB-1, T-B and W-I are identified by the letter X in the appropriate column of the Use Schedule. Uses permitted in these districts, subject to the approval of the Board of Appeals, are indicated by the letter B in the appropriate column of the Use Schedule. Such uses marked B2 shall be subject to Board of Appeals approval only if the use is less than ten acres. All uses marked B2 which contain ten or more acres shall be permitted only within a PUD district. Uses permitted in a P-S-C district only within a planned shopping center or large retail outlet are indicated by the letters X-S in the appropriate column of the Use Schedule. Uses permitted to be extended from a zoning district into an abutting C-M (Marsh-Conservation) district are indicated by the letter E in the appropriate column of the Use Schedule.

PD-M: "The uses and development standards for this district are found in Sec. 4-6.9."
P-N-T: "The uses and development standards for this district are found in Sec. 4-9."
PUD-CC: "The uses and development standards for this district are found in Sec. 4-8."

List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
1. One-family dwellings:																
a. Detached	X	-	-	-	-	-	-	-	-	-	X	-	-	-	-	X
b. Attached, semi-detached	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
2. Two-family dwellings	x	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
3. Multi-family dwellings	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
4. Group development projects	-	-	-	B2	-	-	-	-	-	-	-	-	-	-	-	-
5. Rooming and boarding house, fraternity or sorority house	X	X	-	-	-	-	-	-	-	-	X	-	-	-	X	-
6. Tourist homes	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-
7. Garage apartment	X	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
Provided such use shall only be permitted on a lot with a single-family dwelling and provided such use shall only be permitted in a rear yard, and provided the lot on which such use is to be established meets the minimum lot area and lot width requirements for two-family dwellings.																
8. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8a. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8b. Nonresidential mobile structures as temporary use	-	-	B	B	-	-	-	-	-	-	-	-	-	-	-	-
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. Such use shall be permitted 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" to 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.																
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.																
9. Eleemosynary or philanthropic institution	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
10. Caretaker quarters	X	X	X	X	-	X	X	X	X	X	X	X	-	-	X	X
11. Accessory farm dwelling units	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11a. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12. Customary home occupation	X	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
13. Incidental or accessory uses and buildings Provided that temporary accessory buildings shall not be permitted for more than a 24-month period.	X	X	X	X	X	X	X	X	X	X	X	X	X-S	X	X	X
14. Public uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
a. Buildings, structures, and uses of land by a Government agency or Government unit including public schools, provided that application for such uses shall be referred to and approved by the Commissioners of Chatham County.																
b. Including, but not limited to, schools, fire and police stations, parks and recreation facilities.																
15. Neighborhood recreation center, golf courses including the club houses established in connection therewith	X	-	X	X	-	-	-	X	X	X	X	X	-	-	X	X
16. Churches and other places of worship	-	X	-	-	X	X	X	-	-	-	-	-	-	X	X	-
17. Churches and other places of worship	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 line, except where 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 the Ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.																
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.																
18. Convent or monastery	X	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-
19. Cemeteries	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19a. Pet cemetery	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provided that the following conditions shall be complied with:																
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.																

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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.																
20. Nursery schools, kindergartens	X	-	X	X	-	X	X	-	-	-	X	-	-	B	X	-
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.																
20a. Child care center	-	-	-	-	X	X	X	-	-	-	X	-	-	B1	X	-
a. Provided that 100 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 play space is required per child for any group using the play area at any one time.																
b. 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. Provided that any center approved with access along a minor or residential 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. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in Section 6-3(j) schools - Off Street Parking Requirements plus safe and functional off-street pickup and delivery spaces.																
d. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first, within 150 feet of a dwelling unit.																
e. 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, play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation or of an appropriately designed fence or wall or a combination thereof.																
f. Exterior drawings, graphics, or pictorials are prohibited when visible from adjacent properties or public rights-of-way.																
20b. Adult day care center	-	-	-	-	X	X	X	-	-	-	X	-	-	B1	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 find 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. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.																
c. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street pickup and delivery space as approved by the County Engineer, shall be provided.																
d. 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.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
e. 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.																
f. Within the RB-1 district, a site plan shall be submitted to and approved by the MPC under the provisions of Section 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. Women's Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	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.																
g. Such use shall not be permitted within one quarter mile (1, 320 feet), as measured in any direction from property line to property line, of another woman's shelter or a school.																
h. A Type B buffer is required.																
21. Private schools	B2	-	B1	B1	B2	-	-	-	-	-	B2	-	-	-	-	-
22. Colleges and universities	X	-	X	X	X	-	-	-	-	-	X	-	-	-	-	-
23. Hospitals and medical centers	-	-	X	X	X	-	-	-	-	-	X	-	-	-	-	-
24. Homes for aged and for children	-	-	X	X	B2	-	-	-	-	-	B2	-	-	-	-	-
25. Rehabilitation and correction institution	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
26. Cultural facilities Including art galleries, legitimate theater, libraries, and similar facilities.	X	X	-	-	X	X	X	-	-	-	X	-	X-S	-	X	-
27. Club or lodge	X	X	-	-	X	X	-	-	-	-	X	-	X-S	-	X	-
28. Public utility facilities, such as distribution lines, and transmission lines, and railroad tr	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X
29. Telephone exchange, gas and electrical regulator stations	X	X	X	X	X	X	X	X	X	X	X	X	X-S	-	X	X
29a. Telephone service center	X	X	X	X	B	B	B	X	X	X	B	X	X	-	X	X
a. Such uses shall be essential for service to the area in which located.																
b. Such uses shall be enclosed by a visually opaque fence not less than six feet in height.																
c. The required front yard and other open space on the premises outside the fenced area shall be grassed, landscaped, and maintained in an appropriate manner.																
d. Site and development plans within certain zoning districts shall be approved by the Zoning Board of Appeals to insure compatibility of the facilities with the neighborhood in which they are to be located.																
30. Private sewage treatment facility The proposed design and operation of such facility shall be approved by the County Health Department.	X	X	X	X	X	X	X	X	X	X	X	X	X-S	X	X	X
31. Agriculture - general	X	-	X	X	-	-	-	X	-	-	-	X	-	-	-	-
31a. Marshland agriculture Agriculture including grazing and the production and harvesting of rice, marsh grass, and agriculture products.	X	-	X	X	-	-	-	X	X	-	-	X	-	-	X	X
31b. Waterfront facilities for the launching and care of marshland agriculture equipment.	X-E	-	-	-	-	-	-	X-E	X-E	-	-	-	-	-	-	X-E

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32. Agriculture - special																
a. The keeping of noncommercial livestock and poultry except swine, provided any building used for such purposes shall be set back not less than 100 feet from any property lines.																
b. Noncommercial greenhouses.																
c. The growing and harvesting of agricultural crops and timber.																
33. Agricultural produce stands	X	X	X	X	X	X	X	-	-	-	-	-	-	-	X	-
a. Provided such use shall comply with the front yard setbacks established for the district;																
b. There shall be a minimum of four off-street parking spaces;																
c. Prior to the issuance of a permit, a site plan shall be submitted to and approved by the MPC under the provisions of Sec. 4-6.5 herein; and																

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d. Provided that within the B-C, B-N and B-N-1 districts, the use shall be located at least 75 feet from any abutting permitted dwelling unit and shall abut and have access from a street classified as a collector or greater.																
e. Where the use abuts a R-1, P-R1-S, R-2, R-2-A or PUD zoning district, visual buffers shall be provided so as to shield all parking areas and outdoor activity areas from the residentially zoned properties. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the Planning Commission or of an appropriately designed fence or walk or a combination thereof as approved by the Planning Commission.																
34. Greenhouse and plant nursery	X	X	X	X	X	X	X	X	X	X	-	X	X-S	-	X	-
35. Shrubbery sales	X	X	X	X	X	X	X	X	X	X	-	X	X-S	-	X	-
36. Reserved.	X	X	X		X	X	X	X	X	X	X	X	X-S	X*	X	X
37. Signs, incidental	X	X	X	X	X	X	X	X	X	X	X	X	X-S	X*	X	X
37a. Signs, portable	**	X	X	X	X	**	**	X	X	X	**	x	**	**	**	**
** (See Sec. 7-3,D)																
38. Signs, principal use	X	X	X	X	X	X	X	X	X	X	X	X	X-S	X*	X	X
* (See Sec. 4-6.7)																
38a. Signs, announcement	X	X	X	X	X	X	X	X	X	-	X	X	X-S	X	X	X
39. Signs, separate use	-	X	X	-	X	X	-	X	X	X	-	X	-	-	X	-
Provided that within the PILT district, such sign shall only be allowed adjacent to or across a public rights-of-way from an I-L or I-H zoning district and not less than 500 feet from a "R" (residential) zoning district boundary or conforming residential use. See Sec. 7-3 Signs standards, subsection L. Sign Standards, (1-3) for additional requirements which apply to all separate use signs.																
40. Wildlife refuge	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-
40a. Camping sites	X	-	-		-	-	-	-	-	-	-	-	-	-	-	-
41. Outdoor shooting range	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
42. Fishing camp	-	-	-		-	-	-	-	-	-	-	-	-	-	X	X
43. Boat launching facilities	X	X	-		X	-	-	X	X	-	-	X	-	-	X-E	X-E
43a. Private or residential community boat dock or pier	X-E	-	-		-	-	-	-	-	-	X	-	-	-	-	X
44. Marina	-	X	-		X	-	-	X-E	X-E	-	-	X	-	-	X	X-E
45. Yacht club	-	-	-		-	-	-	-	-	-	-	-	-	-	X	X
46. Commercial water craft or sightseeing water craft	-	-	-		-	-	-	-	-	-	-	-	-	-	X-E	X
47. Sale of fishing and boating supplies (excluding outdoor boat yards)	X	X	-		X	X	X	-	-	-	-	-	X-S	-	X	X
48. Hotel or apartment hotel	X	X	-	X	X	-	-	X	X	-	-	-	X-S	-	X	-
49. Motel	X	X	-	X	X	-	-	-	X	-	-	-	-	-	X	X
49a. Resort hotel	X	-	-	-	X	-	-	-	-	-	-	-	-	-	X	-
a. A site development plan shall be submitted for approval by the MPC under the provisions of Sec. 4-6.5 Planned Development District prior to the issuance of a building permit.																
b. One-family, two-family and multi-family dwellings shall be permitted as shown on the approved site development plan.																
c. Where all or a portion of a resort hotel is proposed to be converted into dwelling units and offered for sale or rent, or where dwelling units are proposed as an original part of or to be added to an existing resort hotel complex, the dwelling unit density shall not exceed 12 units per net acre. For the purpose of this section the net density shall be calculated on the gross acreage of the hotel site less the car area.																

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d. The location and type of all structures and uses shall be constructed as shown on the approved site development plan. Buffer elements shall be designed and constructed as required and approved by the MPC.																
50. Restaurants which serve alcoholic beverages, malt beer, or wine by the drink.	X	X	-	X	X	B	-	X	X	-	X	X	X-S	-	X	X
Provided that within the I-P district such beverages shall be served only as a part of a full-service meal and be consumed within the establishment. Provided, further that:																
a. The restaurant shall front onto a street classified as an arterial on the County Street Classification Map.																
b. The operation of the restaurant shall be restricted to the hours between 10:00 a.m. and 12:00 p.m.																
c. No display or advertisement for the sale of alcoholic beverages shall be visible from the exterior of the structure.																
50a. Restaurants which do not serve alcoholic beverages by the drink	X	X	-	X	X	X	X	X	X	-	X	X	X	X	X	X
51. Drive-in restaurants; provided such use may serve alcoholic beverages in conjunction with a meal	X	X	-	-	X	B	-	X	X	-	-	X	X-S	-	X	X
51a. Reserved																
52. Specialty shops	X	X	-	-	X	X	X	-	-	-	X	-	X-S	X	X	-
Gift shops, florist, jewelry, craft shops, camera shops, book stores, clothing stores, interior decorating office and sales, and store of a similar nature, not to exceed 1,200 square feet for a total sales and storage floor area. However, the Board of Appeals may authorize up to a 50 percent larger floor area provided that such use is located wholly within an existing building.																
Provided further, that within the I-P district such use shall front onto a collector or arterial street and shall be located directly across from a "business" or "industrial" district as listed under Section 4-5.2.																
52a. Carpet display and sales	X	X	X	-	X	X	-	-	-	X	-	-	X-S	-	X	-
Provided such operation shall be conducted entirely within a building and provided that there shall be no outside display of merchandise.																
53. Automobile service station, including automobile washeteria	X	X	-	-	X	X	X	X	X	-	-	X	X-S	-	X	X
Minor automobile repair and maintenance may be allowed as a separate use, or in conjunction with the above. These uses shall be allowed subject to the following conditions:																
a. Major auto repair shall not be permitted in connection with such uses. Minor auto repair and maintenance shall include installation of tires, carburetors, ignition parts, and other minor accessory parts as shall be incidental to the normal upkeep of an automobile.																
b. There shall be no body and fender repair, painting or dismantling of vehicles on the premises.																
c. Gasoline pumps and other service facilities shall be set back not less than 12 feet behind a required front yard setback. Provided further, that within the B-N-1 district, the use shall be limited to one pump island and four pump hoses.																
d. All service storage or similar activities connected with such use shall be conducted entirely on the lot on which such use is located.																
e. All minor auto repair, maintenance, service, storage, or similar activities connected with such use shall be carried on entirely within an enclosed building.																

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f. When such use abuts an R-district boundary and such boundary is not a lane, there shall be a visual buffer of not more than six feet in height along such boundary. The buffer shall be a compact evergreen hedge or other type of foliage screening or shall be a combined fence and shrubbery screen and the shrubbery screen shall face the R-district boundary. Such buffer shall comply with the front yard setback requirement for the adjoining R-district. Visual buffers shall be provided so as to shield all parking areas and outdoor activity areas from the residentially zoned properties or adjacent rights-of-way.																
53.1 Truck stop	X	X	-	-	-	-	-	-	-	-	-	-	-	-	X	-
a. Such use shall only be permitted on a lot with access to any street designated as a major arterial or secondary arterial highway on the Classification of Streets and Roads Map of Chatham County.																
b. Such use shall only be permitted on a lot with a minimum lot area of 30,000 square feet and a minimum frontage of 150 feet.																
c. Parking requirements shall meet the minimum standards stated in Section 6-3.																
d. Such use shall be screened from any adjoining R-district by a six foot high opaque fence of evergreen hedge.																
53a. Utility and recreational trailer rentals	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-
Utility and recreational trailer rentals may be permitted as an accessory use subject to the following conditions:																
a. Such accessory use shall not occupy more than ten percent of the total area of the lot.																
b. Such accessory use may include display and rental of utility or recreational vehicles, but not more than six such vehicles shall be permitted outdoors on the lot at any one time.																
c. Maximum dimensions of bodies of four such vehicles shall not exceed six feet in width and nine feet in length.																
d. Two such vehicles shall be permitted with bodies not exceeding six feet in width and 14 feet in length.																
e. Parking for such vehicles shall not be permitted within a required front, side, or rear yard setback.																
f. Space for parking shall be marked by clearly visible boundaries, and no such vehicles shall be parked outdoors other than within such boundaries except when being serviced.																
53b. Utility and recreational trailer rentals	X	X	X	-	-	-	-	X	X	-	-	-	X-S	-	X	X
Utility and recreational trailer rentals may be permitted as an accessory use subject to the following conditions:																
a. Such accessory use shall not occupy more than 20 percent of the total area of the lot.																
b. Such accessory use may include display and rental of Utility or recreational vehicles, but not more than 12 such vehicles shall be permitted outdoors on the lot at any one time.																
c. Parking for such vehicles shall not be permitted within a required front yard setback.																
d. Space for parking shall be marked by clearly visible boundaries, and no such vehicles shall be parked outdoors other than within such boundaries except when being serviced.																
54. Drive-in theater	-	X	-	-	-	-	-	-	X	-	-	-	-	-	X	-
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.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
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.																
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.																
55. Miniature golf course	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-
56. Golf or baseball driving range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-
57. Trampoline center or similar activity	X	X	X	-	-	-	-	-	-	-	-	-	-	-	X	-
58. Carnival, rodeo, horse show, race tracks, fair, shooting or athletic event, community or other event of public interest.	-	X	-	-	X	-	-	X	X	-	-	-	-	-	-	-
a. Such event shall not be permitted for more than a seven (7) day period.																
b. Such event shall be permitted only on a site which faces and is adjacent to a B-C, B, I-L or I-H zoning district.																
c. All activities connected with such event shall be set back at least 100 feet from the nearest property line.																
d. Required off-street parking and storage areas shall be provided on the site.																
e. A site plan shall be permitted and approved by the MPC under the provisions of Section 4-6.5.																
58(a) Family entertainment center		X	X		X											
Including indoor and/or outdoor amusement activities and facilities designed for family oriented recreation, such as miniature golf, baseball batting cages, go-cart race tracks, bumper boats, pony rides, game arcades and redemption games and similar uses; with permitted ancillary uses including food and nonalcoholic beverage sales for on-site consumption.																
Provided that:																
a. When such use provides outdoor recreational facilities outdoors within 1,000 feet of a residentially zoned parcel or a dwelling unit it shall be established on a site of not less than ten (10) acres in size.																
b. Any recreational activity involving motorized equipment or vehicles shall be located a minimum of 350 feet from any conforming dwelling unit or "R" residentially, zoned property..																
c. Noise levels at the exterior property lines of the development shall not exceed the limits established by the Chatham County Noise Ordinance.																
d. All exterior recreational activities shall be setback a minimum of 50 feet and screened as required by MPC from the adjoining property lines.																
e. The use shall be located on a lot which abuts a street classified as an arterial.																
f. Signage for the use shall comply with the standards for the zoning district such use is located. However, MPC may approve additional " theme" signage for various rides and events provided it is not intended for advertisement for citizens outside the development and is not visible from adjacent properties or rights-of-way.																
g. A site plan shall be permitted and approved by the MPC under the provisions of Section 4-6.5. Approved May 6, 1998																
59. 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	-
Such public facilities or public parks shall be owned and operated by either an agency of government or a unit of government.																
60. Amusement or recreational activities carried on wholly within a building	-	X	-	-	X	X	X	-	X	-	-	-	X-S	-	X	X

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
Including indoor theater, bowling alley, billiard parlor, dance hall, and activities of a similar nature. Provided that within B-N-1 districts when the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:00 a.m. and 12:00 midnight.																
60a. Teaching of dancing and studios for music, voice, and instruments Provided that within B-N-1 districts when the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:00 a.m. and 12:00 midnight.	X	X	-	-	X	X	X	-	X	-	X	-	X-S	-	X	X
60b. Fortune telling Shall include all forms of foretelling, including, but not limited to, palm reading, casting of horoscopes, and tea leaf reading.	-	X	-	-	X	-	-	-	-	-	-	-	-	-	-	-
61. Food and drug stores Drug store, meat market, bakery products, dairy products; confectionery, convenience store, and stores of a similar nature. Provided within the B-N-1 and R-B-1 districts, such use shall not be open for business or receive delivery services between the hours of 12:01 a.m. and 6:00 a.m.	X	X	-	X	X	X	X	-	-	-	-	-	X	X	X	-
61a. Sale of beer and wine by package when incidental to other principal retail uses	X	X	-	-	X	X	X	-	-	-	-	-	X	-	X	-
61b. Sale of gasoline or diesel fuel as a principal or secondary use	X	X	-	-	X	X	-	X	X	-	-	X	X	-	X	X
61c. Cocktail lounges, nightclubs, taverns and package stores	X	X	-	-	X	B	-	-	-	-	-	-	X	-	X	-
61d. Adult entertainment establishment a. Each adult entertainment establishment shall be located a minimum of 1,000 feet from any existing adult entertainment establishment. Such measurement shall be the horizontal distance between the nearest property lines of the proposed and existing adult entertainment establishment.	-	X	-	-	-	-	-	-	X	-	-	-	-	-	-	-

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
b. Each adult entertainment establishment shall be located a minimum of 1,500 feet from any residential-zoned area, dwelling, church, school, government-owned or managed building open for public assembly, or park. Such measurement shall be the horizontal distance between the property line of the proposed adult entertainment establishment and the nearest residential zoning line or the property line of any dwelling, church, school, government-owned or managed building open for public assembly, or park.																
c. Any display, device or sign that depicts or describes specified sexual activities or specified anatomical areas shall be out of view of the public way and surrounding property.																
d. Such use shall abut a collector or greater classified street.																
62. Personal service shops	X	X	-	X	X	X	X	-	-	-	X	-	X	X	X	-
Barber shops, beauty shop, shoe repair, dry cleaning and laundry pickup stations, laundromat, watch repair, and services of a similar nature. Provided that within a B-N-1, R-B-1 and I-P districts, such uses shall be limited to a maximum of 1,200 square feet of leasable area, and shall front onto a collector or arterial street and when within an I-P district such use shall also be located directly across from an existing "business" or "industrial" district as listed under Sec. 4-5.2.																
62a. Barber schools and colleges	-	X	-	-	X	-	-	-	-	-	-	-	X	-	X	-
63. Clothing store and dry goods	-	X	-	-	X	X	X	-	-	-	-	-	X-S	X	-	-
Shoe store, men's shop, women's shop, variety stores, and stores of a similar nature. Provided that within R-B-1 and B-N-1 districts such uses shall be limited to a maximum of 1,200 square feet of leasable area, and shall front onto a collector or arterial street.																
64. Home furnishings and hardware	X	X	-	-	X	X	X	-	-	-	-	X	X-S	X	X	-
Appliance store, hardware store, paint, appliance repair, sporting goods store and stores of a similar nature. Provided that within R-B-1 and B-N-1 districts such uses shall be limited to a maximum of 1,800 square feet of leasable area, and shall front onto a collector or arterial street.																
64a. Interior decorating	X	X	-	X	X	X	X	-	-	-	X	-	X-S	-	X	-
a. Such business shall not include a shop in which goods are sold, unless otherwise permitted in this district.																
b. Such business may manufacture draperies on the premises, but no other type of manufacturing shall be permitted.																
c. No exterior display of merchandise shall be permitted.																
65. Department store	-	X	-	-	X	X	-	-	-	-	-	-	X-S	-	-	-
66. Banks and offices	-	X	X	X	X	X	X	-	-	X	X	-	X-S	X	X	-
Banks, loan agencies, professional offices, business offices, and facilities of a similar nature.																
66a. Administration offices, mobile and conventional	-	-	-	-	-	-	-	X	X	X	-	X	-	-	-	-
a. Shall be permanently affixed to a permanent foundation approved by the Building Inspector.																
b. No additions shall be made to the mobile office.																
c. Steps that are similar to conventional office construction shall be provided to all exterior entrances.																
d. The mobile office 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. Not to exceed 1,500 square feet.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
67. Pharmacy	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
68. Neighborhood dry-cleaning plants	-	X	-	-	X	X	-	-	-	-	-	-	X-S	-	-	-
a. Dry-cleaning plants, using cleaning systems which make use of solvents rated at above 40 by the Underwriters Laboratories, Inc. Standard of Classification, known as Class I systems, shall be prohibited.																
b. Dry-cleaning plants which use cleaning systems which make use of solvents rated at more than 5 but less than 40 according to the Underwriters Laboratories Standard of Classification, known as Class II and Class III systems, shall not be established in buildings with other occupancy and shall only be established in buildings which shall be set back not less than ten feet from any side or rear property line.																
c. A dry-cleaning plant shall serve not more than one pick-up and delivery station inclusive of one occupying the same premises as the plant.																
d. The building for a dry-cleaning plant shall not contain more than 4,000 square feet or floor area inclusive of dry-cleaning pick-up facilities within the building.																
e. A dry-cleaning plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant.																
f. The applicant for a dry-cleaning plant shall certify in writing at the time of application that all the above conditions will be met.																
69. Dry-cleaning plant	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
70. Automobile parking lot or parking garage (may include gasoline pumps except within the B-N-1 district.)	-	X	-	-	X	X	X	X	X	-	X	-	X-S	-	-	X
71. Medical, dental, optical, or environmental laboratories	-	X	X	X	X	X	X	-	-	X	X	-	X	-	-	-
72. Radio or television studio	-	X	X	X	X	X	X	-	X	X	X	-	X-S	-	-	-
72a. Radio, telephone, and television transmission tower, 100 feet or less in height.	-	X	-	X	X	-	-	X	X	-	-	X	-	-	X	-
a. Only "monopole" structures shall be permitted. Lattice or multiple leg towers or structures requiring guide wire supports shall not be permitted.																
b. No tower which is required obstruction lighting and marking(s) by the FAA shall be permitted. Applicant shall provide an approved FAA Form 7460-1 which indicates that obstruction lighting and markings are not required.																
c. The total structure height (tower and/or any antennas) shall not exceed 100 feet above ground level as measured from the established grade at the base of the tower.																
d. The base of the tower structure will be located a minimum distance of 125 feet from the nearest residentially zoned property line.																
e. Prior to the issuance of a permit, a site plan shall be submitted to and approved by the Metropolitan Planning Commission under the provisions of Sec. 4-6.5 herein.																
72b. Radio, television, telephone relay and transmission tower over 100 feet in height.	-	-	-	X	-	-	-	X	X	-	-	X	-	-	-	-
Provided that within the B-2 district, the following conditions shall apply:																
a. No structure height (tower and/or any antennas) shall exceed 250 feet above the established grade at the base of the tower.																
b. Towers requiring nighttime "strobe" lighting shall not be permitted.																
c. Lattice or multiple leg towers shall be screened from adjacent properties in a manner approved by the MPC.																
d. No tower shall be located within one-half mile of any tower greater than 100 feet in height, except where it is approved by MPC upon a finding that such clustering of towers would not be detrimental to the surrounding area.																
e. A site plan shall be submitted for approval by the MPC under the provisions of Sec. 4-6.5 Planned Development Districts, prior to the issuance of a building permit.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
73. Telegraph or messenger service	-	X	X	X	X	X	X	X	X	X	X	-	X-S	-	-	-
74. Photography studio	-	X	-	X	X	X	X	-	X	-	X	-	X-S	-	-	-
75. Funeral parlor	-	X	-	-	X	-	-	-	X	-	B	-	-	-	-	-
76. Ambulance service or rescue squad	-	X	X	X	X	-	-	-	X	X	B	-	-	-	-	-
77. Commercial schools	-	X	-	-	X	-	-	-	X	-	-	-	-	-	-	-
77a. Trade schools for heavy equipment operators; subject to the approval of the site by the Chatham County Commissioners	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
Provided that within the I-L district the following conditions shall also be met:																
a. Access to the site shall be via a collector or greater classified street.																
b. The site shall be a minimum of 25 acres in size with no greater than one-third of the gross area being utilized for the operating of heavy equipment.																
c. Any activities involving the movement or excavation of soil or other materials shall comply with the County Soil Erosion and Sedimentation Control regulations. Such activities shall be located at least 150 feet from any property line unless upon a finding by the MPC a lesser distance or alternate buffering plan would provide equal or greater protection.																
d. A natural buffer consisting of mature evergreen trees and underbrush, a minimum of 150 feet wide, shall be located along all property lines in order to visually buffer the proposed activities from adjacent and surrounding uses. No activities shall be allowed within the buffer, except for an office/classroom building designed to provide the appearance of a residential structure and any access drive approved by the MPC if required to service the site. Where such a buffer does not exist, the use shall not be established.																
e. All activities involving the operation of bulldozers, drag line, tractors, or other similar mechanical equipment, shall be located at least 200 feet from any property zoned to allow a residential structure or any property occupied by an institutional use, office, restaurant, lodging facility or similar uses; unless upon a finding by the MPC that a lesser distance, but not less than 1509 feet, would provide equal or greater protection due to additional buffering or noise controls being established on the site.																
f. The following time periods and sound level limits shall apply when such use is located adjacent to a residentially zoned property.																
SOUND LEVELS BY RECEIVING LAND USE AS MEASURED AT THE PROPERTY LINE CLOSEST TO THE NOISE SOURCE																
Permitted Time																
Of Operation																
8 a.m. - 5 p.m.																
5 p.m. - 8 a.m.																
g. All exhaust systems on the vehicles operated on the site shall meet minimum manufacturers specifications and shall be maintained in good working order in order to control excessive and unusual noise.																

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h. 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.																
78. Taxi stand	X	X	-	-	X	X	-	X	X	-	X	-	X-S	-	-	X
79. Freezer locker service, ice storage	-	X	X	-	X	-	-	X	X	-	-	-	-	-	-	X
80. Coin machines other than laundry machines	X	X	-	-	X	X	X	-	X	-	-	-	X-S	-	X	X
81. Newspaper publishing	-	X	X	X	X	-	-	X	X	-	-	X	-	-	-	-
82. Printing or letter shop	-	X	X	X	X	X	X	-	X	X	-	-	-	-	-	-
Provided within the B-N-1 district such use shall be limited to a maximum of 1,200 feet of leasable area and shall front onto a collector or arterial street.																
83. Newspaper and magazine distributor	-	X	X	X	X	-	-	-	X	X	-	-	-	-	-	-
84. Automobile, boat repair and engine repair, upholstery and paint shops	-	X	-	-	X	-	-	X	X	-	-	X	-	-	-	-
a. Provided such operations shall be conducted entirely within a building and provided that there be no outside storage of dismantled vehicles, boats, or junk vehicles, or parts of vehicles, unless totally screened from view and specifically approved by MPC.																
b. Provided these conditions shall apply to all future uses and further provided that such conditions shall be complied with by all such uses in existence on the date of this amendment, but in no event later than six months thereafter.																
c. Provided that incidental storage yards shall be allowed in conjunction with auto and boat repair uses within B-C zones, if they are screened by an eight foot high solid opaque fence or located within a building compound approved by MPC under the revisions of Section 4-5.6. No salvage materials, boats or dismantled vehicles or parts thereof shall be stored on the site for greater than five consecutive days.																
84a. Marine engine and boat repair shops, minor	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-
Provided that:																
a. Such operations are conducted entirely within an enclosed building and provided that there shall be no outdoor storage of dismantled boats, trailers, or engines or parts of such thereof. No greater than six boats and/or trailer, awaiting service or pick-up, may be stored outdoors within an approved screened storage yard.																
b. Such use is located on a lot of at least 30,000 square feet with a minimum frontage of 100 feet.																
c. When such use abuts an R-district boundary and such boundary is not a lane, there shall be a visual buffer of not less than six feet in height along such boundary. The buffer shall be tall enough to screen the activities conducted on the site and shall be a compact evergreen hedge or other type of foliage screening or a combined fence and shrubbery screen as approved by the MPC. The front yard setback for such buffer shall comply with the front yard setback requirement for the adjoining R-district. Visual buffers shall be provided so as to shield all parking areas and outdoor activity areas from the residentially zoned properties or adjacent rights-of-way.																

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d. If a service building or exterior storage is located within 150 feet of any residentially zoned property or residential use, the hours of operation shall be limited to the hours between 8:00 A.M. and 6:00 P.M., Monday through Saturday.																
e. If located within 100 feet of any residential property line, all buildings utilized for servicing or repairing boats or engines shall be designed and constructed with a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.																
f. 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.																
85. Pest control		X	X	X	X	-	-	-	X	-	-	-	-	-	-	-
85a. Pest control office	X	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
Provided that no "restrictive use" chemicals governed by the USDA or any chlorinated hydrocarbon chemicals are stored on the premises, or any outdoor storage area is created.																
86. Automobile, truck, and boat trailer sales or rental	X	X	X	-	X	-	-	-	X	-	-	X	-	-	-	-
86a. Recreational vehicles	-	-	-	-	X	-	-	-	X	-	-	X	-	-	-	-
Including campers, trailers, and accessory items, sales, service, and rentals.																
a. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from any R-district.																
b. All services, storage, or similar activities connected with service facilities shall be conducted entirely indoors and entirely on the lot on which such facilities are located, and no outside storage of dismantled vehicles or outside maintenance or service to vehicles shall be permitted.																
87. Retail automobile parts and tire stores	X	X	-	-	X	X	X	-	X	-	-	-	-	-	-	-
a. Provided that there shall be no outside service to vehicles or outside storage of dismantled vehicles, or parts of vehicles or junk vehicles.																
b. Provided these conditions shall apply to all future uses and further provided that such conditions shall be complied with by all such uses in existence on that date of this amendment, but in no event later than January 1, 1983.																
c. Provided within the B-N-1 district, such uses shall be limited to a maximum of 1,200 feet of leasable area and shall front onto a collector or arterial street.																
88. Residential manufactured home sales room or sales lot	X	X	X	-	-	-	-	-	X	-	-	-	-	-	X	-
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.																
88a. Prefabricated structures sales lot	-	X	X	-	X	-	-	-	X	-	-	X	-	-	-	-
a. All structures shall comply with the front yard setback.																
b. Minimum of four off-street parking spaces.																
c. Outdoor storage of individual parts shall not be permitted unless storage yards are permitted in this district.																
89. Tire recapping	-	X	-	-	-	-	-	X	X	-	-	-	-	-	-	-
Provided that such activity shall be conducted entirely within a building and provided there shall be no outside storage of dismantled vehicles, or junk vehicles or parts of vehicles.																
90. Farm implement and heavy construction equipment — sales, service, storage, and similar activities	-	X	-	-	-	-	-	-	X	-	-	X	-	-	-	-
90a. Sale and display of monuments and stones	-	X	X	-	X	-	-	X	X	X	-	X	-	-	-	-
90b. Processing, sale, and display of monuments and stones	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-

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90c. Lawnmower, garden equipment sales and service	-	B	B	B	B	-	-	-	X	-	-	-	-	-	-	-
a. Provided that such facilities shall not be established within a building which is adjacent to or across the street from a dwelling unit.																
b. All service, storage, or similar activities connected with service or sales shall be conducted entirely indoors and no storage or dismantled vehicles shall be permitted outside the building.																
c. All buildings or portions of a building within the B-C district which are used for servicing or demonstrating motorized vehicles and/or equipment shall be constructed within a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.																
91. Marine supply and service facility	-	X-E	X-E	X-E	-	-	-	X-E	X-E	-	-	X-E	-	-	X	X-E
92. Electrical repair and similar repair	-	X	X	X	-	-	-	-	X	X	-	-	-	-	-	-
93. Locksmith, gunsmith, and similar activities	-	X	X	X	-	-	-	-	X	X	-	-	-	-	-	-
94. Experimental laboratories	-	X	X	X	-	-	-	X	X	X	-	X	-	-	-	X
95a. Animal hospital, veterinary clinic, or animal boarding place	-	X	-	X	X	B	-	-	X	X	X	-	-	-	-	-
Provided that all buildings housing animals shall be set back not less than 100 feet from any dwelling unit or residential zoning boundary line and all pens, kennels, and runs shall be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.																
95b. Pet boarding facility, with outdoor runs	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
a. Provided that no more than five (5) animals shall be allowed to be in the runs at any given time and that the runs shall be set back not less than 100 feet from any property line.																
b. No animals shall be allowed in any outdoor run between the hours of 6:00 p.m. and 7:00 a.m.																
96. Express office	-	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-
97. Railroad passenger and freight stations	-	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-
98. Bus station	-	X	-	-	X	-	-	X	X	-	-	-	-	-	-	X
99. Truck terminal	-	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-
100. Railroad classification and repair yard	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-
101. Retail sale of building, heating, plumbing, electrical, and related supplies and materials	-	X	X	X	X	X	X	X	X	-	-	X	X	-	-	-
Provided this shall exclude outdoor storage (unless storage yards are permitted in the district.) Provided further that within the B-N-1 district, such uses shall be limited to a maximum of 1,800 square feet of leasable area and shall front onto a collector or arterial street.																
102. Planning or saw mill	-	X	-	-	-	-	-	X	X	-	-	-	-	-	-	-
103. Wholesale building, heating, plumbing, and electrical contractor, and related activities including contractors	-	X	X	X	-	-	-	X	X	X	-	X	-	-	-	-
When such activities require the storage of equipment and materials on the premise.																
103a. Cabinet shop	-	X	X	X	-	-	-	X	X	X	-	X	-	-	-	-

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
104. Storage yards (Principal Use)	-	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-
a. All such uses shall be screened on all sides. Materials for such screen are optional; however, the materials must constitute an opaque, solid wall of uniform coloration, and not less than eight feet in height.																
b. Where such uses are screened by adjacent buildings, fences, or geographic features or where other features fulfill this requirement, the Board of Appeals may grant a variance on this requirement. If such a variance is granted, a fence shall, nevertheless, be erected in order to prevent access to the property.																
104a. Storage yards (Accessory Use)	-	X	X	X	-	-	-	X	X	X	-	X	-	-	-	-
a. All such uses shall be screened on all sides. Materials for such screen are optional; however, the materials must constitute an opaque, solid wall of uniform coloration, and not less than eight (8) feet in height.																
b. Where such uses are screened by adjacent building, fences or geographic features or where other features fulfill this requirement, the Board of Appeals may grant a variance on this requirement. If such a variance is granted, a fence shall, nevertheless, be erected in order to prevent access to the property line.																
104a.Storage yards (Accessory Use)	-	X	X	X	-	-	-	X	X	X	-	X	-	-	-	-
104b. Automobile storage yard	-	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-
a. All such uses shall be screened on all sides. Materials for such screen are optional; however, the materials must constitute an opaque, solid wall of uniform coloration, and not less than eight (8) feet in height.																
b. Where such uses are screened by adjacent buildings, fences, or geographic features or where other features fulfill this requirement, the Board of Appeals may grant a variance on this requirement. If such a variance is granted, a fence shall, nevertheless, be erected in order to prevent access to the property.																
104c. Concealed Incidental Outdoor Storage Areas	-	X	X	-	X	-	-	X	X	X	-	X	-	-	-	-
Such area shall be located in the rear or side yard area of the principal use building and shall be totally concealed from all other properties and public rights-of-way.																
Provided further, within the B-C district the following standards shall also be met:																
a. The square footage of the outdoor storage area shall not exceed 15 percent of the gross land area.																
b. The outdoor storage area shall be located contiguous to the principal use building.																
c. No materials shall be stacked or stored to a height so as to be seen from outside the storage area.																
d. Unless the view of the storage area is totally screened by on-site building walls, a fence shall be provided. Such fence shall be solid or visually opaque and constructed so as to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood, or other similar material (not including woven wire) and shall be not less than five feet nor more than ten feet in height.																
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.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
105. Feed and grain sales and storage	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-	-
105a. Feed and seed retail sales Provided that there shall be no outdoor storage areas unless storage yards are allowed within this district. Provided further that within the B-N-1 district, such uses shall be limited to a maximum of 1,800 square feet of leasable area and shall front onto a collector or arterial street.	X	X	-	-	X	X	X	-	-	-	-	-	X	-	-	-
106. Cold storage and freezer plant	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
107a. Wholesaling and warehousing Provided there shall only be outside storage of goods and materials within accessory storage yards, which storage yards shall comply with the requirements for storage yards set forth in this section.	-	X	X	X	-	-	-	X	X	X	-	X	-	-	-	-
107b. Self-storage mini-warehouse a. Except for PILT, B-1, M, I-L, and I-H districts, a mini-warehouse site shall not exceed four acres. Within PILT, B-1, M, I-L, and I-H districts, the site may be greater than four acres. b. The exterior of buildings shall be of finished quality. c. A fence shall be provided and such fence shall be solid or semi-solid and constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood, or other similar material (not including woven wire) and shall not be less than five feet nor more than eight feet in height. d. A landscaped buffer of not less than 25 feet shall be established along any side of the property which abuts an "R" district or is across the street from an "R" district. e. All lights shall be shielded to direct light onto the uses established and away from adjacent property. f. All storage on the property shall be kept within an enclosed building. g. No activities such as miscellaneous or garage sales shall be conducted on the premises. h. The servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall not be conducted on the premises. i. No auctions or commercial sales or uses shall be conducted on the site. j. The operation of such facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business. k. Such development shall have access to a street classified as a collector or greater. l. No animated, neon, or flashing signs shall be allowed. Only one principal use sign shall be allowed. m. A site plan shall be submitted to and approved by the MPC under the provisions of Sec. 4-6.5.	X	X	X	X	X	X	-	X	X	X	-	X	X	-	X	-
107c. Freight container storage and repair facility a. Provided that such use shall comply with the screening requirements of Use No. 104 (Storage yards) where an abutting use is residential or where such use fronts along a public street.	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
107d. Sign shop a. Provided that any outdoor sales, service, storage, or work areas shall require a site plan to be reviewed and approved by the MPC under the provisions of 4-5.5. b. The MPC may require a minimum of eight foot high, solid, architecturally compatible and finished fence with supplemental landscaping established along the exterior of the fence.	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
c. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.																
d. Access to or from the storage yard shall not be from any minor street which served an "R" district or residentially developed properties.																
108. Light manufacturing	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
a. Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
b. Manufacturing of food, cosmetics, and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
c. Machine shop and related activities.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
d. Construction of signs, including painted signs.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
e. Cooperage.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
f. Bottling plant.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
g. Light sheet metal products such as ventilating ducts and eaves.																
h. Ice manufacturing.																
i. Laundry, cleaning, and dyeing plants.																
j. Musical instruments, toys, novelties, and similar products.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
k. Ceramic products provided that kilns shall be fired by gas, oil, or electricity only.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
l. Products from previously prepared materials.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
m. Tinsmith and roofing service.	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
n. Other manufacturing of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the manufacturing or class of manufacturing listed.	-	-	-	-	-	-	-	-	-	B2	-	-	-	-	-	-
109. Commercial fishing operation	-	X	-	-	-	-	-	X	X	-	-	-	-	-	-	X
Including facilities for repair, storage, and the servicing of water craft and equipment.																
110. Commercial seafood processing and packaging	-	X	X	X	-	-	-	X	X	-	-	-	-	-	-	X
Provided such operation shall be conducted within a completely enclosed structure and in a manner consistent with the requirements of the County Health Department.																
111. Manufacturing	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
Except manufacturing such as manufacturing of cement, corrosive acid, bone distillation, drop forge industry, fat rendering, fertilizer manufacturing, organic material reduction, meat processing which involved the slaughtering and dressing of animals, Kraft paper processing and the like which produce noise, odors, dust, fumes, fire hazards, or other nuisance features which would damage either this industrial district or the surrounding areas.																
112. Heavy manufacturing	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-
Any manufacturing provided that any manufacturing such as the manufacturing of cement, corrosive acids, bone distillation, drop forge industry, fat rendering, fertilizer manufacturing, organic material reduction, meat processing plant, and the like which produce noise, odors, dust, fumes, fire hazards, or other nuisance features, shall be set back not less than 500 feet from the boundaries of this district.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
113. Salvage yard	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
a. Site Plan Review. 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 Commissioners by the Zoning Administrator for final action prior to the issuance of any permits or a business license for the proposed site. No use or development shall be allowed on the site that is not shown in the approved site development plan. Such plans shall include: gross acreage, number, type, and location of buildings, parking and loading areas, service drives, building heights, open space, setbacks, buffer strips, location and design of fence and materials of construction, and such other information as may be reasonably required by the reviewing agencies.																
b. Buffers and Screens. A screening fence shall be erected entirely around the use. The screening fence shall be constructed of either brick, stone, masonry units, wood or other similar material, excluding tin, plastic, doors, woven wire, salvage material or other similar products. A minimum of a twenty-five (25) foot wide irrigated landscaping buffer or a natural buffer of at least fifty (50) feet in width shall be established along the exterior of the screening fence. Where such operation has frontage on an expressway, major arterial, or secondary arterial, or faces a residential area, the required screen shall be not less than eight (8) feet in height nor greater than twelve (12) feet. On all other sides the screen shall be not less than six (6) feet in height nor greater than twelve (12) feet. No materials shall be stored or stacked above the height of the screening fence.																
c. Burning. There shall be no on-site burning of material except within a furnace or incinerator approved by the County Health Department and appropriate State regulatory agencies.																
d. Access. Access to salvage yards shall be only from a collector street, secondary arterial, or major arterial.																
e. Separation from other Uses. Salvage yards shall be separated from the following uses by the distances indicated, as measured in a straight line:																
(1) 500 feet from a dwelling unit.																
(2) 500 feet from residential, conservation and institutional zoning districts.																
(3) 500 feet from B-N and RB-1 zoning districts.																
(4) 100 feet from any other business zoning district.																
(5) 100 feet from the property line of any property located within an industrial or manufacturing zoning district, on which a conforming use is located which is also allowed within B-N, B-C, or B business districts.																
f. Dismantling activities. All dismantling, shredding, and crushing operations, of the use shall be setback at least one-hundred (100) feet from any property line. Such activities shall comply with the Chatham County Noise Ordinance requirements.																
g. Nonconforming salvage yards:																
(1) When a salvage yard exists prior to the effective date of this ordinance and does not comply with the operational and design standards outlined above, the activity shall be deemed to be nonconforming.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
(2) Within sixty (60) days from the date of this amendment, the Zoning Administrator shall notify all nonconforming salvage yards, which notice shall specify the nonconforming conditions and the provisions of this section. A nonconforming salvage yard may be continued for not more than one (1) year from the date of notice of nonconforming status sent by the Zoning Administrator.																
(3) Within one (1) year from the date of nonconforming status notice, nonconforming salvage yards shall be brought into compliance with the requirements of this section, excluding the separation requirements of Subsection 4-5.2, Use 113 e.(1) through (5). The provision for an irrigated landscaped buffer or natural buffer located adjacent to the exterior of a screening fence shall also be waived for a nonconforming salvage yard if the existing fence construction and maintenance is in compliance with the salvage yard fence design standards as determined by the Director of Inspections.																
(4) The County Commissioners may grant a buffer or setback variance upon finding that the height of the stored material will be less than the minimum screen height and the activities of the operation will not adversely impact the adjacent property values or the public welfare.																
113a. Metal salvage yard	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-
a. Site Plan Review. 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 Commissioners by the Zoning Administrator for final action prior to the issuance of any permits or a business license for the proposed site. No use or development shall be allowed on the site that is not shown on the approved site development plan. Such plans shall include: gross acreage, number, type, and location of buildings, parking and loading areas, service drives, building heights, open space, setbacks, buffer steps, location and design of fence and materials of construction, and such other information as may be reasonably required by the reviewing agencies.																
b. Buffers and Screens. A screening fence shall be erected entirely around the use. The screening fence shall be constructed of either brick, stone, masonry units, wood or other similar material, excluding tin, plastic, doors, woven wire, salvage material or other similar products. A minimum of a twenty-five (25) foot wide irrigated landscaping buffer or a natural buffer of at least fifty (5) feet in width shall be established along the exterior of the screening fence. Where such operation has frontage on an expressway, major arterial, or secondary arterial, or faces a residential area, the required screen shall be not less than eight (8) feet in height nor greater than twelve (12) feet. No materials shall be stored or stacked above the height of the screening fence.																
c. Burning. There shall be no on-site burning of materials except within a furnace or incinerator approved by the County Health Department and appropriate State regulatory agencies.																
d. Access. Access to salvage yards shall be only from a collector street, secondary arterial, or major arterial.																
e. Separation from other Uses. Salvage yards shall be separated from the following uses by the distances indicated, as measured in a straight line:																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
(1) 500 feet from a dwelling unit.																
(2) 500 feet from residential, conservation and institutional zoning districts.																
(3) 500 feet from B-N, and RB-1 zoning district.																
(4) 100 feet from any other business zoning district.																
(5) 100 feet from the property line of any property located within an industrial or manufacturing zoning district, on which a conforming use is located which is also allowed within B-N, B-C, or B business districts.																
f. Dismantling activities. All dismantling, shredding, or crushing operations of the use shall be setback at least one-hundred (100) feet from any property line. Such activities shall comply with the Chatham County Noise Ordinance requirements.																
g. Nonconforming salvage yards:																
(1) When a salvage yard exists prior to the effective date of this ordinance and does not comply with the operational and design standards outline above, the activity shall be deemed to be nonconforming.																
(2) Within sixty (60) days from the date of this amendment, the Zoning Administrator shall notify all nonconforming salvage yards, which notice shall specify the nonconforming conditions and the provisions of this section. A nonconforming salvage yard may be continued for not more than one (1) year from the date of notice of nonconforming status sent by the Zoning Administrator.																
(3) Within one (1) year from the date of nonconforming status notice, nonconforming salvage yards shall be brought into compliance with the requirements of this section, excluding the requirements of Subsection 4-5.2, Use 113 e.(2)(a) through (d). The provision for an irrigated landscaped buffer or natural buffer located adjacent to the exterior of a screening fence may also be waived for a nonconforming salvage yard if the existing fence construction and maintenance is in compliance with the salvage yard fence design standards as determined by the Director of Inspections.																
(4) The County Commissioners may grant a buffer or setback variance upon finding that the height of the stored material will be less than the minimum screen height and the activities of the operation will not adversely impact the adjacent property values or the public welfare.																
113b. Reserved.																
113c. Indoor recycling collection center	-	X	-	-	-	-	-	X	X	-	-	X	-	-	-	-
a. All activities and storage of materials shall be conducted within an enclosed building.																
b. All materials shall be stored and sorted on dry impervious surfaces and shall be protected from exposure to moisture.																
c. Provided further, that within the B district, the following provisions shall also apply:																
(1) Such use shall not be established within 250 feet of an existing dwelling																
(2) All loading, unloading and storage areas shall be screened from view from adjacent properties occupied by residential, institutional, office and retail uses.																
(3) No smelting, incinerating or similar processing shall be allowed.																
113d. Recycling collection and processing center.	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
a. All activities and storage of materials shall be conducted within an enclosed building.																

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List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
b. All materials shall be stored and sorted on dry impervious surfaces and shall be protected from exposure to moisture.																
c. All incinerators and smelting activities shall meet local, state and federal environmental standards and be approved by the Chatham County Health Department and the Director of Inspections.																
d. 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.																
113e. Drop-off station for recyclable aluminum, glass, paper, and plastics.	X	-	X	-	X	-	-	X	X	-	-	X	-	-	-	-
Provided that:																
a. The use shall be established and maintained in conjunction with and accessory to an existing commercial or industrial use. If the principal use is discontinued, moves, or goes out of business, the drop-off station shall not continue on the site unless re-approved as an incidental or secondary use to another principal use of the site.																
b. 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. Off-street parking and loading spaces shall be provided as recommended by the traffic engineer and/or approved by the MPC.																
c. All required building and development setback lines shall be met. In addition, the hours of operation, the size and location of the drop-off station shall be limited, as approved by the MPC, in order to protect adjacent properties from any negative impacts and to protect the traffic circulation and off-street loading and parking on the site.																
d. All activities, excluding vehicle maneuvering, container placement and parking spaces associated with a drop-off station, shall be conducted within an enclosed weather resistant container on a dry impervious surface. No storage of materials outside the approved container nor sorting or processing of materials shall be allowed and the site shall be kept liter-free.																
e. Provided further, that within the B, B-1, and B-c districts, the following provisions shall also apply:																
(1) Such use shall be located on a site with a business or industrial use having a minimum of 75 off-street parking spaces.																
(2) The drop-off containers shall be located and maintained as shown on the approved site plan and shall be separated from and screened from view from any adjoining property or public rights-of-way as approved by MPC.																
(3) All signage shall be as approved by the MPC.																
(4) At least seven days prior to the date of the MPC review, a public notice shall be sent by mail to all owners of property located adjacent to or across a public right-of-way from the property in question.																
114. Other use	-	X	X	X	X	X	X	X	X	-	-	X	X-S	-	-	-
Other uses of the same character and class as those permitted in this district, provided such other uses shall not create a higher density of population; or emit or produce smoke, noise, odor, dust, vibration, or fumes; or generate more traffic; or produce greater traffic hazards, or greater hazards of other kinds; or create other more objectionable conditions than those uses listed in this district. Disputed uses shall be submitted to the Board of Appeals for interpretation.																
115. Airports (FAA Class A, B, C, D, and E)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
116. Heliport/helistop	B	B	B	X	B	B	-	X	X	-	-	X	B	-	B	B

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117. Air curtain destructors, temporary	X	X	-		X	X	X	X	X	-	X	X	X	X	X	X
Provided that the following conditions shall be met:																
a. A permit shall be obtained from the Director of Inspections in accordance with Chapter 5 of the Chatham County Building Code and shall be posted on-site when burning. The permit shall be issued for a period of six months, and may be renewable.																
b. Prior to the issuance of a permit, a site plan shall be submitted to and approved by the MPC under the provisions of Section 4-6.5 herein.																
c. Burning shall be limited to waste generated on-site, except if the permitted site is a lot within a recorded subdivision or a development area within PUD zoned district, then waste generated from other lots or areas located therein may be burned provided all other conditions set forth in (d) through (j) below are met.																
d. The minimum distance between an ADC pit and any dwelling located within a predominately residential area shall be 1,000 feet and in no event shall be less than 500 feet from any dwelling. The minimum distance between an ACD pit and any other type of building shall be 500 feet.																
e. Only wood wastes consisting of trees, logs, large brush, stumps, and untreated lumber may be burned. Chemically treated, coated, or impregnated wood and nonwood construction materials shall not be burned. Rubber, synthetic material, or any asphaltic based or petroleum based product shall not be burned.																
f. Pit fires shall be constantly attended by at least one person on-site who shall be competent in ACD operation. Where an ACD pit not containing fire is left unattended, ash within the pit shall be covered with not less than one foot of earth or a fence shall be constructed around the pit																
g. Fire extinguishing equipment adequate to completely extinguish the pit fire at any time shall be maintained on-site during burning. Such equipment shall consist of connected hoses with adequate water supply or earth moving equipment and an adequate supply of earth covering material. In addition the area surrounding the pit for a distance of 100 feet shall be cleared of weeds, brush, and undergrowth.																
h. The pit dimensions shall be as follows:																
a. Maximum allowable width is eight feet or as provided by the ACD Manufacturer's specifications and approved by the County Engineer.																
b. Minimum allowable depth is ten feet and maximum allowable depth is fifteen feet.																
c. Maximum allowable length of the pit is no more than one foot longer than the manifold (nozzle section) of the particular ACD being used.																
i. The amount of dirt on or in the material being burned shall be minimized.																
j. Except for a reasonable period during ignition and charging of the pit, no smoke emissions exceeding 40 percent opacity shall be emitted.																
117a. Air curtain destructors, permanent	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
Provided that the following conditions shall be met:																
a. An annual permit shall be obtained from the Director of Inspections in accordance with Chapter 5 of the Chatham County Building Code and shall be posted on-site when burning.																
b. Prior to the issuance of a permit, a site plan shall be submitted to and approved by the MPC under the provisions of Section 4-6.5 herein.																
c. The minimum size for a site or lot approved for a permanent air curtain destructor shall be five acres.																
d. A 75-foot wide natural or landscaped buffer shall be established and maintained along all exterior property lines.																

PD-M: "The uses and development standards for this district are found in Sec. 4-6.9."

P-N-T: "The uses and development standards for this district are found in Sec. 4-9."

PUD-CC: "The uses and development standards for this district are found in Sec. 4-8."

List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
e. Access to the site shall be only from a collector street, secondary arterial, major arterial, or expressway.																
f. The minimum distance between an ACD pit and any dwelling located within a predominately residential area shall be 1,000 feet and in no event shall be no less than 500 feet from any dwelling. The minimum distance between any ACD pit and any other type of building shall be 500 feet.																
g. Only wood wastes consisting of trees, logs, large brush, stumps, and untreated lumber may be burned. Chemically treated, coated, or impregnated wood and nonwood construction materials shall not be burned. Rubber, synthetic material, or any asphaltic based or petroleum based product shall not be burned.																
h. Pit fires shall be constantly attended at least one person on-site who shall be competent in ACD operation. Where an ACD pit not containing fire is left unattended, ash within the pit shall be covered with not less than one foot of earth or a fence shall be constructed around the pit.																
i. Fire extinguishing equipment adequate to completely extinguish the pit fire at any time shall be maintained on-site during burning. Such equipment shall consist of connected hoses with adequate water supply or earth moving equipment and an adequate supply of earth covering material. In addition, the area surrounding the pit for a distance of 100 feet shall be cleared of weeds, brush, and undergrowth.																
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a. Maximum allowable width is eight feet or as provided by the ACD manufacturer's specifications and approved by the the County Engineer.																
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k. The amount of dirt on or in the material being burned shall be minimized.																
l. Except for a reasonable period during ignition and charging of the pit, no smoke emissions exceeding 40 percent opacity shall be emitted.																
117a. Air curtain destructors, permanent	-	-	-	-	-	-	-	X	X	-	-	X	-	-	-	-
118. Portable concrete mixing plant	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-
a. All such uses shall submit for review and approval by the MPC, a site development plan pursuant to the provisions of Sec. 4-6.5 - Planned Development District. In submitting an application and site development plan for the proposed use the applicant shall include all certifications required by Georgia Environmental Protection Division (EPD). The MPC may impose such additional environmental standards as it finds necessary to protect the health, safety, and welfare of the community.																
b. Access to the use shall be via a collector or greater classified street.																
c. All roads, drives and activity areas, located within 100 feet of a property line shall be paved with asphalt or concrete. All other service areas shall be of a dust proof material or treatment as approved by the Chatham County Engineer.																

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P-N-T: "The uses and development standards for this district are found in Sec. 4-9."

PUD-CC: "The uses and development standards for this district are found in Sec. 4-8."

List of Uses	A-T	B	B-1	B-2	B-C	B-N	B-N-1	I-H	I-L	PILT	I-P	M	PSC	RB-1	T-B	W-I
d. All activities, exclusive of driveways, shall be located at least 200 feet from any property occupied by a residential structure, institutional use, office, restaurant, lodging facility or similar uses.																
e. A natural buffer consisting of mature evergreen trees and underbrush vegetation, a minimum of 75 feet wide shall be located and maintained along all property lines. No activities shall be allowed within the buffer, except for an access drive approved to service the site. Where such a buffer does not exist, the use shall not be established.																
f. A nondischarge holding pond or setting tanks, as designed by a registered professional engineer, shall be constructed to retain any residue resulting from water runoff, transfer or mixing of materials, cleaning of equipment, and other operational activities. Such pond or tanks shall meet state EPD design standards and be approved by the Chatham County Engineer.																
g. A seal shroud or other appropriate cover approved by the Chatham County Engineer shall be utilized when loading, transferring or unloading any dry materials from any hopper or storage bin to prevent dust particles from being dispersed into the environment, on the exterior of the equipment, or on the rounds.																
h. The use is limited to an operational period of one year. A request for an additional two-year operational period may be made to the Chatham County Commission through the MPC. The MPC shall make its findings available to the Chatham County Commission and shall recommend for approval of the extension of time it finds that the use has been operating in compliance with the provisions of the ordinance and that the continued operation of this use would not adversely affect the environment or value of the adjacent area of properties.																