TABLE OF CONTENTS

| | | | <u>PAGE</u> |
|----------------------|--------------------------|---|-------------|
| SECTION 1 ENA | CTMENT, SH | ORT TITLE, JURISDICTION, PURPOSE | |
| Sec. 1-1 Sec. 1-2 | Enactment Short Title | Clause | 1 1 |
| Sec. 1-3 | Jurisdiction | า | 1 |
| | Purpose | ' | 2 |
| SECTION 2 DEF | <u>INITIONS</u> | | 3 |
| SECTION 3 GEN | ERAL PROVI | <u>SIONS</u> | |
| Sec. 3-1 | Interpretati | ion and Application | 20 |
| Sec. 3-2 | | ects All Land and Buildings | 20 |
| Sec. 3-3 | | Principal Building or Use Upon Any Lot | 20 |
| Sec. 3-4 | • | or Change in Lot Size | 20 |
| Sec. 3-5 | | ce of Open Spaces | 21 |
| Sec. 3-6 | Accessory | | 21 |
| Sec. 3-7 | Vision Clea | arance at Intersections | 22 |
| Sec. 3-8 | Lots With I | Multiple Frontage | 22 |
| Sec. 3-9 | Corner Lot | s, Side Yard Setback from Center of Street | 22 |
| Sec. 3-10 | Street Acc | ess | 22.1 |
| Sec. 3-11 | Encroachn | nent of Public Right-of-Way | 22.1 |
| Sec. 3-12 | Visual Buff | fers and Screening | 22.2 |
| SECTION 4 ZON | ING DISTRIC | <u>TS</u> | |
| Sec. 4-1 | Establishme | nt of Districts | 23 |
| Sec. 4-2 | J 1 | | 29.2 |
| Sec. 4-3 | Interpretation | n of Zoning District Boundaries | 29.2 |
| Sec. 4-4 | Uses Prohib | ited | 29.3 |
| Sec. 4-5 | Provisions R | Regarding Use | 29.3 |
| Index for C | and R Use Sc | | |
| | Sec. 4-5.1 | Provisions Regarding Use in C-Districts and R-Districts | 30 |
| Index for B | and I Use Sch | | |
| | 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, PILT, I-P, M, P-S-C, RB-1, T-B, W-I, PD-M, P-N-T and | |
| | | PUD-CC | 45 |

| | | | <u>PAGE</u> |
|-----------------|-------------|--|-------------|
| SECTION 4 ZONIN | IG DISTRICT | S (Continued) | |
| | Sec. 4-5.3 | Extension of Specified Permitted Uses | |
| | | From An Abutting Zoning District Into the | |
| | | C-M District | 70 |
| Sec. 4-6 | Developme | nt Standards | 111 |
| Sec. 4-6.1 | Developme | nt Standards for Dwellings | 112 |
| Sec. 4-6.2 | Developme | nt Standards For Nonresidential Uses | 116 |
| Street Classif | | or Chatham County | 120 |
| Sec. 4-6.3 | Developme | nt Standards Within a Planned Shopping | |
| | Center Dist | | 122 |
| Sec. 4-6.4 | Planned De | velopment Rezoning for Certain | |
| | Nonconforn | ning Uses | 124 |
| Sec. 4-6.5 | Planned De | velopment District | 128 |
| Sec. 4-6.57A | Wireless Co | ommunication/Digital Television | |
| | Tower Over | lay District | 136 |
| Sec. 4-6.6 | Planned Ur | it Development Ordinance (PUD) | 138 |
| Sec. 4-6.66 | Planned Ur | it Development Residential (PUD-R) | 144 |
| Sec. 4-6.67 | | it Development (PUD-M) | 148 |
| Sec. 4-6.68 | Planned Ur | it Development Community (PUD-C) | 155 |
| Sec. 4-6.69 | | it Development Business (PUD-B) | 156 |
| Sec. 4-6.610 | | it Development Industrial (PUD-IN) | 161 |
| Sec. 4-6.611 | Planned Ur | it Development Institutional (PUD-IS) | 163 |
| Sec. 4-6.612 | | it Development Institutional (PUD-IS-B) | 165 |
| Sec. 4-6.613 | Planned Ur | it Development Mixed Use (PUD-MXU) | 165.2 |
| Sec. 4-6.7 | Reserved | | 165.6 |
| Sec. 4-6.8 | | nt Standards in PD-R Districts | 166 |
| Sec. 4-6.9 | • | nt Standards in PD-M Districts | 166.7 |
| Sec. 4-6.10 | • | nt Standards in PD-R-SL | 166.13 |
| Sec. 4-6.11 | • | nt Standards in PD-R-IL Districts | 166.20 |
| Sec. 4-7 | • | nt Standards in P-R-1-S Districts | 166.27 |
| Sec. 4-8 | • | nt Standards in PUD-CC Districts | 166.32 |
| Sec. 4-9 | • | nt Standards in P-N-T Districts | 166.38 |
| Sec. 4-10 | • | nt Standards in P-R-C Districts | 166.43 |
| Sec. 4-11 | • | nt Standards for Telecommunications | |
| | Towers and | | 166.46 |
| Sec. 4-12 | • | nt Standards in the Environmental | |
| | Overlay (E0 | , | 166.59 |
| Sec. 4-13 | Developme | nt Standards for Town Center (TC) District | 166.64 |

| | | <u>PAGE</u> |
|--|---|---|
| SECTION 5 EXCE | EPTIONS AND MODIFICATIONS | |
| Sec. 5-1 Sec. 5-2 Sec. 5-3 Sec. 5-4 Sec. 5-5 Sec. 5-6 | Walls and Fences Structure Excluded from Height Limitations Reduction of Front yard Setback Requirements Substandard Lots of Record Group Development Projects When a Site Development Plan is Required | 167 169 169 169 170 170 |
| SECTION 6 OFF- | STREET PARKING AND LOADING REQUIREMENTS | |
| Sec. 6-1 Sec. 6-2 Sec. 6-3 Sec. 6-4 | Scope of Provisions General Provisions Off-Street Parking Requirements Off-Street Loading Requirements | 171 171 173 185 |
| SECTION 7 SIGN | <u>s</u> | |
| Sec. 7-1 Sec. 7-2 Sec. 7-3 | General Provisions Sign Permits - Required Sign Standards | 186 189 190 |
| SECTION 8 NON | CONFORMING USES | |
| Sec. 8-1 Sec. 8-2 Sec. 8-3 Sec. 8-4 | Nonconforming Use Continuance of a Nonconforming Use Limitations on the Use of a Building or a Land by Nonconforming Uses Change in Nonconforming Use | 203 203 203 205 |
| Sec. 8-5 | Alterations | 206.2 |
| SECTION 9 ADMI | NISTRATION AND ENFORCEMENT | |
| Sec. 9-1 Sec. 9-2 Sec. 9-3 Sec. 9-4 Sec. 9-5 Sec. 9-6 Sec. 9-7 Sec. 9-8 Sec. 9-9 | Zoning Administrator Demolition Permit Building Permits Wetlands Protection Groundwater Recharge Area Protection Sign Permits Occupancy Permits Reserved Appeals | 207 207 207 210 210.1 210.3 210.3 210.4 210.4 |

| | | <u>PAGE</u> |
|--|-------------------------------------|---|
| SECTION 10 BOX | ARD OF APPEALS | |
| Sec. 10-1 Sec. 10-2 Sec. 10-3 Sec. 10-4 Sec. 10-5 Sec. 10-6 Sec. 10-7 Sec. 10-8 | | 211 211 211 211 213 214 216.1 216.1 PAGE |
| SECTION 11 AME | <u>ENDMENT</u> | |
| Sec. 11-1 Sec. 11-2 Sec. 11-3 | | 217 217 220.5 |
| SECTION 12 REM | MEDIES AND PENALTIES | |
| Sec. 12-1 Sec. 12-2 | | 221 221 |
| SECTION 13 COM | NFLICT WITH OTHER LAWS | 222 |
| SECTION 14 SEP | PARABILITY | 223 |
| SECTION 15 EFFECTIVE DATE | | |
| SECTION 16 WIR | ELESS TELECOMMUNICATIONS FACILITIES | 225 |