

CAMDEN PRESERVE

PLANNED DEVELOPMENT DISTRICT

TABLE 1

CAMDEN COUNTY ZONING ORDINANCE

**THE OFFICIAL CODE
OF
CAMDEN COUNTY, GEORGIA**

**Codified through
Ordinance of March 16, 2004.
(Supplement No. 6)**

Preliminaries

**THE OFFICIAL CODE
OF
CAMDEN COUNTY, GEORGIA**

Published by Order of the Board of Commissioners

Adopted: March 21, 2000

Effective: March 21, 2000

Published by Municipal Code Corporation
Tallahassee, Florida 2000

OFFICIALS

OF

CAMDEN COUNTY, GEORGIA

AT THE TIME OF THIS CODIFICATION

Bob Becker, District # 2

Chairman

E. B. Herrin, Jr., District # 3

Vice-Chairman

Ken Hase, District # 4

Lemon Dawson, District # 1

James H. Foddrell, District # 5

Board of Commissioners

Barrett T. King

County Administrator

J. Grover Henderson

County Attorney

Nancy Weisensee

Assistant County Administrator

PREFACE

This Code constitutes a complete codification of the general and permanent ordinances of Camden County, Georgia.

Source materials used in the preparation of the Code were the ordinances and resolutions adopted by the board of commissioners. The source of each section is included in the history note appearing in parentheses at the end thereof. The absence of such a note indicates that the section is new and was adopted for the first time with the adoption of the Code. By use of the comparative tables appearing in the back of this Code, the reader can locate any section of any ordinance or resolution included herein.

The chapters of the Code have been conveniently arranged in alphabetical order, and the various sections within each chapter have been catchlined to facilitate usage. Notes which tie related sections of the Code together and which refer to relevant state law have been included. A table listing the state law citations and setting forth their location within the Code is included at the back of this Code.

Chapter and Section Numbering System

The chapter and section numbering system used in this Code is the same system used in many state and local government codes. Each section number consists of two parts separated by a dash. The figure before the dash refers to the chapter number, and the figure after the dash refers to the position of the section within the chapter. Thus, the second section of chapter 1 is numbered 1-2, and the first section of chapter 6 is 6-1. Under this system, each section is identified with its chapter, and at the same time new sections can be inserted in their proper place by using the decimal system for amendments. For example, if new material consisting of one section that would logically come between sections 6-1 and 6-2 is desired to be added, such new section would be numbered 6-1.5. New articles and new divisions may be included in the same way or, in the case of articles, may be placed at the end of the chapter embracing the subject, and, in the case of divisions, may be placed at the end of the article embracing the subject. The next successive number shall be assigned to the new article or division. New chapters may be included by using one of the reserved chapter numbers. Care should be taken that the alphabetical arrangement of chapters is maintained when including new chapters.

Page Numbering System

The page numbering system used in this Code is a prefix system. The letters to the left of the colon are an abbreviation which represents a certain portion of the volume. The number to the right of

the colon represents the number of the page in that portion. In the case of a chapter of the Code, the number to the left of the colon indicates the number of the chapter. In the case of an appendix to the Code, the letter immediately to the left of the colon indicates the letter of the appendix. The following are typical parts of codes of ordinances, which may or may not appear in this Code at this time, and their corresponding prefixes:

ADOPTING ORDINANCE

ORDINANCE OF 3-21-2000

An Ordinance Adopting and Enacting a New Code for Camden County, Georgia; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and This Ordinance Shall Become Effective.

Be it Ordained by the Board of Commissioners:

Section 1. The Code entitled "The Official Code of Camden County, Georgia," published by Municipal Code Corporation, consisting of chapters 1 through 70, each inclusive, is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before July 20, 1999, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine not to exceed \$1,000.00 or by imprisonment not to exceed 180 days, or both such fine and imprisonment. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the county may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention of the board of commissioners to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. Ordinances adopted after July 20, 1999, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

Section 7. This ordinance shall become effective March 21, 2000.

Passed and Adopted by the Camden County Board of Commissioners this 21st day of March, 2000.

Robert Becker

Chairman

ATTEST:

Nancy C. Weisensee

County Clerk

First Reading: March 7, 2000

Second Reading: March 21, 2000

TABLE INSET:

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Indexes

The indexes have been prepared with the greatest of care. Each particular item has been placed under several headings, some of which are couched in lay phraseology, others in legal terminology, and still others in language generally used by local government officials and employees. There are numerous cross references within the indexes themselves which stand as guideposts to direct the user to the particular item in which the user is interested.

Looseleaf Supplements

A special feature of this publication is the looseleaf system of binding and supplemental servicing of the publication. With this system, the publication will be kept up-to-date. Subsequent amendatory legislation will be properly edited, and the affected page or pages will be reprinted. These new pages will be distributed to holders of copies of the publication, with instructions for the manner of inserting the new pages and deleting the obsolete pages.

Keeping this publication up-to-date at all times will depend largely upon the holder of the publication. As revised pages are received, it will then become the responsibility of the holder to have the amendments inserted according to the attached instructions. It is strongly recommended by the publisher that all such amendments be inserted immediately upon receipt to avoid misplacing them and, in addition, that all deleted pages be saved and filed for historical reference purposes.

Acknowledgments

This publication was under the direct supervision of Ron K. McLaughlin, Supervising Editor, and John Welch, Editor, of the Municipal Code Corporation, Tallahassee, Florida. Credit is gratefully given to the other members of the publisher's staff for their sincere interest and able assistance throughout the project.

The publisher is most grateful to Nancy Weisensee, Assistant County Administrator, and J. Grover Henderson, County Attorney, for their cooperation and assistance during the progress of the

work on this publication. It is hoped that their efforts and those of the publisher have resulted in a Code of Ordinances which will make the active law of the county readily accessible to all citizens and which will be a valuable tool in the day-to-day administration of the county's affairs.

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All editorial enhancements of this Code are copyrighted by Municipal Code Corporation and Camden County, Georgia. Editorial enhancements include, but are not limited to: organization; table of contents; section catchlines; prechapter section analyses; editor's notes; cross references; state law references; numbering system; code comparative table; state law reference table; and index. Such material may not be used or reproduced for commercial purposes without the express written consent of Municipal Code Corporation and Camden County, Georgia.

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APPENDIX B ZONING ORDINANCE*

***Editor's note:** Printed herein is the zoning ordinance for the county, as adopted by the board of commissioners on Oct. 7, 1977, and revised through July 20, 1999. Amendments subsequent to July 20, 1999, are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the 1994 revision. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform, and the same system of capitalization, citation to state statutes and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets. By an ordinance adopted June 16, 1992, Little Cumberland Island and Great Cumberland Island were exempted from the provisions of the zoning ordinance of the county. An ordinance adopted May 7, 2002, amended the ordinance adopted June 16, 1992, to only exempt Little Cumberland Island from the provisions of the zoning ordinance of the county.

Cross references: Any zoning resolution or ordinance saved from repeal, § 1-14(10); administration, ch. 2; buildings and building regulations, ch. 18; environment, ch. 30; floods, ch. 34; roads, ch. 46; subdivision regulations, app. A.

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Sec. 202. Purpose.

Sec. 203. Objectives.

Sec. 204. Scope.

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ARTICLE ONE. TITLE

Sec. 101. Title.

This ordinance shall be known and may be cited as "The Zoning Ordinance of Camden County, Georgia."

ARTICLE TWO. ENACTMENT, PURPOSE, OBJECTIVES AND SCOPE OF ORDINANCE**Sec. 201. Enactment.**

In accordance with a comprehensive plan and in pursuance of authority granted by the General Planning and Enabling Act of 1957, as amended by the State of Georgia's General Assembly, and in accordance with the provisions of Acts 1976, page 1014, as enacted by the Georgia General Assembly [O.C.G.A. § 36-70-1 et seq.], the Board of Commissioners of Camden County, Georgia, ordain and enact into law the zoning ordinance of Camden County. As part of this ordinance, so enacted into law, is "The Official Zoning Map of Camden County," adopted on the fourth day of October 1977 and signed by Harry L. Callahan, chairman [of the] board of county commissioners, and as subsequently amended.

Sec. 202. Purpose.

The purpose of this ordinance is to provide for the best use of property promoting the health, safety, morals, convenience, order, prosperity and general welfare of the people of Camden County.
(Ord. of 8-21-2001)

Sec. 203. Objectives.

These regulations are designed to:

- (1) Lessen congestion in the streets.
- (2) Secure safety from fire, panic and other dangers.
- (3) Promote health and general welfare.
- (4) Provide adequate light and air.
- (5) Prevent overcrowding of the land.
- (6) Avoid undue concentration of the land.
- (7) Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
- (8) Sustain the character of the county and its suitability for particular uses.
- (9) Promote desirable living conditions and stability of neighborhoods.
- (10) Protect property from blight and depreciation.
- (11) Secure economy in governmental expenditures.
- (12) Conserve the value of buildings.
- (13) Encourage the most appropriate use of land and buildings throughout the county.

Sec. 204. Scope.

An ordinance of Camden County, Georgia, regulating the location, height, bulk, number of stories and size of buildings and other structures; the percentage of [the] lot which may be occupied;

the sizes of yards and other open spaces; the density and distribution of population; and the uses of buildings, structures and lands for trade, industry, residence, recreation, agriculture, forestry, conservation, water supply, sanitation, public safety, public activities, preservation of scenic areas, protection against floods, rising waters and erosion and other purposes; creating districts for said purposes and establishing the boundaries thereof; defining certain terms used herein; providing for the method of administration, appeal and amendment and duties; providing penalties for violation; and for other purposes.

ARTICLE THREE. INTERPRETATION OF TERMS AND DEFINITIONS**Sec. 301. Interpretation of terms.**

For the purpose of this ordinance, the following definitions shall apply:

- (1) Words used in the singular shall include the plural, and the plural shall include the singular.
- (2) Words used in the present tense shall include the future tense and the past tense.
- (3) The word "shall" is mandatory and not discretionary.
- (4) The word "may" is discretionary.
- (5) The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for" and "occupied for."
- (6) When the title of building and zoning inspector is used, it shall be construed to mean the planning and building department director or designee.
- (7) Words not defined herein shall be construed to have the meaning given by common and ordinary use.

Sec. 302. Definitions.

- (1) *Address numbers.* Numbers of at least three inches in height and in a contrasting color to the structure, which are fixed to the structure and reflect the address assigned to the structure.
- (2) *Address post.* A rot resistant post of at least two inches by four inches in size and fitted with the address numbers of a structure that is located on a driveway or easement and can not be seen from a named road. The address post must be placed on the line formed by the private property and the Camden County, State of Georgia, private road or easement which leads to the structure.
- (3) *Accessory building.* A building customarily incidental and subordinate to the main buildings.
- (4) *Accessory use.* A use customarily incidental, appropriate and subordinate to the principal use of land or buildings located upon the same premises.
- (5) *Advertising sign or structure.* Any cloth, card, paper, metal, painted, glass, wooden, plastic, plaster, stone or other sign, device or structure of any character whatsoever, including statuary, placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building or structure. The term "placed" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever. The area of an advertising structure other than a sign shall be determined as the area of the largest cross section of such structure. Neither directional, warning nor [or] other signs posted by public officials in the course of their public duties, nor merchandise or materials being offered for sale, shall be construed as advertising signs for the purpose of this definition.
- (6) *Alley.* A minor right-of-way dedicated to public use which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street and which may be used for public utility purposes.

- (7) *Apartment house or multiple-family dwelling.* A dwelling designed for and occupied by two or more families living independently of each other as separate housekeeping units, including apartment houses, apartments and flats, but not including auto or trailer courts or camps, hotels or resort-type hotels.
- (8) *Boardinghouse.* A dwelling other than a hotel where, for compensation and by prearrangement for definite periods, meals or lodging and meals are provided for three or more persons.
- (9) *Building.* Any structure intended for shelter, housing or enclosure of persons, animals or chattel.
- (10) *Building height.* The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of the roof or other structure of the building, excluding chimneys, smokestacks and other similar venting devices.
- (11) *Building line.* That line which represents [the] distance a building or structure must be set back from a lot boundary line or a street right-of-way line or street centerline according to the terms of this ordinance.
- (12) *Building, principal.* A building in which there is conducted the principal use of the lot on which said building is situated.
- (13) *Building site.* A single parcel of land under one owner- ship, occupied or intended to be occupied by a building or structure.
- (14) *Development setback line.* A setback line determined by authorities of this county, seaward of which no development can take place, is to be drawn 40 feet behind the first (most seaward) stable dune row. The purpose of the setback line is to delimit those areas in which development can be allowed without interfering with natural processes. Ideally, successive rows of stable dunes should be retained for maximum protection of inland properties. The setback line represents the closest conceivable point to which development can proceed without permanent interference with the natural functioning of the dune system.
- (15) *Dunes, active.* Generally, the most seaward dune group (often more than a single row) may also commonly be referred to as primary or foredunes. Dunes remain active, in a state of flux, until finally stabilized by seaward moving inland plant communities. These active dunes may be characterized by sea oats, grasses with spreading, mat-like (though shallow) root systems, scrub vegetation, low-lying shrubs, vines and scattered herbs. On calm days, and during summer months, active dunes accumulate sand and grow. In times of storm and high water, these active dunes lose sand to erosion processes and wave action.
- (16) *Dunes, stable.* Generally, the most landward dunes ridges may also commonly be referred to as backdunes. These backdunes are characterized by plant life such as live oak, wax myrtle and holly (all woody plants). Unlike foredunes, these backdunes are stable, not subject to constant shifting and change. An active-stable dune sequence should be characterized by foredunes and backdunes.
- (17) *Dwelling.* Any building, or portion thereof, which is designed or used as living quarters for one or more families.
- (18) *Dwelling, single-family.* A dwelling designed to be occupied by one family for residential use, and complying [with] the following standards:
- (a) Minimum width to be in excess of 16 feet.
 - (b) Minimum square footage of 800 square feet.
 - (c) The roof shall have a surface of wood shakes, asphalt, composition, wood shingles, concrete, fiberglass or metal tiles, or slate or built up gravel materials.

- (d) The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, or metal or vinyl lap or other materials of like appearance.
 - (e) If the structure is transported to the job site, it must have all towing devices, wheels, axles and hitches removed.
 - (f) The structure must be attached to a permanent foundation.
 - (g) The structure must be constructed in accordance with the applicable building codes in effect at the time of construction.
- (19) *Dwelling, two-family.* A dwelling designed to be occupied by two families living independently of each other.
- (20) *Dwelling, multiple-family.* A dwelling designed for occupancy by two or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels or resort-type hotels.
- (21) *Dwelling unit.* One or more rooms within a dwelling constituting a separate, independent housekeeping establishment, with provisions for cooking, eating and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.
- (22) *Fair market value.* The value of property or structures shall mean, as determined by the tax assessor, either:
- (a) Before the improvement was started; [or]
 - (b) If the structure has been damaged and is being restored, before the damage occurred.
- (23) *Flood or flooding.* A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, and the unusual and rapid accumulation of runoff of surface waters from any source.
- (a) *Floodplain.* The land area subject to inundation by waters of the 100-year flood as delineated by the Department of Housing and Urban Development, Federal Insurance Administration. The 100-year flood has a one percent chance of occurring during any given year. Agricultural areas or farms which are adjacent to fresh watercourses and which are irrigated by the use of floodgates or other mechanical devices shall be considered to be part of the flood fringe area rather than the floodway.
 - (b) *Floodproofing.* A combination of structural and/or nonstructural additions, changes, adjustments or provisions to properties or structures subject to flooding, which will reduce or eliminate flood damages to properties, water and sewer facilities, structures and contents of buildings.
 - (c) *Flood fringe area.* That area of the floodplain lying outside the floodway but still lying within the area of special flood hazard, i.e., within the 100-year floodplain.
 - (d) *Floodway.* The channel of river or other watercourse and the adjacent land areas that must be reserved in order to discharge the velocity waters of the regulatory flood.
 - (e) *Regulatory flood.* For purposes of this ordinance, a flood event having a one percent chance of occurring in any given year, although the flood may occur in any year, i.e., the 100-year flood.
 - (f) *Regulatory flood elevation.* The crest elevation in relation to mean sea level expected to be reached by the regulatory flood at any given point in an area of special flood hazard.
- (24) *Home occupation.* Any occupation or profession carried on by the inhabitants which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not

change the character of the residence or the neighborhood.

Minor home occupation. A home business carried on within a residence, employing only family members, generating no traffic to the home, having no sign placed on the property and having no odor, noise, light or interference to the neighborhood.

Major home occupation. A home business carried on within a residence, having no more than two employees, generating no more than 30 traffic trips per day to the business and having a sign on the property announcing the business.

Rural home occupation. A home business carried on within an A-F or A-R zoning classification. The business may be located within the residence, or outbuilding. No more than four employees are permitted; excessive noise, odor or light is not permitted; and a sign announcing the business is permitted on the property.

(25) *Hotel.* A building or group of buildings under one ownership containing six or more sleeping rooms occupied, intended or designed to be occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation, but not including an auto or trailer court or camp, sanatorium, hospital, asylum, orphanage or building where persons are housed under restraint.

(26) *Junkyards.* An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes automobile wrecking yards and includes any area for storage, keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings.

(27) *Kennel, commercial.* Any lot, structure or premises where two or more dogs and/or cats are kept for a fee.

(28) *Loading space, off-street.* Space logically and conveniently located for pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles.

(29) *Lot.* A parcel of land of varying size which is designated as a single unit of property and which is intended to be occupied by one building, or group of buildings, and its accessory buildings and uses as required by this ordinance.

(a) *Lot, area.* The total area included within lot lines.

(b) *Lot, corner.* A lot of which at least two adjacent sides abut for their full lengths on a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

(c) *Lot coverage.* The percentage of the lot area covered by principal and accessory buildings and structures.

(d) *Lot, double frontage.* A lot, other than a corner lot, which has frontage on more than one street other than an alley.

(e) *Lot lines.* The lines forming boundaries for a lot as defined above.

(30) *Lot of record.* An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed as filed in the records of the clerk of Camden County Superior Court.

(31) *Manufactured housing.* A structure transportable in one or more sections, designed to be used for longterm occupancy as a single-family dwelling. Such a dwelling shall be constructed in accordance with the Federal Manufactured Home Construction and Safety Standard, which came into effect June 15, 1976, and shall bear an insignia issued by the U. S. Department of Housing and Urban Development (HUD).

(32) *Manufactured homes and mobile homes on individual lots.* Manufactured homes which

do not conform to the standard outlined in number [subsection] (29) and mobile homes shall be permitted by right within areas designated agricultural-forestry (A-F), agricultural-residential (A-R), and manufactured home parks (MHP).

(33) *Manufactured home park.* A parcel of land which is used or intended to be used for the rental or lease of spaces or lots and the provision of services for two or more manufactured homes.

(34) *Manufactured home space or lot.* A plot of ground within a manufactured home park designed for the accommodation of one manufactured home.

(35) *Mean sea level.* The average height of the sea for all stages of the tide.

(36) *Mobile home.* A structure transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on-site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein and manufactured prior to June 15, 1976.

(37) *Modular home.* A factory fabricated transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears a seal of compliance with regulations of the Southern Building Code Congress International [and] the Georgia Industrialized Building Act.

(38) *Nonconforming use.* A structure or parcel of land lawfully occupied by a use that does not conform to the regulations of the land use district in which it is situated.

(39) *Public or community sewerage system.* This means any sewage treatment works, pipelines or conduits, pumping stations and force mains and all other constructions, devices and appliances appurtenant thereto, designed for treating or conducting sewage for ultimate disposal into lakes, streams, estuaries or other bodies of water.

(40) *Public utility.* Any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state or municipal regulations to the public: natural gas, steam, electricity, sewage disposal, communication or water.

(41) *Recreational vehicle.* A self-contained, self-powered vehicle outfitted with [a] kitchen, bathroom (with holding tank) and sleeping space. This type of vehicle was built for the sole purpose of providing temporary living accommodations for a short periods of time.

(42) *Right-of-way line.* The outside boundaries of a highway right-of-way, whether such right-of-way be established by usage, dedication or by the official right-of-way.

(43) *Special use.* A special use is a use that would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in zoning districts as special uses, if specific provisions for such special uses are made in this zoning ordinance. Special use permits shall not be assignable or transferable. This is not to be confused with a variance.

(44) *Stable, commercial.* A place where horses or other equine are kept for a fee or hire and the use or care of the animals are run as a business.

(45) *Street.* Any public or private thoroughfare which affords the principal means of access to abutting property.

(46) *Street centerline.* That line surveyed and monumented by the governing authority shall be the centerline of a street, or in the event that no centerline has been determined, it shall be that line running midway between and parallel to the outside right-of-way lines of such streets.

(47) *Street, intersecting.* Any street which joins another street at an angle, whether or not it crosses the other.

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

(49) *Structural alterations.* Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

(50) *Subdivision.* The division of a parcel or tract of land into two or more lots for immediate or future use.

(51) *Yard.* An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in these regulations that an accessory building may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

(a) *Yard, front.* A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building.

(b) *Yard, rear.* A yard extending across the rear of a lot measured between lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

(c) *Yard, side.* A yard between the building and the side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main buildings.

(52) *Travel trailer.* A self-contained, nonmotorized unit less than 32 feet in length and intended for living for short periods.

(53) *Variance.* A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area and size of structure, for size of yards and open spaces, and for any rule or regulation herein involving distance, area, height or any other dimension, to include by way of example, but not [be] limited to, setback distances for buildings, distances of curb cuts from corners, etc.; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. This is not to be confused with [a] special use.

(Ord. of 8-15-2000)

ARTICLE FOUR. ESTABLISHMENT OF LAND USE DISTRICTS AND INTERPRETATION OF LAND USE DISTRICT BOUNDARIES

Sec. 401. Establishment of land use districts.

For the purpose of these regulations, Camden County, Georgia, is hereby divided into the following land use districts:

- A-F general agriculture-forestry
- A-R residential agriculture
- R-1 single-family residential
- R-2 multifamily residential
- R-3 medium and high-density multifamily residential
- MHP manufactured home park
- PD planned development
- C-N neighborhood commercial
- C-G general commercial
- C-I interchange commercial
- I-R restricted industrial
- I-G general industrial
- CP conservation preservation
- BD beach and dune protection
- FH flood hazard
- CSE Little Cumberland
- [RVD recreational vehicle and travel trailer parks]
- RCP river corridor protection overlay

(Ord of 2-19-2002, § 1; Ord. of 4-16-2002)

Sec. 402. Interpretation of land use district boundaries.

Where uncertainty exists with respect to the boundaries of any of the land use districts, as shown on the official zoning map, the following shall apply:

- (1) Where district boundaries are indicated as approximately following street or highway centerlines, or street or highway right-of-way lines, said boundaries shall be construed as following such lines.
- (2) Where district boundaries are indicated as approximately following lot lines, said boundaries shall be construed as following such lines.
- (3) Where district boundaries are indicated as being approximately parallel to the centerlines or [of] right-of-way lines of streets, or the centerlines of right-of-way lines of

highways, such district boundaries shall be construed as being parallel thereto at the scaled distance indicated on the zoning map.

(4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

(5) Boundaries indicated as following saltwater shorelines shall be construed to follow the low water mark of said shorelines, and in the event of change, the boundary line shall be construed as moving with the actual low water line; boundaries indicated as approximately following the centerline of fresh water rivers, creeks, canals, inlets or other bodies of water shall be construed to follow such centerlines.

(6) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, the planning commission shall interpret the district boundaries.

(7) Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance [October 7, 1977], the planning commission may permit the extension of the regulations for either portion of the lot not to exceed 75 feet beyond the district line into the remaining portion of the lot.

(8) It is the policy of the planning commission that all fresh and saltwater marsh areas fall within the conservation preservation land use district (CP). Where a boundary is indicated as following such fresh or salt marsh area, the boundary line shall be constructed as following the actual limits of said fresh or salt marsh.

ARTICLE FIVE. INTENT OF LAND USE DISTRICTS AND SPECIFIC LAND USE DISTRICT REGULATIONS

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly, and to each class or kind of structure or land, except when modifications are provided.

Sec. 501. A-F general agriculture-forestry district.

District intent. [The intent of the A-F district is] to provide land for the production of agricultural products such as field crops, livestock, poultry and other conventional agricultural and forestry pursuits. This [A-F] district is also created to assist in the conservation of natural resources by encouraging practices which will conserve soil and water resources. Utilities other than electricity and telephone should be provided by the land user in order to discourage the costly extension of public water supply and sewage disposal facilities.

A. *Uses permitted.* Property and buildings in an A-F general agriculture-forestry district shall be used for the following purposes:

- (1) Dwelling, single-family. Structure for owner and family or employee. Can include manufactured/mobile home.
 - (a) Minimum of one additional residence on first five acres. Residences must meet the minimum setback requirements of the A-R zoning district. Further residences limited to one per five acres. Site plan required.
- (2) Manufactured homes and mobile homes on an individual lot.
- (3) All agricultural-forestry land uses, buildings and activities.
- (4) Churches.
- (5) Cemeteries.
- (6) Tree farms.
- (7) Stables, commercial.
- (8) Minor, major and rural home occupations.
- (9) Parks, playgrounds.
- (10) Country clubs, golf courses.
- (11) Hunting, fishing clubs or lodges.
- (12) Kennels, commercial.
- (13) Accessory buildings and structures (must conform to area regulations. (See article six.)
- (14) Nurseries

B. *Special permit uses.* The following uses may be permitted [in the A-F district] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Public buildings and utilities.
- (2) Stadiums or racetracks.
- (3) Radio or television stations, with or without antenna.

- (4) Airfields.
- (5) Mineral extraction industries (mining operations).

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the A-F general agriculture-forestry districts shall conform to the following requirements:

- (1) Minimum lot area: five acres, except churches and cemeteries.
- (2) Minimum lot width, at building line: 300 feet.
- (3) Minimum front yard, setback from street: 50 feet.
- (4) Minimum side yard, setback from property line: 40 feet.
- (5) Minimum rear yard, setback from property line: 50 feet.
- (6) Maximum percentage of lot coverage: 20 percent.

(Ord. of 1-20-2004)

Cross references: Animals generally, ch. 14.

Sec. 502. A-R residential agriculture district.

District intent. [The intent of the A-R district is] to provide land primarily for small farms with residences and other limited compatible uses. Commercial, industrial and small lot residential uses are discouraged in order to protect the natural amenities of the area, as well as suppress urban sprawl. It is the purpose of this [A-R] district to promote a compatibility between uses and to encourage and provide an orderly transition from agricultural to urban uses.

A. *Uses permitted.* Property and buildings in an A-R residential agriculture district shall be used for the following purposes:

- (1) Any use permitted in the A-F general agriculture-forestry district (section 501(A)), except commercial riding stables, commercial kennels and hunting clubs.
- (2) Public and private schools.
- (3) Accessory buildings and structures (must conform to area regulations; see also article six).

B. *Special permit uses.* The following uses may be permitted [in the A-R district] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Public buildings and utilities.
- (2) Radio or television stations with or without antenna.
- (3) Commercial kennel.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the A-R residential agriculture districts shall conform to the following requirements:

- (1) Minimum lot area: 1.5 acres.
- (2) Minimum lot width, at building line: 100 feet.
- (3) Minimum front yard, setback from right-of-way line: 30 feet.
- (4) Minimum side yard, setback from property line: 20 feet.
- (5) Minimum rear yard, setback from property line: 30 feet.

- (6) Maximum percentage of lot coverage: 30 percent.

Cross references: Animals generally, ch. 14.

Sec. 503. R-1 single-family residential district.

District intent. This [R-1 district] is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities needed to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the single-family residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

A. *Uses permitted.* Property and buildings in an R-1 single-family residential district shall be used for the following purposes:

- (1) Dwelling, single-family residences.
- (2) [Reserved.]
- (3) Public and private schools.
- (4) Parks or playgrounds.
- (5) Country clubs, golf courses.
- (6) Libraries, museums, nonprofit institutions.
- (7) [Reserved.]
- (8) Lodge halls.
- (9) Accessory buildings and structures (see article six).
- (10) General purpose farm or garden, but not the keeping of poultry or livestock.
- (11) Minor home occupations.

B. *Special permit uses.* The following uses may be permitted [in the R-1 district] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Public buildings and utilities.
- (2) Major home occupations, provided that the conditions set forth in section 607 are met.
- (3) Churches and cemeteries.
- (4) Day care centers (stand alone businesses and not home occupations) or kindergartens.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the R-1 single-family residential districts shall conform to the following requirements:

- (1) Minimum lot area:
 - (a) With both public/community water and public/community sewerage system: 8,000 square feet.
 - (b) With either public/community water, or public/community sewerage system: 15,000 square feet.

- (c) With private well and individual sewage disposal system: 30,000 square feet.
- (2) Minimum lot width, at building line: 100 feet.
- (3) Minimum front yard, setback from right-of-way line: 25 feet.
- (4) Minimum side yard, setback from right of way line: 25 feet; setback from property line: 15 feet.
- (5) Minimum rear yard, setback from property line: 20 feet.
- (6) Maximum percentage of lot coverage: 30 percent.
- (7) Maximum building height: 35 feet.

(Ord. of 8-21-2001)

Sec. 504. R-2 multifamily residential district.

District intent. This [R-2] residential district is created to provide for medium and high population density. The principal use of land may range from single-family to apartment uses. Persons residing in this [R-2] district are entitled to protection from other types of uses which are detrimental to the residential characteristics of the [R-2] district. The regulations which apply to this [R-2] district are designed to encourage the formation and continuance of a stable, healthy living environment for its residents.

A. *Uses permitted.* Property and buildings in an R-2 multifamily residential district shall be used for the following purposes:

- (1) Any use permitted in the R-1 single-family residential district (see section 503(A)).
- (2) Multifamily dwellings.
- (3) Roominghouse or boardinghouse.
- (4) Accessory buildings and structures (see article six).

B. *Special permit uses.* The following uses may be permitted [in the R-2 district] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Special permit uses of the R-1 single-family residential districts.
- (2) Medical facilities and offices with adequate off-street parking.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the R-2 multifamily residential districts shall conform to the following requirements:

- (1) Minimum lot area:
 - (a) With both public/community water and public/community sewerage system: 8,000 square feet for each single-family residence. An additional 2,000 square feet for each dwelling unit more than one in multifamily dwellings, apartments and boardinghouses shall be required.
 - (b) With either public/community water, or public/community sewerage system: 15,000 square feet for each single-family residence. An additional 5,000 square feet for each dwelling unit more than one in multifamily dwellings, apartments and boardinghouses shall be required.
 - (c) With private well and individual sewage disposal system: 30,000 square feet for each single-family residence. An additional 5,000 square feet for each

dwelling unit more than one in multifamily dwellings, apartments and boardinghouses shall be required.

- (2) Minimum lot width, at building line: 100 feet.
- (3) Minimum front yard, setback from right-of-way line: 20 feet.
- (4) Minimum side yard, setback from right-of-way line: 20 feet; setback from property line: ten feet.
- (5) Minimum rear yard, setback from property line: 15 feet.
- (6) Maximum percentage of lot coverage: 40 percent.
- (7) Maximum building height: 45 feet.

(Ord. of 8-21-2001)

Sec. 505. R-3 medium and high-density multifamily residential district.

District intent. [The intent of the R-3 district is] to provide areas for medium to high-density residential development. This [R-3] district's regulations are designed to encourage the formation and continuance of a stable and healthy residential environment while discouraging the encroachment of uses capable of adversely affecting the [R-3] district's character.

A. *Uses permitted.* Property buildings in R-3 medium and high-density multifamily districts shall be used for the following purposes:

- (1) Multifamily dwellings and single-family attached dwelling units.
- (2) Day care centers.
- (3) Parks and playgrounds.
- (4) Accessory uses and structures.
- (5) Minor home occupations.

B. *Special permit uses.* The following uses may be permitted [in R-3 districts] in accordance with the provision contained in article ten, and if additional conditions which may be required are met:

- (1) Public buildings and utilities.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in R-3 medium and high-density multifamily residential districts shall conform to the following requirements:

- (1) All lots within an R-3 zoning district shall be furnished with both community or public water and a community or public sewerage system.
- (2) Minimum lot area:
 - (a) Multifamily dwellings: 8,000 square feet for the first unit, plus 2,000 square feet for each additional unit.
- (3) Minimum lot width, at building line: 100 feet.
- (4) Minimum front yard, setback from right-of-way line: 25 feet.
- (5) Minimum side yard, setback from right-of-way line: 25 feet; setback from other property line: ten feet.
- (6) Minimum rear yard, setback from right-of-way line: 25 feet; setback from other

property line: 15 feet.

(7) Maximum percentage of lot coverage: 40 percent.

(8) Maximum building height: 45 feet.

(9) No more than eight continuous dwelling units shall be built in a row (each of which should be staggered to promote privacy), without a break between buildings of at least 20 feet.

Sec. 506. MHR manufactured home park district.

District intent. The intent of this [MHR] district is to provide a sound and healthy residential area sufficient to meet the unique needs of inhabitants living in manufactured homes, to protect manufactured home parks from encroachment by incompatible uses, and to encourage the consolidation of manufactured homes in parks, [and] to enhance property values in the community by providing distinctive areas for manufactured home parks. It is intended that all manufactured home parks be desirable living areas providing adequate open space, and essentially the same considerations given to residents of R-1 and R-2 districts.

A. Uses permitted. The following uses shall be permitted in any MHP manufactured home park district:

- (1) Manufactured homes and mobile homes (see article three, definitions).
- (2) Playgrounds and parks.
- (3) Laundromats.
- (4) Accessory buildings and structures (see article six).
- (5) Minor home occupations.

B. Special permit uses. The following uses may be permitted [in MHP districts] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Uses which are in keeping with the intent of this [MHP] district, and which will serve exclusively the residents of that particular MHP district.

C. Area regulations. Unless otherwise specified in this ordinance, uses permitted in the MHP manufactured home park district shall conform to the following requirements:

- (1) Minimum lot area for a manufactured home park is four acres.
- (2) Each manufactured home shall be located on a lot or space having an area of at least 4,000 feet when both community or public water and community or public sewerage systems serve each lot; 10,000 square feet when a lot is served by public or community water supply and individual sewage disposal. The county health department may require this minimum to be increased depending on the soil type, its ability to drain and water table characteristics.
- (3) Maximum density shall be seven manufactured homes per acre.
- (4) Each manufactured home park shall be graded and drained so that rainwater will not stand in pools or puddles.
- (5) The minimum distance required for the separation of a manufactured home from any other manufactured home shall be 20 feet from side to side, 20 feet from side to rear and 15 feet from rear to rear; setback from interior driveways shall be at least 15 feet.
- (6) No manufactured home shall be located closer than 30 feet from street right-of-way

lines and not closer than 20 feet from property lines.

(7) Manufactured home parks shall have a minimum of 400 square feet of common open space per manufactured home space; however, no manufactured home park shall have less than 11,000 square feet of total common open space.

(8) Manufactured home parks shall have visual buffers such as shrubbery and/or fencing at least six feet in height between the park and adjacent residential uses. Buffer strips shall meet the requirements of article six, section 602.

(9) All manufactured home spaces shall abut on an interior drive of gravel or similar all-weather surface; interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street; and parking space of gravel or similar all-weather surface sufficient to accommodate at least two automobiles shall be located on each manufactured home space.

(10) Additional requirements:

(a) Skirting or fitted with permanent perimeter enclosures.

(b) Dumpsters. All manufactured home parks shall be required to provide one dumpster space for every 25 mobile home lots, or every portion thereof. Each dumpster space shall be enclosed on three sides by a chainlink, solid brick, concrete block or uniformly painted board fence, and screened from sight from the adjoining residences and adjacent streets. These spaces should be so designed and developed as to provide easy access to the county maintenance vehicles. The number of dumpsters leased from the county by the mobile home park owner shall be determined by need.

(c) All manufactured home parks shall be submitted for approval using the same guidelines as a final plat approval for a subdivision.

Sec. 507. PD planned development district.

District intent. This [PD] district is reserved for establishment of shopping centers, planned residential areas, planned industrial developments and similar types of large-scale compatible use developments. The regulations are designed to permit the greatest latitude possible with respect to internal site planning considerations, and location of these developments within the county in the interest of long range development. This [PD] district encourages innovations in residential and nonresidential development so that growing demands for housing and commercial areas may be met by a greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space as well as other natural amenities. Land for PD districts must be obtained by the rezoning process (see article eleven, amendments).

A. Specific requirements. In order to qualify for a planned development zoning classification, a proposed planned development must first meet the following specific requirements:

(1) The site utilized for planned developments must contain an area of not less than 15 acres.

(2) The site must have a minimum width between any two opposite boundary lines of 300 feet and must adjoin or have direct access to at least one improved public street.

(3) The application for amendment to the zoning ordinance shall be filed jointly by all of the owners of the properties included in the planned development.

(4) A suitable plot plan shall be submitted by the developers for review and approval by the planning commission and the county commission.

(5) A written report shall be submitted by the developers for review and approval by the

planning commission and the county commission.

B. *Application for amendment.*

- (1) Any request pertaining to establishing a PD district shall be considered an amendment to the zoning ordinance and shall be processed in accordance with the regulations set forth in article eleven, amendments.
- (2) All information required in subsections (D) and (E) [of this section] shall be submitted to the planning commission and subsequently forwarded to the county commission with the recommendations of the planning commission.
- (3) If approved by the county commission, all information pertaining to the proposal shall be adopted as an amendment to the zoning ordinance, to be the standards of development for that particular planned development district.
- (4) Before approval of a planned development district, the county commission shall require a contract with re-guards satisfactory to the county attorney guaranteeing completion of the development according to the criteria listed herein. Such guarantee may include the submission of a performance bond in an amount set by the county commission.

C. *Sketch plan for planned development.* Prior to the filing of [a] plot plan for planned development, a sketch plan may be submitted to the county building inspector for review and recommendation and to the planning commission, if requested. The sketch plan may be a freehand pencil sketch. When submitted, the sketch plan shall include the following information:

- (1) General information items:
 - (a) Name of the proposed development and developers.
 - (b) A north arrow.
 - (c) The boundary lines of the proposed development.
 - (d) The location, name and right-of-way width of any existing streets within or adjacent to the proposed development.
- (2) Proposed building sites and sizes, and the proposed layout of roads, parking areas and other features in relation to existing conditions.
- (3) Types of uses proposed for buildings and structures.
- (4) Proposed means of water and sewage disposal.

D. *Plot plan for planned development.* The plot plan [for a planned development] drawn to scale (one inch equals 100 feet or one inch equals 50 feet) by a registered civil engineer, registered land surveyor or registered architect shall show the exact dimensions of the parcel or parcels of land under consideration. The plan shall include the following elements:

- (1) General information items:
 - (a) Name of the development and developers.
 - (b) A north arrow.
 - (c) Date of field survey.
 - (d) Tract boundary lines, dimensions, bearings and angles.
 - (e) Reference points to at least two permanent monuments.
- (2) Proposed building sites and sizes.
- (3) Types of uses proposed for buildings and structures.

- (4) All property dimensions.
- (5) Platting and street systems:
 - (a) Proposed reservations of dedications for streets.
 - (b) Means of ingress and egress.
 - (c) Access and circulation arrangements.
 - (d) Off-street parking and loading facilities.
- (6) Means of protecting or screening abutting properties, including proposed landscaping.
- (7) Location of proposed reservations, easements or dedications.
- (8) Two-foot vertical contour intervals.

E. *Written report for planned development.* A written report [for planned developments] shall explain the type, nature, intent and characteristics of the proposed development, and shall include, where applicable:

- (1) A general description of the proposal.
- (2) A legal description of the site.
- (3) Proposed standards for development including:
 - (a) Restrictions on the use of property.
 - (b) Density, yard and height requirements.
 - (c) Restrictive covenants.
- (4) Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.
- (5) Exceptions or variations from the requirements of the zoning ordinance, if any are being requested.
- (6) Plans for the provision of utilities, including water, sewer storm drainage facilities.
- (7) Descriptions of percentage of land within the development to be provided for various uses:
 - (a) Residential.
 - (b) Commercial.
 - (c) Industrial.
 - (d) Open space.
 - (e) Utilities.
 - (f) Parking and storage.
 - (g) Others.

F. *Permitted uses.* Any use proposed by the developer and considered by the planning commission and county commission as being compatible with surrounding districts and the intent of the proposed PD district may be permitted. Thereafter, the uses permitted in the [PD] district shall be restricted to those proposed, approved and adopted according to procedures set forth herein.

G. *General design criteria and development standards.*

- (1) Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes and street patterns, and use relationships.
- (2) Variety in building types, heights, placement on lots and size of open spaces are encouraged if they are conducive to a safe, healthy and aesthetically pleasing living environment.
- (3) The average density for residential dwelling units in a PD district should not exceed those set forth in the R-2 district, although it may be clustered within the PD district.
- (4) A 50-foot buffer strip with plant cover, trees and/or an attractive fence should be provided by the PD district, unless the adjoining use is compatible. For instance, when one-family and multifamily dwellings within a PD district are on property adjoining an R-2 district, then no buffer shall be required.
- (5) Within a PD district, the design should include buffers suitable for screening residential areas from commercial or industrial uses when dangers of incompatibility exist.
- (6) The sign and parking regulations of this ordinance should be accepted as minimum standards, and therefore creative improvements are encouraged.
- (7) Shopping centers and other types of planned developments shall not have more than two access points to any one public street, unless unusual circumstances dictate the need for additional access points.
- (8) All access points from a PD district should be located at least 100 feet from the intersection of any street.

Sec. 508. C-N neighborhood commercial district.

District intent. The [C-N] district is created to provide nearby residential areas with convenient shopping and service facilities. Uses will include those businesses and services which are desired by neighborhood residents on a day-to-day basis. Regulations are designed to encourage a stable, healthy and compatible environment, reduce traveling and parking inconveniences, avoid strip commercial development, and prevent industrial and other encroachment capable of destroying the neighborhood commercial character of the [C-N] district.

A. Uses permitted. Property and buildings in a C-N neighborhood commercial district shall be used for the following purposes:

- (1) Generally recognized retail business which supplies commodities on the premises and without outdoor display of goods such as, but not limited to, groceries, drugs, clothing, notions or hardware.
- (2) Personal service establishment which performs services on the premises such as, but not limited to, repair shops (radio, television, shoes, upholstery, etc.), beauty parlors or barbershops, self-service laundries and dry cleaners.
- (3) Business establishments which perform services on the premises such as, but not limited to, banks, loan companies, insurance offices and real estate offices.
- (4) Professional services, including the following: medical clinics (outpatient only), and offices of doctors, dentists and similar or allied professions.
- (5) Post office and similar governmental office buildings serving persons living in the adjacent residential area.
- (6) Private clubs, fraternal organizations [and] lodge halls.

(7) Residential uses lawfully existing within the [C-N] district at the time of adoption of this ordinance [October 7, 1977].

(8) Accessory buildings and uses customarily incidental to the above uses (see article six).

B. *Special permit uses.* The following uses may be permitted [in C-N districts] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

(1) Automobile service station provided that all pumps are set back at least 25 feet from the right-of-way line of all abutting streets, and parking or service areas are entirely separated from adjoining residential properties by a suitable planting screen, fence or wall at least six feet in height.

(2) Restaurants and other eating or drinking establishments (including drive-in types), provided that outside lighting and advertisement arrangements are directed away from adjoining residential properties by a suitable planting screen, fence or wall at least six feet in height.

(3) Public utility installations and buildings, including water towers, water and sewage pumping stations, provided that no storage is permitted at the site; the area is fenced in by a wall or fence at least six feet in height; a landscaped strip not less than ten feet in width is planted and maintained.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the C-N neighborhood commercial district shall conform to the following requirements:

(1) Minimum lot area: 20,000 square feet.

(2) Minimum lot width, at right-of-way line: 100 feet.

(3) Minimum lot width, at building line: 100 feet.

(4) Minimum front yard, setback from right-of-way line: 25 feet.

(5) Minimum side yard, setback from property line: 15 feet; minimum side yard, setback from right of-way line: 25 feet.

(6) Minimum rear yard, setback from property line: ten feet.

(7) Maximum percentage of lot coverage: 100 percent.

(8) Maximum building height: 35 feet.

Sec. 509. C-G general commercial district.

District intent. The intent of this [C-G] district is to encourage an economically healthy environment for a wide variety of businesses and services which benefit from close proximity to each other. The regulations shall encourage intense land development and discourage uses requiring large areas of land in proportion to the number of pedestrians. The regulations are concerned with excluding all uses involving heavy trucking which are not related to the predominant retail activity, and particularly in excluding manufacturing and warehousing.

A. *Uses permitted.* Property and buildings in a C-G general commercial district shall be used for the following purposes:

(1) All uses permitted in the C-N neighborhood commercial district (see section 508 (A)).

(2) All retail business[es], service establishments or processing uses as follows:

- (a) Any retail business whose principal activity is the sale of merchandise in an enclosed building.
- (b) Any service establishment of an office, showroom or workshop nature including, but not limited to, of an electrician, decorator, tailor, baker, painter, upholsterer, or television, radio or home appliance repair[er]; and similar service establishments that require a retail adjunct.
- (3) Private clubs, fraternal organizations and lodge halls.
- (4) Restaurants or other places serving food or beverage, except drive-in types.
- (5) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
- (6) Indoor commercial recreation centers.
- (7) Hotel or motel.
- (8) Accessory buildings and uses customarily incidental to the above uses.

B. *Special permit uses.* The following uses may be permitted [in C-G districts] in accordance with provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) All special permit uses in the C-N neighborhood commercial district, section 508(B), according to the same conditions.
- (2) Outdoor sales space for exclusive sale of new or secondhand automobiles, mobile or modular homes, boats and other such items provided the lot is graded, surfaced and drained so as to dispose of all-surface water; and provided that ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any streets.
- (3) Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building, or provided the lot is of sufficient size and setbacks to disallow nuisances to adjacent properties.
- (4) Drive-in restaurants, provided that outside lighting and advertisement arrangements are directed away from adjoining districts, if any, and parking service areas are separated from adjoining districts if any by a suitable planting screen, fence or wall at least six feet in height.
- (5) Drive-in theaters, provided that outside lighting and advertisement arrangements are directed away from adjoining districts, if any, and that all adjoining properties are separated by a suitable planting screen, fence or wall at least six feet in height.
- (6) Commercial kennels.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the C-G general commercial district shall conform to the following requirements:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width, at right-of-way line: 100 feet.
- (3) Minimum lot width, at building line: 100 feet.
- (4) Minimum front yard, setback from right-of-way line: 65 feet.
- (5) Minimum side yard, setback from property line: ten feet; 20 feet if corner lot.
- (6) Minimum rear yard, setback from property line: ten feet.
- (7) Maximum percentage of lot coverage: 100 percent.

- (8) Maximum building height: 60 feet.

Sec. 510. C-I interchange commercial district.

District intent. This [C-I] district is created to serve predominantly the needs of interregional traffic at interchanges on limited access thoroughfares. The uses allowed in this [C-I] district should be limited to the needs of truckers and travelers, which are food, service, fuel and lodging.

A. *Uses permitted.* Property and buildings in a C-I interchange commercial district shall be used for the following purposes:

- (1) Filling stations.
- (2) Auto or truck repair shops.
- (3) Restaurants and lounges.
- (4) Hotels and motels.
- (5) Gift shops.
- (6) Tent and trailer campgrounds.
- (7) Accessory uses and structures incidental to the above uses (see article six).

B. *Special permit uses.* The following uses may be permitted [in the C-I district] in accordance with the provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Churches.
- (2) Banks.
- (3) Professional and business offices.
- (4) Plant nurseries.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the C-I interchange commercial district shall conform to the following regulations:

- (1) Minimum lot area: 43,560 square feet.
- (2) Minimum lot width, at building line: 100 feet.
- (3) Minimum lot width, at right-of-way line: 100 feet.
- (4) Minimum front yard, setback from street: 65 feet.
- (5) Minimum side yard, setback from property line: ten feet; minimum side yard, setback if corner lot: 35 feet.
- (6) Minimum rear yard, setback from property line: 15 feet.
- (7) Maximum percentage of lot coverage: 100 percent.
- (8) Maximum building height: 35 feet.

Sec. 511. I-R restricted industrial district.

District intent. The [I-R] district is established to provide land for various types of industrial, manufacturing or warehousing operations which are compatible to adjoining districts. Such uses generally require storage of materials or goods either before or after the manufacturing process, but are

of low noise or nuisance level. Land for this [I-R] district should be located in relation to the thoroughfare network of the community as well as rail and air, if required, and designated so as to not disrupt normal traffic flow. Planned industrial parks are encouraged in this [I-R] district.

A. *Uses permitted.* Property and buildings in an I-R restricted industrial district shall be used for the following purposes, and shall be conducted in such a manner that noxious odors, fumes or dust and particles will not be emitted beyond the property lines of the lots on which the uses are located. Uses shall also be in conformance with applicable rules and regulations administered and enforced by the Environmental Protection Division of the Georgia Department of Natural Resources.

- (1) Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like.
- (2) Food and kindred processing plants.
- (3) Contractors' equipment storage yard or plant, and with equipment commonly used by contractors.
- (4) Freight, truck yard or terminal.
- (5) Warehouse and wholesale establishments.
- (6) Public utilities, including buildings, necessary structures, storage yards and other related uses.
- (7) Research or experimental stations and laboratories.
- (8) Radio and/or television station with transmission towers.
- (9) Repair garages.
- (10) Office buildings for business, governmental, professional or other general purposes.
- (11) Horticultural nursery.
- (12) Accessory buildings, structures and uses customarily incidental to the above uses (see article six).

B. *Special permit uses.* The following uses may be permitted [in the I-R district] in accordance with the provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Any industrial use in keeping with the intent of this [I-R] district, and which involves manufacturing, processing, assembly or storage operations, provided that the use does not involve any junk or salvage operations; that there is no open storage of junk or salvage materials; and that any noises, vibrations, smoke, gases, fumes, odors, dust, fire hazards or other obnoxious or unsafe conditions related to the operation do not extend beyond the property of the industry.
- (2) Retail business, provided such business is incidental to a permitted use and located on the premises of such permitted use.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the I-R restricted industrial district shall conform to the following regulations:

- (1) Minimum lot area: as required to meet [I-R] district regulations and intent.
- (2) Minimum lot width, at building line: 100 feet.
- (3) Minimum lot width, at right-of-way line: 100 feet.
- (4) Minimum front yard, setback from right-of-way line: 65 feet.

- (5) Minimum side yard, setback from property line: 25 feet; setback from right-of-way line: 35 feet.
- (6) Minimum rear yard, setback from property line: 25 feet.
- (7) Maximum percentage of lot coverage: 100 percent.
- (8) Maximum building height: 60 feet.

Sec. 512. I-G general industrial district.

District intent. This [I-G] district is created to provide land for industrial, manufacturing and warehousing operations which require buildings and open areas for fabricating, processing, extracting or repairing equipment, raw materials, manufactured products or wastes. The traffic networks of the county and region are to be considered in order to discourage disruption and congestion of traffic. The intensity of uses permitted in this [I-G] district makes it desirable that they be located downwind, as determined by the prevailing wind direction, and separated from residential and commercial uses.

A. *Uses permitted.* Property and buildings in an I-G general industrial district shall be used for the following purposes, and shall be in conformance with applicable rules and regulations administered and enforced by the Environmental Protection Division of the Georgia Department of Natural Resources:

- (1) All uses permitted in the I-R restricted industrial district (section 511(A)).
- (2) Any industrial use which involves manufacturing, processing or assembly operations, or the storage and sale of heavy materials, products or equipment [subject to the requirements of subsection B(2) below].
- (3) Accessory buildings, structures and uses and customarily incidental to the above uses (see article six).

B. *Special permit uses.* The following uses may be permitted [in the I-G district] in accordance with the provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Retail business, provided such business is incidental to a permitted use and located on the premises of such permitted use.
- (2) Any industrial use that may produce injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions as a result of its operations, and that such use is located at least 200 feet from any adjoining property lines, and provided that such use be in conformance with applicable rules and regulations administered and enforced by the Environmental Protection Division of the Georgia Department of Natural Resources.
- (3) Open yard use for the sale, dismantling and/or storage of salvage or junk materials and equipment, provided that such use is separated from adjoining properties by a planting screen, fence or wall at least six feet in height.

C. *Area regulations.*

- (1) Minimum lot area: as required to meet [the I-G] district's regulations and intent.
- (2) Minimum lot width, at building line: 200 feet.
- (3) Minimum lot width, at right-of-way line: 100 feet.
- (4) Minimum front yard, setback from right-of-way line: 65 feet.
- (5) Minimum side yard, setback from property line: 40 feet; minimum side yard, setback

from street: 50 feet.

- (6) Minimum rear yard, setback from property line: 40 feet.
- (7) Maximum percentage of lot coverage: 100 percent.
- (8) Maximum building height: 60 feet.

Sec. 513. CP conservation preservation district.

District intent. This [CP] district is established to preserve and control development within certain land, marsh and water areas of this county. These areas serve as wildlife refuges, possess great natural beauty, are of historical or ecological significance, are utilized for outdoor recreational purposes, or provide needed open space for the health and general welfare of the county's inhabitants. The regulations are designed to discourage encroachment of uses capable of destroying the undeveloped character of the [CP] district.

A. Permitted uses. The following uses shall be permitted in CP conservation preservation district:

- (1) Private dock or boathouse.
- (2) Boat marina.
- (3) Bait house.
- (4) Public utility lines, fire or water tower, utility substations.
- (5) Publicly owned park, open space or recreational facilities.
- (6) Farms for the growing of agricultural products, or timber with dwelling unit for owner or operator.
- (7) Wildlife refuges, including dwelling units of caretakers.
- (8) Museum of exhibit area on or near land of historic, aesthetic or educational significance.

B. Special permit uses. The following uses may be permitted [in the CP district] in accordance with the provisions contained in article nine, section 905, and if additional conditions which may be required are met:

- (1) Churches and/or cemeteries.
- (2) Dredging, or landfill must comply with state regulations. Furthermore, plans for the alteration of lands in a CP district must be submitted to the county planning commission and approved by the county commission.

C. Area regulations. Unless otherwise specified in this ordinance, uses permitted in the CP conservation preservation district shall conform to the following regulations:

- (1) Minimum lot area: one-half acre.
- (2) Minimum lot width at building line: 100 feet.
- (3) Minimum lot width at right-of-way line: 100 feet.
- (4) Minimum front yard, setback from right-of-way line: 50 feet.
- (5) Minimum side yard, setback from right-of-way lines: 30 feet; setback from property line: 20 feet.
- (6) Minimum rear yard, setback from property line: 20 feet.

(7) Maximum percentage of lot coverage: 30 percent.

(8) Maximum building height: 35 feet.

Cross references: Waterways, ch. 70.

Sec. 514. BD beach and dune protection district.

District intent. It is intended that development within this [BD] district be protected from tides and high-water storm surges, winds and erosion; that development within this [BD] district occur without adversely affecting the existence or natural functions of the beach and dune areas; and the development within this [BD] district occur without subjecting property adjacent and further inland to additional potential danger from actions of wind and water. The mapped beach protection districts of this ordinance are hereby designated to be used as overlay zoning districts to the existing land use districts. Thus, the land may be utilized only under the conditions and regulations of both zones. The boundaries of the beach and dune protection districts shall be shown on the official zoning map. Within these BD districts, all uses not allowed as permitted uses or special permit uses shall be prohibited.

A. *Permitted uses.* The following uses shall be permitted within the BD beach and dune protection district:

(1) Active and passive recreational uses not inherently destructive to the existence of integrity of the beach and dunes.

B. *Special permit uses.* The following uses may be permitted [in the BD district] in accordance with the provisions contained in article nine, section 905, and if additional conditions which may be required are met:

(1) Residences, buildings or other structures shall be permitted if that use is allowed in the underlying zoning district and provided that:

(a) All development, grading, filling or land alteration shall not occur seaward of the beach and development setback line which is 40 feet landward of the most seaward stable dune (see article three, definitions).

(b) If the proposed site is lacking an active-stable dune sequence, then the site shall not be developed until the developer establishes an active-stable dune sequence with respect to dune height, dune row spacing, vegetation type, vegetation density, width of high-tide beach, slope and orientation of dunes.

(c) All permanent structures shall be built so that the first floor elevation is a minimum of 14 feet above mean sea level by means of pilings rather than filling.

Cross references: Waterways, ch. 70.

Sec. 515. FH flood hazard district.

District intent. This [FH] district is created to ensure continuance of natural floodplain, streams channels and natural protective barriers which accommodate floodwaters. These regulations are designed to minimize costly flood control, rescue and relief projects undertaken at the expense of the general public, and minimize damage to public facilities and utilities which may be located in floodplain. This [FH] district will help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas. Furthermore, potential property buyers shall be notified that property within this [FH] district is subject to flood hazard. The mapped flood hazard areas within the jurisdiction of this ordinance are hereby designated to be used as an overlay zoning district to the various land use districts as delineated by the official zoning map. Thus, the land may be utilized only under the conditions and regulations of both zones. The boundaries

of flood hazard districts shall be shown on the flood insurance rate map. Within these FH districts, all uses not allowed as permitted uses or special permit uses shall be prohibited. This [FH] district's regulations are intended to be interim until such time that the Federal Insurance Administrator provided the following information pertaining to flood hazard in the unincorporated areas of the county as required by the National Flood Insurance Program:

- (1) Notice of final base flood elevations;
- (2) Identification of coastal high hazard areas; [and]
- (3) Identification of regulatory floodway within the county.

A. *Permitted uses.* The following open space uses shall be permitted within the flood hazard district to the extent that they are not prohibited by any other regulations and provided they do not demand structures, fill or storage of materials or equipment. In addition, no use shall adversely affect the efficiency or unduly restrict the capacity of the channels or floodway of any tributary, drainage ditch or other drainage facility or system.

- (1) Agricultural uses, such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming and crop harvesting.
- (2) Industrial-commercial uses, such as loading areas, parking areas [and] airport landing strips.
- (3) Private and public recreational uses, including golf courses, tennis courts, playing fields, driving or archery ranges, picnic grounds, boat landings, ramps, swimming areas, parks, wildlife preserves, shooting ranges, hunting and fishing areas, biking and horseback riding trails.
- (4) Accessory residential uses, such as lawns, gardens, parking areas and play areas.

B. *Special permit uses.* The following uses may be permitted [in FH districts] in accordance with the provisions contained in article nine, section 905, and if additional conditions which may be required are met (see subsection (C) of this section):

(1) The following list of special permit uses may be allowed, provided that no structure, fill (including fill for roads and levees, deposit, storage of materials or equipment), or other activities associated with the use impairs the efficiency or the capacity of the floodway, or unduly increases flood heights.

- (a) Circuses, carnivals and similar transient amusement enterprises.
- (b) Drive-in theaters, new and used car lots, roadside stands and signs.
- (c) Extraction of sand, gravel and other materials.
- (d) Marinas, boat rentals, docks, piers [and] wharves.
- (e) Railroads, utility lines, streets, bridges and pipelines.
- (f) Storage yards for equipment, machinery or materials.
- (g) Kennels and stables.
- (h) Other uses similar in nature to the permitted uses or the special permit uses.

(2) Residences may be permitted, provided:

- (a) Residences are located in a flood fringe area. (This will require technical assistance.)
- (b) Residences shall be constructed on fill or other acceptable elevating practice with the first floor or basement floor above the regulatory flood elevation. (This will require technical assistance.)

(c) All area regulations of the underlying land use district are met.

(3) Fill or material deposits, provided:

(a) Any fill or materials proposed to be deposited in the floodway must be shown to have some beneficial purpose, and the amount must not be greater than is necessary to achieve that purpose, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials.

(b) Such fill or other materials shall be protected against erosion by riprap, vegetation cover or bulk heading.

(4) Accessory structures to permitted uses and special permit uses, provided:

(a) Structures shall not be designed for human habitation.

(b) Structures shall have a low flood damage potential.

(c) Structures shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwater.

(d) Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow.

(e) Structures shall be firmly anchored.

C. Site plan for special permit uses. The applicant may be required to provide information necessary for determining the regulatory flood protection elevation, whether the proposed use is located in the floodway or flood fringe, and other factors necessary to render a decision on the suitability of the particular site for the proposed use. This may include:

(1) Plans drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, floodproofing measures, and the relationship of the above to the location of the channel and/or coastal flood hazard zone.

(2) A typical cross section showing the channel of the watercourse, elevation of land areas adjoining each side of the channel, cross sectional areas to be occupied by the proposed development, and high-water information or similar information pertinent to a coastal flood hazard situation.

(3) Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and spatial arrangement of proposed and existing structures; locations and elevations of streets, utilities; land uses and vegetation surrounding areas, and soil types.

(4) Profile showing the slope of the bottom of the channel, if applicable.

(5) Specifications for building construction, materials, floodproofing, filling, dredging, grading, channel improvement, water supply and sanitary facilities.

Cross references: Floods, ch. 34; waterways, ch. 70.

Sec. 516. LCI Little Cumberland Island district.

District intent. This district is created to provide specific requirements for low-density single-family residential development on Little Cumberland Island. These areas are defined and protected from the encroachment of uses not performing a function appropriate to environmental protection and single-family residential use. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through

consideration of the proper functional relationship of each element. The county recognizes the additional restrictions placed on development on Little Cumberland Island by virtue of the Department of the Interior and the Little Cumberland Island Association's Declaration of Covenants and Restrictions (1965/1966) and the "Agreement" of 1973 between the Association and the Department of the Interior. It is felt that land development on Little Cumberland Island best be controlled by using the Little Cumberland Island Association's Declaration of Covenants and Restrictions (1965/1966) and the 1973 "Agreement" between the Association and the Department of the Interior and review by the county. On Cumberland Island the development of the remaining retained rights property can best be controlled by a review from the National Park Service. This zoning district specifically includes land use and development review by the Department of Interior through the Covenants and Restrictions applied by the Owners Association, FEMA regulations (construction within a flood zone), state health regulations concerning wells and septic systems, and the building codes of Camden County. In recognition of the nature of Little Cumberland Island and the Association's agreement with the Department of Interior the county recognizes the ability of the Association to move lot lines, to maintain the two-acre minimum lot size, due to erosion of the shoreline. Any movement or adjustment of lot lines will be completed as an amendment to the subdivision plat and will require a survey showing the modifications on the plat to be signed by the Association, affected property owners, the Department of Interior, and the County Planning Commission. These revised plats will be approved without Planning Commission review unless the planning staff finds there are inconsistencies with the Association's covenants and restrictions or the lots violate the area regulations of this zoning district.

A. *Uses permitted.* Property and buildings in this LCI single-family residential district shall be used for the following purposes:

- (1) Dwelling, single-family residences.
- (2) Parks or playgrounds.
- (3) Accessory buildings and structures (see article six).
- (4) Minor home occupations.

B. *Special permit uses.* The following uses may be permitted in the LCI district in accordance with provisions contained in article nine, section 905, and any additional conditions that may be required are met:

Public buildings and utilities.

C. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the LCI single-family residential districts shall conform to the following requirements:

- (1) Minimum lot area: Two acres.
- (2) Minimum lot width, at building line: 150 feet.
- (3) Minimum front yard, setback from right-of-way line: 25 feet.
- (4) Minimum side yard, setback from right of way line: 25 feet; setback from property line: 15 feet.
- (5) Minimum rear yard, setback from property line: 20 feet.
- (6) Maximum percentage of lot coverage: 30 percent.
- (7) Maximum building height: 35 feet.

(Ord. of 5-7-2002(2), §§ 3, 4)

Cross references: Waterways, ch. 70.

Sec. 517. RVD recreational vehicle and travel trailer parks district.

District intent. The intent of this RVD district is to provide an area, outside the normal use of the commercial district, on which to establish a planned, desirable living area with adequate open space and health considerations for the placement of recreational vehicles on a temporary basis.

A. *Uses permitted.* The following uses shall be permitted within the recreational vehicle park district:

- (1) Recreational vehicles and travel trailers.
- (2) Playground, parks and swimming pools.
- (3) Community buildings, intended for the use of park patrons, which may include: bathrooms, showers, kitchen, food and notion sales, meeting rooms, recreation rooms, park office, and a single-family residence for the park manager.

B. *Travel trailer defined.* Any single-family structure ordinarily non-motorized and towed by a motor vehicle and normally being less than 40 feet in length and intended for living for short periods.

C. *Recreational vehicle defined.* A self-contained, self-powered vehicle normally outfitted with a kitchen, bathroom (with holding tank) and sleeping space. This type of vehicle was built for the sole purpose of providing temporary living accommodations for short periods of time.

D. *Special permit uses.* There shall be no special permit uses permitted within the RVD district.

E. *Temporary permits.* There shall be no temporary permits issued within the RVD district.

F. *Variance.* There shall be no variances issued within the RVD district.

G. *Home occupations.* There shall be no home occupations permitted within the RVD district.

H. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the RVD district shall conform to the following requirements:

- (1) Only travel trailers or recreational vehicles shall be permitted to be placed within the RVD district.
- (2) Minimum lot area for a recreational vehicle park shall be four acres.
- (3) Maximum density shall not exceed 15 parking lots per acre with no more than one travel trailer per parking lot.
- (4) Each unit location shall be served by a community or public water system, sewer hookup to either a community engineered sewer (approved by the Camden County Health Department sized for the number of units it is intended to serve) or public sewer system (approved by the water department), and individual electrical hookup connections. If water and sewer services are available within 1,500 feet the park shall be connected to the public services.
- (5) The park shall be graded and drained so that rainwater will not stand in pools or puddles. A master drainage plan shall be required as part of the development review of the park.
- (6) No unit parking space or community building shall be located closer than 30 feet to a right-of-way line or closer than 20 feet to a property line.
- (7) All parks shall have a minimum of 150 square feet of common open space for each unit, with a minimum of 10,000 square feet of common space regardless of the number of units.
- (8) Parks shall establish and maintain an aesthetically pleasing visual buffer such as a continuous planted buffer strip, consisting of shrubbery or a hedgerow, or a solid brick,

concrete block or stone wall or a board fence that is at least six feet in height between the park and adjacent residential uses and property. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.

(9) All unit parking lot spaces shall be paved and abut on an interior paved drive, interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street. A parking space for additional vehicles shall be constructed of pavement or confined gravel area sufficient enough that automobiles may be located on each unit parking lot space. One space for additional vehicles shall be provided for each five-unit parking space.

(10) All park accesses to the roadway shall meet the requirements for a commercial driveway.

(11) All units staying in the park must be attached to a pull vehicle or be self-powered so they may be removed in the event of pending inclement weather.

(12) All units staying in the park must be currently licensed in the state and county in which the unit is registered.

(13) Stability. All units shall, prior to occupancy or other use, be stabilized in such a way as to prevent tilting of the unit.

(14) Each park must make private arrangements for garbage collection.

(15) All park plans shall be submitted for approval using the same guidelines as a final plat approval for a subdivision.

(16) All parks must obtain an occupational license from Camden County to operate as a business. In addition there shall be a charge of \$50.00 per parking lot per year, paid at the time the occupational license is renewed, paid to Camden County by the park owner. RV parks existing on April 16, 2002 are exempt from the \$50.00 per parking lot per year fee.

(17) No building permits are needed to place a travel trailer or recreational vehicle in the park. However, the park manager must keep a log of spaces rented, to whom, license plate number and for how long, recording arrival and departure date.

(18) Ownership. The park owner shall be allowed to own and/or maintain no more than one unit in their park.

(19) Registration. The travel trailer park shall maintain a registration as required by Georgia state law and shall not allow a unit to remain longer than 180 days without re-registering said unit.

(Ord. of 4-16-2002)

Sec. 518. RCP river corridor protection overlay district.

District intent. The intent of the RCP district is to provide protection of the river corridors within Camden County through the use of an overlay district. These corridors are of vital importance in that they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. These river corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb floodwaters.

A. *Uses permitted.* Property and buildings in a RCP district shall be used for the following purposes if permitted as a use by right in their underlying land use district:

- (1) Single-family dwelling.
- (2) Timber production and harvesting, subject to the following conditions:
 - a. Forestry activity shall be consistent with best management practices established by the state forestry commission; and
 - b. Forestry activity shall not impair the drinking quality of the river water as defined by the Federal Clean Water Act, as amended.
- (3) Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. § 12-2-8.
- (4) Wastewater treatment.
- (5) Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criteria but a hard-surface tennis court would not be. Parking lots are not consistent with this criterion. Paths and walkways within the river corridor are consistent with this criterion.
- (6) Natural water quality treatment or purification.
- (7) Agricultural production and management, subject to the following conditions:
 - a. Agricultural activity shall be consistent with best management practices established by the state soil and water conservation commission;
 - b. Agricultural activity shall not impair the drinking quality of the river water as defined by the Federal Clean Water Act, as amended; and
 - c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the state department of agriculture.

B. *Special permit uses.* The only special permit use that will be considered in this overlay district is for single-family homes on lots legal existing and recorded prior to adoption of the zoning ordinance on October 7, 1977 or legally subdivided and approved under the county's subdivision regulations prior to March 1, 2002 that are less than the minimum size required by this district. No other special permits will be considered within this district.

C. *Temporary permits.* There shall be no temporary permits issued within the RCP district.

D. *Variance.* There shall be no variances issued within the RCP district.

E. *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the RCP district shall conform to the following requirements:

- (1) Minimum lot area: Two acres or the minimum required in the underlying land use district, whichever is larger (i.e., A-F is five acres those a parcel would be required to be a minimum of five acres in size) [sic].
- (2) Minimum lot width throughout the length of the property: 150 feet.
- (3) Minimum front yard (not the river side) setback from the property line: 25 feet.
- (4) Minimum side yard setback from the property line: 20 feet.
- (5) Minimum rear yard (river side) setback from the top of the bank of the river shall be 100 feet.
- (6) Maximum building height shall be 35 feet above natural grade prior to any clearing or construction activity.
- (7) Maximum percentage of lot coverage shall not exceed 30 percent. All structures, including homes, sheds, barns, storage areas, well houses, walkways, piers, docks,

pools, pool decks, driveways, parking areas, etc, shall be included in the percentage of lot coverage.

(8) No septic systems, septic drain fields, or wells (for drinking water, irrigation, or other use) will be permitted in the 100-foot buffer area.

(Ord. of 2-19-2002, § 2)

ARTICLE SIX. ADDITIONAL REGULATIONS**Sec. 601. Accessory uses and structures.**

In addition to the principal uses which are designated herein as being permitted within the several zoning districts established by the ordinance, it is intended that certain uses customarily incidental or accessory to such principal uses shall also be permitted. For the purposes of this ordinance therefore, each of the following use is considered to be a customary accessory use, and, as such, may be situated on the same lot with the principal use or uses to which it serves as an accessory.

A. Accessory structures and uses for dwellings.

- (1) Private garage for the occupant's automobiles or vehicles; must be noncommercial usage of garage.
- (2) Parking area or open storage space for motor vehicles belonging to the occupant, and provided that this regulation shall not be misconstrued to mean commercial uses are allowed.
- (3) Shed or tool for the storage of equipment.
- (4) Children's playhouse or play equipment.
- (5) Private kennel, pens or cages for occupant's pets, provided it does not create a nuisance to neighbors.
- (6) Private swimming pool and bathhouse or cabana.
 - (a) Swimming pools must be enclosed with a six-foot high fence, chainlink or solid wood, and secured with a locked gate.
- (7) Structures designed and used for the purposes of shelter in the event of catastrophes.
- (8) Noncommercial flower, ornamental shrub or vegetable garden, greenhouse or slat house.
- (9) Private boat dock, boathouses.

B. Accessory structures and uses for church buildings.

- (1) Religious education buildings.
- (2) Parsonage, pastorium or parish house, together with any use accessory to a dwelling as listed above.
- (3) Off-street parking area for the use without charge to members and visitors to the church.

C. Accessory structures and uses for commercial and industrial uses.

- (1) Off-street parking or storage area for customer, client or employee-owned vehicles.
- (2) Completely enclosed building for the storage of supplies, stock or merchandise.
- (3) Light manufacturing and/or repair facility incidental to the principal use, provided that dust, odor, smoke, noise, vibration, heat or glare produced as a result of such manufacturing or repair operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located, and provided such operation is not otherwise specifically prohibited in the district in which the principal use is located.

(4) Sheltered roofs, awnings or canopies incidental to retail and commercial use, where such use is permitted, provided that no part shall, in any case, be located any closer than ten feet to any property line.

D. *Setback and other requirements for accessory uses and structures.* In any district, all accessory uses and structures shall observe a ten-foot setback for side and back yards; front yard setbacks shall be as set forth in the district. Wells and small pumphouses are not affected by the front yard setback and may be placed within ten feet of the right-of-way line.

Sec. 602. Buffer strips.

Any institutional, commercial or industrial uses, off-street loading areas, or off street parking areas for five or more automobiles shall be separated from adjoining residential property by a continuous planted buffer strip or a solid brick, concrete block or stone wall or a uniformly painted board fence. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.

Sec. 603. Curb cuts and access points.

Ingress-egress openings in concrete, asphalt, rock or other curbing provisions, commonly referred to as "curb cuts," as well as other means of vehicular access to and from private property, shall be regulated in the several zoning districts established by this ordinance in accordance with the following requirements:

- (1) *Size and spacing of curb cuts and other access points.* In no case shall a curb cut or other access point be less than nine feet nor more than 50 feet in length. No two curb cuts or other access points shall be closer than 20 feet from each other except in residential zoning districts.
- (2) *Location of curb cuts and other access points.* At street intersections no curb cuts or other access point shall be located closer than 20 feet from the intersecting point of the two street rights-of-way or property lines involved (or such lines extended in case of a rounded corner; or 25 feet from the intersection of two curblines involved, or such lines extended in case of a rounded corner), whichever is the least restrictive.
- (3) *Access points in the vicinity of interchanges.* In no case shall any curb cut, point of access or other means of vehicular ingress and egress be permitted from private property onto any portion of the access ramps, accelerating and decelerating lanes, and other facilities specifically designed to facilitate traffic movement onto and off of a limited access highway located at a separate grade. Notwithstanding the foregoing, no curb cut, point of access or other means of vehicular ingress and egress from private property onto a public street shall be permitted closer than 200 feet from the point of tangency of that street's right-of-way line with the outside right-of-way ramp providing direct access either to or from a limited access highway located at a separate grade.
- (4) *Permits for access onto state-owned or county-owned highway rights-of-way.* A permit must be obtained from the Georgia Department of Transportation or Camden County before any curb cuts or any other point of access shall be authorized onto state or county-owned highway rights-of-way from abutting property.

Commercial property driveways.

A. Single business enterprises on a single interior lot.

- (1) Movements confined primarily to on-site employees totaling no more than 40 one

two-way drive.

(2) Movements consisting primarily of in-and-out customer activities where no more than 50 parking spaces are on the site or sites with less than 300 feet of frontage; two-way drives.

(3) Fast food operations, bank with drive-through service, medical offices and other facilities with more than 50 on-site parking spaces and a minimum of 300 feet of frontage; two-way drives.

(4) Service stations and convenience stores which include gas and oil sales and which have a minimum frontage of 150 feet; two-way drives.

B. *Single business on corner lot.*

(1) One two-way driveway on mainline and one two-way driveway on the crossroad, totaling two two-way driveways. Driveways are to be located as far as practical from the intersection. Two one-way driveways must be substituted for one two-way drive.

C. *Multiple businesses on commercial tracts.*

(1) Up to 300 linear feet of frontage; one two-way drive or two one-way drives.

(2) Frontage between 300 and 1,000 linear feet; two two-way drives.

(3) Frontages from 1,000 linear feet to 2,000 linear feet; three two-way drives.

(4) Frontages from 2,000 linear feet to 3,000 linear feet; three two-way drives or two one-way driveways and one multilane driveway.

(5) Frontages of over 3,000 linear feet; driveways as determined by the county engineer on a case-by-case basis.

D. *Exceptions.* Exceptions to standards [subsections] A, B, and C may be granted by the county engineer.

E. *Acceleration/deceleration lane requirements.* Commercial driveways, except those permitted under item [subsection] A(1), will normally include appropriate acceleration/deceleration lanes. Such lanes shall be constructed by the developer at no cost to the county. The right-of-way for such lanes shall be dedicated to the county by the developer. The pavement sections for acceleration/deceleration lanes shall match that of the mainline. The county engineer may require acceleration/deceleration lanes under item [subsection] A(1), if he considers it necessary. Waiver of acceleration/deceleration lane requirements may be made by the county engineer with appropriate recommendations. [The] county engineer to [shall] determine curb and gutter and other design requirements on acceleration and deceleration lanes.

F. *Median openings.* It is the general policy of the county that no additional median crossing be allowed. Exceptions will be approved only by the county engineer or commissioners with appropriate recommendations.

G. *Left turn lanes at commercial driveways for mainline sections without a divided median.* The county may require the construction of left turn lanes at commercial driveways for roadways of two, four or six lane sections and no divided median. This [These] requirements will be based upon analysis of the capacity constraints imposed upon the roadway by left turns out of through traffic lanes giving consideration to current and 20-year projected traffic volumes.

H. *Access conveyance.* Once the number and configuration of driveways has been established, the developer of commercial property will be requested to deed access control rights along his frontage to the county. For this purpose, commercial property includes residential subdivisions discussed under item [subsection] J(4).

I. *Right-of-way conveyance.* Developers of commercial property and residential property as

discussed under item [subsection] J(4) will be requested to deed [the] right-of-way for future widening of the mainline highway where such is included in the county's construction work program.

J. Residential subdivisions.

- (1) In no event will the state highway or a county road appearing on the state functional classification system be used as a subdivision street with individual lot driveways.
- (2) For definition of subdivision and the provisions and requirements for review of subdivision plats by the county and the responsibilities of local planning commissions and individuals to submit subdivision plats to the county for review and comment, refer to O.C.G.A. §§ 32-6-150--32-6-154.
- (3) Those not requiring review by the county. Driveway permits shall be issued by the county engineer. This authority may be delegated to the commissioners at the county engineer's discretion.
- (4) Those requiring review by the county. The county engineer with guidance from the commissioners shall review and comment upon the subdivision plat. Comments shall address access to the state highway and county right-of-way. Possible solutions shall consider one, two or three connections (depending upon frontage) to an interior road system upon which the residential lots front, a frontage road parallel and adjacent to the state highway or county right-of-way upon which the lots will front which will also have connections to the state highway system or county right-of-way, or in extreme cases a pairing of two lots per driveway. This latter circumstance is not desirable and should be a last resort settlement limited to frontage less than 1,000. When a small number of large frontage lots are involved, individual driveways may be allowed.
- (5) Subdivisions of property to accommodate the residential needs of family members of the owner of the tract shall be handled as private residences.
- (6) All new subdivision roads entering a county right-of-way shall be constructed with acceleration and deceleration lanes in accordance with State of Georgia DOT specifications.

K. Scope of section. This policy addresses only the number of connections to be allowed to the state highway system and county right-of-way. Our current permit requirements with respect to engineering are unchanged.

L. Authority for implementing section provisions. The county engineer, through its staff, has the authority and responsibility for implementation of this policy except where such authority is specifically reserved for others in this policy.

Sec. 604. Double frontage lots.

On lots having frontage on more than one street, but not located on a corner, the minimum front yard setback shall be provided for each street in accordance with the regulations for the land use district in which the lot is zoned.

Sec. 605. Exceptions to front yard setback requirements.

The front yard requirements of this ordinance shall not apply to any lot where the average front yard on already built-upon lots located within 100 feet on each side of such lot and within the zoning district and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setbacks on the developed lots. However, in no case shall setback be less than ten feet.

Sec. 606. Exceptions to height regulations.

The height limitations of this ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, roof signs, water towers, observation towers, transmission towers, silos, chimneys, smokestacks, conveyers, flagpoles, masts and aerals.

Sec. 607. Junkyards.

(a) (1) All junkyards shall be completely screened from roads or developed areas with a solid fence or wall a minimum of six feet in height, maintained in good condition as determined by the governing authority, and painted except for masonry construction, or with suitable paintings.

(2) No operations shall be conducted which shall cause a general nuisance or endanger the public health.

Sec. 608. Lots of record.

(1) No permit for the use of any lot which is smaller in total area than the minimum size permitted for the district within which it is located shall be issued unless said lot was legally and properly recorded prior to the passage of this ordinance.

(2) Yards or lots recorded after the effective date of this ordinance [October 4, 1977] shall comply with the requirements established by this ordinance.

Sec. 609. Nonconforming uses and structures.

The lawful use of any building, structure or land existing at the time of enactment of this ordinance [October 4, 1977] may be continued, although such use does not conform with the provisions of this ordinance, provided the following conditions are met:

(1) *Unsafe structures.* Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition of any portion of a building or structure declared unsafe by a proper authority.

(2) *Alterations.* A nonconforming building or structure may be altered, improved or reconstructed, provided such work is not to an extent exceeding ten percent of the current (reasonable fair market value) value of the building or structure, unless the building or structure is changed to a conforming use.

(3) *Extension.* A nonconforming use shall not be extended, but the extension of a lawful use in a nonconforming building or structure which existed prior to the enactment of this ordinance is permitted.

(4) *Changes.* No nonconforming building, structure or use shall be changed to another nonconforming use.

(5) *Restoration.* Nothing in this ordinance shall prevent the reconstruction, repairing, rebuilding and continued use of any nonconforming building or structure damaged by fire, collapse, explosion or acts of God, subsequent to the date of this ordinance, wherein the expense of such work does not exceed 60 percent of its current (reasonable fair market value) value of the building or structure at the time such damage occurred.

(6) *Abandonment.* A nonconforming use of a building or structure which has been abandoned shall not thereafter be returned to such nonconforming use. A nonconforming use shall be considered abandoned:

- (a) When the intent of the owner to discontinue the use is apparent;
- (b) When the equipment and furnishings of the nonconforming use have not been replaced during the year, unless facts show the intention to resume the nonconforming use;
- (c) When it has been replaced by a conforming use; or
- (d) When it is being changed to another use requiring [a] permit or certificate of occupancy.

Sec. 610. Obstruction to vision at road intersections.

In order to minimize accidents at road intersections, the following regulations shall apply in all districts:

- (1) Within the area formed by the right-of-way lines of intersecting roads and a straight line connecting points on such right-of way lines, at a distance of 20 feet from their points of intersection there shall be a clear space with no obstruction to vision between the height of 30 inches and a height of ten feet above the average grade of each road as measured at the centerline thereof.
- (2) Requirements of this section shall not be deemed to prohibit any necessary retaining wall.
- (3) Trees shall be permitted in the clear space, provided that foliage is cut away within the prescribed height.

Sec. 611. Vision clearance at private drives and entrances intersecting with public streets.

At the intersection of any private drive or entrance, or exit with a public street, no fence, wall, hedge or other planting, or sign forming a material impediment to visibility over a height of 2 1/2 feet shall be erected, planted, placed or maintained.

Cross references: Traffic and motor vehicles, ch. 58.

Sec. 612. Reserved.

Editor's note: An ordinance adopted Aug. 21, 2001, repealed § 612, which pertained to building setback requirements along State Route 40, and derived from the original zoning ordinance of the county, adopted Oct. 7, 1977 and revised through July 20, 1999.

Sec. 613. Additional code and licensing requirements.

All land use, building and businesses must comply with all applicable provisions of the Official Code of Camden County, Georgia.

ARTICLE SEVEN. OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING*

***Cross references:** Traffic and motor vehicles, ch. 58

Sec. 701. General intent and application.

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the jurisdiction of this ordinance. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

Sec. 702. Control (via ownership or lease).

The control of land upon which the off-street parking is provided shall be the same as the ownership of land upon which the principal use is located.

Sec. 703. Size and access.

Each off-street parking space shall have an area of not less than 180 square feet exclusive of access drive or aisles and be in usual shape and condition. There shall be adequate ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive leading to the parking or loading spaces. Such access drive shall not be less than ten feet in width.

Sec. 704. Number of parking spaces required.

The number of off-street parking spaces required are set forth in the following table. Where the use of the premises is not specifically mentioned, requirements for similar uses shall apply.

Parking Requirements by Use

TABLE INSET:

Uses	Requires Parking Spaces
Automatic laundry	1 for each 3 laundry machines
Automobile sales and service garage	1 for each 400 square feet of floor area
Banks/professional offices	1 for each 300 square feet of floor area

Bowling alleys	1 for each alley
Churches, temples or places of worship, funeral homes, schools, public building, theaters, auditoriums, areas and places of assembly, private clubs, and community halls and lodges	1 for each 5 seats based on maximum seating capacity in principal assembly area, or 1 for each 17 classroom seats, whichever is greater
Country clubs, golf clubs, gun clubs, tennis clubs and organizations designed to provide outdoor sporting or recreational activities	1 for each 5 members
Dwellings, single-family	2 for each unit
Dwellings, multiple-family	1 1/2 for each unit
Foodstore, supermarket	1 for each 20 square feet of floor area
Funeral homes, mortuaries	20 for each parlor
Furniture, appliance	1 for each 200 square feet of floor area
Hospitals, sanitariums and nursing homes	1 for each 6 patient beds, plus 1 for each 2 employees
Hotels and motels	1 for each guestroom, plus 1 for each 3 employees
Manufacturing, industrial plant, research laboratory, bottling plants	1 for each 2 employees on largest shift, plus 1 for each company vehicle
Manufacturing and industrial concerns with retail business on premises	1 for each 2 employees on largest shift, plus 1 for each 150 square feet devoted to sales or service
Medical offices	4 for each doctor, plus 1 for each 2 employees
Restaurants, beer parlors, nightclubs	1 for each 300 square feet of floor area
Roominghouses, boardinghouses, dormitories, fraternities and sororities	1 for each 2 beds
Service station	2 for each pump
	1 for each 2 employees, plus 1 for

Wholesale and warehouse concerns	each company vehicle, plus 1 for each 50 square feet of retail sales or service
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Sec. 705. Location of off-street parking areas.

- (1) The parking spaces for all dwellings shall be located on the same lot as the residence.
- (2) Parking spaces shall be provided on the same lot with the main building of the principal use.
- (3) Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the number of spaces required for each use is met.
- (4) Portions of the public right-of-way on minor streets may be allowed for maneuvering incidental to parking when determining parking area requirements for individual uses.
- (5) On collector streets, major streets and controlled access highways, parking facilities shall provide space outside the public right-of-way for maneuvering incidental to parking.

Sec. 706. Off-street loading and unloading requirements.

Areas suitable for loading and unloading motor vehicles in off-street locations shall hereafter be required at the time of the initial construction of any building or structure used or arranged to be used for commercial, industrial, governmental or multifamily residential purposes. Such off-street loading areas shall have access to a public alley or street and shall be provided and maintained in accordance with the following requirements, the computation of which shall not be included in the off-street parking requirements.

- (1) *Amount of area required for each loading space.* Each off-street loading and unloading space required by the provisions of this ordinance shall be at least ten feet wide, 50 feet long and 14 feet high. Such space shall be clear and free of obstructions at all times.
- (2) *Location of off-street loading areas.* Required off-street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be considered as part of the area provided to satisfy off-street parking requirements as listed herein.
- (3) *Adequacy of loading area.* All uses, whether specified in this ordinance or not, shall provide off-street loading areas sufficient for their requirements. Such space shall be adequate so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley or way.

Sec. 707. Number of off-street loading spaces.

[The number of off-street loading spaces for various uses shall be as follows:]

- (1) Retail business uses with from 4,000 to 25,000 square feet in total floor areas: One space.
- (2) Wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals, and educational institutions shall provide loading spaces according to the following schedule:

TABLE INSET:

Square Feet	Number of Spaces
25,000 - 49,999	2
50,000 - 99,999	3
100,000 - 199,999	4
200,000 - 349,999	5
For each additional 50,000 or fraction thereof	1 additional

(3) Multifamily residences with less than ten dwelling units: None.

(4) Multifamily residence with ten to 30 dwelling units: One space.

(5) Multifamily residences with more than 30 dwelling units: One space for each 30 dwelling units or fraction thereof.

ARTICLE EIGHT. SIGN REGULATIONS**Sec. 801. General sign provisions.**

(1) A building permit and a zoning compliance inspection shall be required prior to the erection, alteration or reconstruction of any sign unless otherwise specified. Once a sign has received a zoning compliance approval, [a] Camden County sign permit decal shall be displayed in the lower left hand corner of the sign face.

(2) No sign shall be erected or maintained unless it is in compliance with the regulations of this article.

(3) Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.

(4) All signs located on sites abutting or visible from the I-95 right-of-way shall conform with section 95A-916 of the Georgia Outdoor Advertising Code [O.C.G.A. § 32-6-75] and shall meet all federal and state requirements necessary to obtain a permit under said code. In instances where the sign controls of this ordinance are more strict, these regulations shall apply: The creation, construction or maintenance of signs in areas adjacent to and/or visible from primary and interstate highway system rights-of-way shall be limited to:

C-N neighborhood commercial

C-G general commercial

C-I interchange commercial

I-R restricted industrial

I-G general industrial land use districts

(5) No signs, except as otherwise specified, shall exceed the height limit of the district in which they are located.

(6) Any sign which advertises an activity, business, product or service which has ceased operation or production shall be removed within six months of the discontinuance of said activity.

Sec. 802. Prohibited signs.

(1) Signs imitating warning signals are prohibited. No sign shall display lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance or rescue vehicles; nor shall any signs use the words, slogans, dimensional shape and size, or colors of the governmental traffic signs.

(2) No signs, except traffic signs and signals and informational signs erected by a public agency, are permitted within any street or highway right-of-way.

(3) Signs painted or attached to natural features (such as trees or rocks) telephone poles, utility poles or fenceposts are prohibited.

(4) Fluttering ribbons and banners are prohibited.

(5) Signs within 300 feet of any officially designated historical site or monument, except signs pertaining to that particular site or monument, are prohibited.

Sec. 803. Regulations for specific types of signs.

(1) *Home occupation signs.*

(2) *Temporary subdivision signs.* Temporary signs, not exceeding 40 square feet in area announcing a land subdivision development, are permitted on the premises of the land subdivision. Such signs shall be spaced not less than 300 feet apart. They shall be removed when 75 percent of the lots are conveyed.

(3) *Private directional signs.* Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder or agent may be erected and maintained, provided:

(a) The size of any such sign is not in excess of six square feet, and not in excess of four feet in length; and

(b) Not more than one such sign is erected on each 500 feet of street frontage.

(4) *Roof signs.* Not more than one roof sign structure may be erected on the roof of any one building. No roof sign structure shall extend more than 25 feet above the elevation of the roof.

(5) *Wall signs.* Signs on the walls of a building (including signs attached flat against the wall, painted wall signs and projecting signs) shall meet the following requirements:

(a) *Signs on the front surface of a building.* The total area of signs on the exterior front surface of a building shall not exceed 25 percent of the front surface of the building, so long as the figure does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.

(b) *Signs on the side and rear surface of a building.* The total area of signs on a side or rear surface of building shall not exceed 50 percent of the exterior side or rear surface of the building, respectively, so long as this figure does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.

(c) *Combined sign area.* The combined sign area on the front, side and rear surface of a building must not exceed the total sign area permitted within the zoning district where the sign or signs are to be located.

(d) *Projecting signs.* Wall signs attached flat against a wall may extend not more than 24 inches from the wall. Signs attached at an angle to a wall may extend outward from the wall of a building not more than five feet.

(6) *Illuminated signs.* Illumination devices shall be so placed and so shielded that light from the sign itself will not be directly cast into any residential district, sleeping rooms in any district or the eyes of an automobile or vehicular driver.

(7) *Outdoor advertising signs.* Outdoor advertising signs visible from the Interstate 95 right-of-way shall meet the following requirements:

(a) *Uniform size.* The outside measurements of all such signs shall be 12 feet in height and 50 feet in length, with or without trim.

(b) *Illumination.* All illuminated signs shall use base-mounted fluorescent or mercury vapor lights and shall be activated by photoelectric cells. Additional lighting including, but not limited to, neon, animation and running lights is prohibited.

(c) *Height above interstate grade.* All signs shall be [a] minimum of ten feet above adjacent interstate pavement measuring from the lower portion of the sign face. Signs shall not exceed 70 feet in height.

- (d) *Extrusions prohibited.* Extrusions beyond the face of the sign, excluding aprons, are prohibited.
- (e) *Number of signs per location.* Only one sign shall be allowed to face the same direction per location. This allows back-to-back or V formation signs, but prohibits two signs (side-by-side) facing the same direction.
- (f) *Spacing.* Sign locations shall be no less than 500 feet apart, measuring from the two closest points.
- (g) *Sign structures.* Sign structures shall be no less than ten feet from any property or right-of-way line.
- (h) *Locations limited per quadrant.* A maximum of three sign locations shall be permitted per interchange quadrant, provided that spacing requirements can be met. See section 808(8).
- (i) *Marsh and historic area locations prohibited.* No sign shall be placed in or obstruct the view of a marshland area or an area of designated historic interest.
- (j) *Advertisement limitations.* Outdoor advertising shall be limited to the following:

Sec. 804. Signs permitted in A-F district.

[Signs permitted in the A-F district are as follows:]

- (1) For permitted home occupations, one nonilluminated professional or business nameplate not exceeding two square feet in area.
- (2) For uses other than dwellings, a single illuminated or nonilluminated institution or business identification sign or bulletin board not exceeding 20 square feet in area. Such sign shall be set back not less than 15 feet from the street right-of-way line unless attached to the front wall of a building.
- (3) Temporary subdivision signs and private directional signs, under the provisions set forth in section 803(3) and (4).

Sec. 805. Signs permitted in A-R, R-1, R-2, R-3 and HMR districts.

[Signs permitted in A-R, R-1, R-2, R-3 and HMR districts are as follows:]

- (1) For permitted home occupations, one nonilluminated professional or business nameplate not exceeding two square feet in area.
- (2) For uses other than dwellings, a single illuminated or nonilluminated institution or identification sign or bulletin board not exceeding six square feet in area.
- (3) Temporary subdivision signs and private directional signs, under the provisions set forth in section 803(3) and (4).

Sec. 806. Signs permitted in MHP districts.

[Signs permitted in MHP districts are as follows:]

- (1) Home occupation sign: Not permitted.
- (2) Signs, illuminated or nonilluminated: Not to exceed a combined total sign area of

100 square feet per mobile home park; and that where a mobile home park abuts a federal primary or interstate highway, only one business identification sign, illuminated or nonilluminated, not to exceed a total sign area of 100 square feet per mobile home park.

Sec. 807. Signs permitted in C-N districts.

[Signs permitted in C-N districts are as follows:]

- (1) All signs permitted in section 804 and section 805.
- (2) The number of signs shall be limited to three for each street on which the establishment fronts. The maximum size of a sign for any business establishment shall be 64 square feet.
- (3) Roof signs and wall signs must comply with the requirements of section 803(5) and section 803(6).

Sec. 808. Signs permitted in C-G, C-I, I-R and I-G districts.

[Signs permitted in C-G, C-I, I-R and I-G districts are as follows:]

- (1) All signs permitted in C-G, A-R, R-1, R-2 districts are permitted in commercial and industrial districts.
- (2) On any occupied zoning lot in a commercial or industrial district, not more than four signs of any type having a total area of not more than 750 square feet shall be permitted.
- (3) Commercial or industrial uses located on or adjacent to major streets or controlled access thoroughfares in commercial or industrial districts may include as part of their total permitted sign area one business identification pylon sign which shall be erected so that no portion of the sign shall be less than ten feet back from the street right-of-way line.
- (4) Additional sign structures, as defined above, each of which does not exceed 600 square feet of combined total sign area per direction, are permitted providing they are spaced not closer than 300 linear feet from any other such sign structure on the same side of the street, and further provided that they are on a commercial or industrially zoned lot.
- [(5) Reserved.]
- (6) Signs in any commercial or industrial district may be illuminated.
- (7) Each commercial use in a C-I district shall be allowed one business identification sign not to exceed 80 feet in height as part of its total permitted sign area.
- (8) Within an interchange commercial (C-I) zoning district, there shall be a limit of three outdoor advertising signs per quadrant in any interchange adjacent to the interstate highway, and these three signs are restricted to an area [of] 1,200 feet in length beginning 500 feet from the point where the pavement widens on the main traveled way to accommodate the longest entrance or exit ramp.

Sec. 809. Signs permitted in CP districts.

[Signs permitted in CP districts are as follows:]

- (1) One nonilluminated business identification sign not exceeding 20 square feet in

area may be erected for each use permitted in a conservation preservation district.

(2) Other directional or historical signs approved by the planning commission and county commission.

Sec. 810. Signs permitted in PD district.

[Signs permitted in the PD districts are as follows:]

(1) Only those signs incorporated in plans for planned developments approved by the planning commission are permitted in planned development districts.

(2) The regulations of this article shall serve as minimum requirements for signs in PD districts.

Sec. 811. Temporary signs.

The planning commission, in accordance with provisions and subject to the standards herein, is authorized to issue permits for the erection and maintenance of temporary signs for a period not to exceed 30 days (except as provided for political signs) at which time the temporary signs shall be removed at the owner's expense.

A. Permitted temporary signs.

(1) Business signs calling attention to a special, unique or limited activity, service, product or sale of limited duration.

B. Permitted sign types.

(1) Nonprojecting wall signs.

(2) Ground signs.

(3) Streamers, banners, flags, pennants and similar temporary signs as herein defined.

C. Number, height, area and location.

(1) Permitted number as determined by the building inspector to be reasonably necessary and appropriate for the intended purpose, provided that no more than four permits for temporary business signs shall be issued for the same zoning lot in one calendar year.

(2) Maximum height as determined by the building inspector to be reasonably necessary and appropriate for the intended purpose and in accordance with public safety and considerations related to the material and manner of construction and the size and location thereof.

(3) Permitted location:

(a) Temporary business signs: Subject to the same regulations as business signs.

(b) Political signs: On private property (with consent of the owner) and along and upon public street rights-of-way (but not across, over or extending into or onto the paved portion of any public street) as determined by the building inspector in accordance with public safety requirements and considerations related to the material and manner location thereof.

(c) Other permitted temporary signs: As determined by the building inspector to be reasonable, necessary and appropriate for the intended for the intended

purpose and in accordance with public safety.

D. *Illumination.* Temporary signs shall not be illuminated in any manner.

Sec. 812. Signs not requiring a permit (exempt signs).

The following types of signs are generally exempt from the provisions of this article and do not require a permit, excepting those found to be in violation of the provisions of this article:

- (1) Plaques or tables, denoting names of buildings and date of erection or names of buildings or dates cut into any masonry surface.
- (2) Traffic and other signs erected and maintained by the city or other governmental agency, legal notices and other similar signs required by law to be posted.
- (3) Decorations displayed in connection with civic, patriotic or religious holidays.
- (4) Flags, emblems and insignia of political, civic, philanthropic, religious or educational organizations temporarily displayed for noncommercial purposes.
- (5) One nonilluminated "for sale," "for rent" or "for lease" sign not exceeding six square feet in area in residential districts and 20 square feet in other than residential districts and located not less than two feet back from the street right-of-way line, unless attached to the front wall of a building.
- (6) Permitted home occupation signs subject to the regulations of this ordinance.
- (7) A bulletin board not over 15 square feet in area for public, charitable, educational or religious institutions when the sign is located on the premises of said institution.
- (8) One nonilluminated sign not exceeding 40 square feet in area displaying the name of the building, the contractors, the architects, the engineers, the owners, [and] the financial, selling and development agencies is permitted of [for] any work under construction, alteration or removal. Such signs shall be removed from the site within 30 days after the completion of the project.
- (9) Signs directing traffic movement onto a premises or within a premises not exceeding three square feet in sign area for each sign. A maximum of four directional signs shall be allowed per lot.
- (10) Signs giving notice of events and activities sponsored by civic, patriotic [or] religious organizations, or individuals for nonoccupational purposes.
- (11) Signs advertising political candidates parties, provided that such signs may not be erected or maintained more than 60 days prior to the elections to which such signs are applicable, and shall be removed within 30 days following the general election.

ARTICLE EIGHT. SIGN REGULATIONS**Sec. 801. General sign provisions.**

(1) A building permit and a zoning compliance inspection shall be required prior to the erection, alteration or reconstruction of any sign unless otherwise specified. Once a sign has received a zoning compliance approval, [a] Camden County sign permit decal shall be displayed in the lower left hand corner of the sign face.

(2) No sign shall be erected or maintained unless it is in compliance with the regulations of this article.

(3) Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.

(4) All signs located on sites abutting or visible from the I-95 right-of-way shall conform with section 95A-916 of the Georgia Outdoor Advertising Code [O.C.G.A. § 32-6-75] and shall meet all federal and state requirements necessary to obtain a permit under said code. In instances where the sign controls of this ordinance are more strict, these regulations shall apply: The creation, construction or maintenance of signs in areas adjacent to and/or visible from primary and interstate highway system rights-of-way shall be limited to:

C-N neighborhood commercial

C-G general commercial

C-I interchange commercial

I-R restricted industrial

I-G general industrial land use districts

(5) No signs, except as otherwise specified, shall exceed the height limit of the district in which they are located.

(6) Any sign which advertises an activity, business, product or service which has ceased operation or production shall be removed within six months of the discontinuance of said activity.

Sec. 802. Prohibited signs.

(1) Signs imitating warning signals are prohibited. No sign shall display lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance or rescue vehicles; nor shall any signs use the words, slogans, dimensional shape and size, or colors of the governmental traffic signs.

(2) No signs, except traffic signs and signals and informational signs erected by a public agency, are permitted within any street or highway right-of-way.

(3) Signs painted or attached to natural features (such as trees or rocks) telephone poles, utility poles or fenceposts are prohibited.

(4) Fluttering ribbons and banners are prohibited.

(5) Signs within 300 feet of any officially designated historical site or monument, except signs pertaining to that particular site or monument, are prohibited.

Sec. 803. Regulations for specific types of signs.

(1) *Home occupation signs.*

(2) *Temporary subdivision signs.* Temporary signs, not exceeding 40 square feet in area announcing a land subdivision development, are permitted on the premises of the land subdivision. Such signs shall be spaced not less than 300 feet apart. They shall be removed when 75 percent of the lots are conveyed.

(3) *Private directional signs.* Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder or agent may be erected and maintained, provided:

(a) The size of any such sign is not in excess of six square feet, and not in excess of four feet in length; and

(b) Not more than one such sign is erected on each 500 feet of street frontage.

(4) *Roof signs.* Not more than one roof sign structure may be erected on the roof of any one building. No roof sign structure shall extend more than 25 feet above the elevation of the roof.

(5) *Wall signs.* Signs on the walls of a building (including signs attached flat against the wall, painted wall signs and projecting signs) shall meet the following requirements:

(a) *Signs on the front surface of a building.* The total area of signs on the exterior front surface of a building shall not exceed 25 percent of the front surface of the building, so long as the figure does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.

(b) *Signs on the side and rear surface of a building.* The total area of signs on a side or rear surface of building shall not exceed 50 percent of the exterior side or rear surface of the building, respectively, so long as this figure does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.

(c) *Combined sign area.* The combined sign area on the front, side and rear surface of a building must not exceed the total sign area permitted within the zoning district where the sign or signs are to be located.

(d) *Projecting signs.* Wall signs attached flat against a wall may extend not more than 24 inches from the wall. Signs attached at an angle to a wall may extend outward from the wall of a building not more than five feet.

(6) *Illuminated signs.* Illumination devices shall be so placed and so shielded that light from the sign itself will not be directly cast into any residential district, sleeping rooms in any district or the eyes of an automobile or vehicular driver.

(7) *Outdoor advertising signs.* Outdoor advertising signs visible from the Interstate 95 right-of-way shall meet the following requirements:

(a) *Uniform size.* The outside measurements of all such signs shall be 12 feet in height and 50 feet in length, with or without trim.

(b) *Illumination.* All illuminated signs shall use base-mounted fluorescent or mercury vapor lights and shall be activated by photoelectric cells. Additional lighting including, but not limited to, neon, animation and running lights is prohibited.

(c) *Height above interstate grade.* All signs shall be [a] minimum of ten feet above adjacent interstate pavement measuring from the lower portion of the sign face. Signs shall not exceed 70 feet in height.

- (d) *Extrusions prohibited.* Extrusions beyond the face of the sign, excluding aprons, are prohibited.
- (e) *Number of signs per location.* Only one sign shall be allowed to face the same direction per location. This allows back-to-back or V formation signs, but prohibits two signs (side-by-side) facing the same direction.
- (f) *Spacing.* Sign locations shall be no less than 500 feet apart, measuring from the two closest points.
- (g) *Sign structures.* Sign structures shall be no less than ten feet from any property or right-of-way line.
- (h) *Locations limited per quadrant.* A maximum of three sign locations shall be permitted per interchange quadrant, provided that spacing requirements can be met. See section 808(8).
- (i) *Marsh and historic area locations prohibited.* No sign shall be placed in or obstruct the view of a marshland area or an area of designated historic interest.
- (j) *Advertisement limitations.* Outdoor advertising shall be limited to the following:

Sec. 804. Signs permitted in A-F district.

[Signs permitted in the A-F district are as follows:]

- (1) For permitted home occupations, one nonilluminated professional or business nameplate not exceeding two square feet in area.
- (2) For uses other than dwellings, a single illuminated or nonilluminated institution or business identification sign or bulletin board not exceeding 20 square feet in area. Such sign shall be set back not less than 15 feet from the street right-of-way line unless attached to the front wall of a building.
- (3) Temporary subdivision signs and private directional signs, under the provisions set forth in section 803(3) and (4).

Sec. 805. Signs permitted in A-R, R-1, R-2, R-3 and HMR districts.

[Signs permitted in A-R, R-1, R-2, R-3 and HMR districts are as follows:]

- (1) For permitted home occupations, one nonilluminated professional or business nameplate not exceeding two square feet in area.
- (2) For uses other than dwellings, a single illuminated or nonilluminated institution or identification sign or bulletin board not exceeding six square feet in area.
- (3) Temporary subdivision signs and private directional signs, under the provisions set forth in section 803(3) and (4).

Sec. 806. Signs permitted in MHP districts.

[Signs permitted in MHP districts are as follows:]

- (1) Home occupation sign: Not permitted.
- (2) Signs, illuminated or nonilluminated: Not to exceed a combined total sign area of

100 square feet per mobile home park; and that where a mobile home park abuts a federal primary or interstate highway, only one business identification sign, illuminated or nonilluminated, not to exceed a total sign area of 100 square feet per mobile home park.

Sec. 807. Signs permitted in C-N districts.

[Signs permitted in C-N districts are as follows:]

- (1) All signs permitted in section 804 and section 805.
- (2) The number of signs shall be limited to three for each street on which the establishment fronts. The maximum size of a sign for any business establishment shall be 64 square feet.
- (3) Roof signs and wall signs must comply with the requirements of section 803(5) and section 803(6).

Sec. 808. Signs permitted in C-G, C-I, I-R and I-G districts.

[Signs permitted in C-G, C-I, I-R and I-G districts are as follows:]

- (1) All signs permitted in C-G, A-R, R-1, R-2 districts are permitted in commercial and industrial districts.
- (2) On any occupied zoning lot in a commercial or industrial district, not more than four signs of any type having a total area of not more than 750 square feet shall be permitted.
- (3) Commercial or industrial uses located on or adjacent to major streets or controlled access thoroughfares in commercial or industrial districts may include as part of their total permitted sign area one business identification pylon sign which shall be erected so that no portion of the sign shall be less than ten feet back from the street right-of-way line.
- (4) Additional sign structures, as defined above, each of which does not exceed 600 square feet of combined total sign area per direction, are permitted providing they are spaced not closer than 300 linear feet from any other such sign structure on the same side of the street, and further provided that they are on a commercial or industrially zoned lot.
- [(5) Reserved.]
- (6) Signs in any commercial or industrial district may be illuminated.
- (7) Each commercial use in a C-I district shall be allowed one business identification sign not to exceed 80 feet in height as part of its total permitted sign area.
- (8) Within an interchange commercial (C-I) zoning district, there shall be a limit of three outdoor advertising signs per quadrant in any interchange adjacent to the interstate highway, and these three signs are restricted to an area [of] 1,200 feet in length beginning 500 feet from the point where the pavement widens on the main traveled way to accommodate the longest entrance or exit ramp.

Sec. 809. Signs permitted in CP districts.

[Signs permitted in CP districts are as follows:]

- (1) One nonilluminated business identification sign not exceeding 20 square feet in

area may be erected for each use permitted in a conservation preservation district.

(2) Other directional or historical signs approved by the planning commission and county commission.

Sec. 810. Signs permitted in PD district.

[Signs permitted in the PD districts are as follows:]

(1) Only those signs incorporated in plans for planned developments approved by the planning commission are permitted in planned development districts.

(2) The regulations of this article shall serve as minimum requirements for signs in PD districts.

Sec. 811. Temporary signs.

The planning commission, in accordance with provisions and subject to the standards herein, is authorized to issue permits for the erection and maintenance of temporary signs for a period not to exceed 30 days (except as provided for political signs) at which time the temporary signs shall be removed at the owner's expense.

A. Permitted temporary signs.

(1) Business signs calling attention to a special, unique or limited activity, service, product or sale of limited duration.

B. Permitted sign types.

(1) Nonprojecting wall signs.

(2) Ground signs.

(3) Streamers, banners, flags, pennants and similar temporary signs as herein defined.

C. Number, height, area and location.

(1) Permitted number as determined by the building inspector to be reasonably necessary and appropriate for the intended purpose, provided that no more than four permits for temporary business signs shall be issued for the same zoning lot in one calendar year.

(2) Maximum height as determined by the building inspector to be reasonably necessary and appropriate for the intended purpose and in accordance with public safety and considerations related to the material and manner of construction and the size and location thereof.

(3) Permitted location:

(a) Temporary business signs: Subject to the same regulations as business signs.

(b) Political signs: On private property (with consent of the owner) and along and upon public street rights-of-way (but not across, over or extending into or onto the paved portion of any public street) as determined by the building inspector in accordance with public safety requirements and considerations related to the material and manner location thereof.

(c) Other permitted temporary signs: As determined by the building inspector to be reasonable, necessary and appropriate for the intended for the intended

purpose and in accordance with public safety.

D. *Illumination.* Temporary signs shall not be illuminated in any manner.

Sec. 812. Signs not requiring a permit (exempt signs).

The following types of signs are generally exempt from the provisions of this article and do not require a permit, excepting those found to be in violation of the provisions of this article:

- (1) Plaques or tables, denoting names of buildings and date of erection or names of buildings or dates cut into any masonry surface.
- (2) Traffic and other signs erected and maintained by the city or other governmental agency, legal notices and other similar signs required by law to be posted.
- (3) Decorations displayed in connection with civic, patriotic or religious holidays.
- (4) Flags, emblems and insignia of political, civic, philanthropic, religious or educational organizations temporarily displayed for noncommercial purposes.
- (5) One nonilluminated "for sale," "for rent" or "for lease" sign not exceeding six square feet in area in residential districts and 20 square feet in other than residential districts and located not less than two feet back from the street right-of-way line, unless attached to the front wall of a building.
- (6) Permitted home occupation signs subject to the regulations of this ordinance.
- (7) A bulletin board not over 15 square feet in area for public, charitable, educational or religious institutions when the sign is located on the premises of said institution.
- (8) One nonilluminated sign not exceeding 40 square feet in area displaying the name of the building, the contractors, the architects, the engineers, the owners, [and] the financial, selling and development agencies is permitted of [for] any work under construction, alteration or removal. Such signs shall be removed from the site within 30 days after the completion of the project.
- (9) Signs directing traffic movement onto a premises or within a premises not exceeding three square feet in sign area for each sign. A maximum of four directional signs shall be allowed per lot.
- (10) Signs giving notice of events and activities sponsored by civic, patriotic [or] religious organizations, or individuals for nonoccupational purposes.
- (11) Signs advertising political candidates parties, provided that such signs may not be erected or maintained more than 60 days prior to the elections to which such signs are applicable, and shall be removed within 30 days following the general election.

ARTICLE TEN. ESTABLISHMENT OF THE PLANNING COMMISSION*

*Cross references: Administration, ch. 2.

Sec. 1001. Membership; officers; procedure.

A. *How appointed:* A five-member planning commission shall be appointed by the board of commissioners. Each member shall be a resident of Camden County and be at least 21 years of age. Each county commissioner shall nominate a member of the planning commission according to the district allocation as hereinafter detailed. Any nominee shall be approved by a majority vote of the board of commissioners.

B. *Terms:* The term of office of each member shall be for a four-year term. The appointed member's term shall begin on the January 1 following the date of appointment, and shall terminate in the fourth year from said January, ending on December 31, of until a successor is appointed. If no appointment is forthcoming, then said member shall continue to serve until a successor is chosen.

C. *Membership:* The planning commission membership is currently composed of the following individuals, hereinafter, divided by district for the purpose of choosing their successors. Further, the revised dates on the expiration of each term shall be as follows:

TABLE INSET:

District	Name	Current Expiration	New Expiration
District 1	Glennie Jackson	12-31-2002	12-31-2004
District 2	Jerome J. Guinn	12-31-2002	12-31-2005
District 3	Christopher K. Murray	12-31-2004	12-31-2005
District 4	Ann Stoddard	12-31-2002	12-31-2002
District 5	Gerald Crummey	12-31-2004	12-31-2003

D. *Vacancy:* As to any vacancy that should occur during the term of a member, the county commissioner for the district of the vacancy shall nominate an appointee to fill the unexpired term, the said nominee to be approved by a majority vote of the Board of Commissioners. Said appointment shall take effect immediately and shall serve until the term of appointment expires, or until a successor is appointed. If no appointment is forthcoming, then said member shall continue to serve until a successor is chosen.

E. *Officers:*

(1) The commission shall elect a chairman and vice-chairman (who shall be acting chairman in the absence of the chairman) annually in the month of January.

(2) The chairman (or in his absence the vice-chairman) shall preside at all meetings and hearings of the commission and decide all points of order or procedure. The chairman shall appoint any committees which may be found necessary.

(3) A secretary (who need not be a member of the commission) shall be designated by the commission. The secretary shall conduct all correspondence of the commission; keep a minutes book recording attendance, the vote of each member upon each question, or if absent, the failure to vote, indicating such fact; and records of examination and hearing and other official action; and shall carry such other official duties as may be assigned by the commission.

Sec. 1002. Meetings.

The following shall be the rules as to how and where the meetings shall be held and the public informed of such meetings:

(1) The regular meeting of the commission shall be held the last Wednesday of the month, unless there is no cause for holding such meeting. If there is to be a regular meeting, the secretary shall inform the members of the commission at least 15 days in advance.

(2) Special meetings may be called by the chairman, provided that at least 24 hours' notice of such meeting is given each member.

(3) A quorum shall consist of three members for the transaction of all business except reversal of decisions of the building inspector, which will require a quorum of four.

(4) Neither the secretary, the building inspector, nor any member of the commission shall appear for or represent any person in any matter pending before the commission. No member of the commission shall hear or vote upon an appeal in which he or she is directly or indirectly interested in a personal or financial way.

(5) All meetings shall be open to the public. The chairman, or in his absence the vice-chairman, may administer oaths or compel the attendance of witnesses. The order of business at [the] meeting shall be as follows:

- (a) Roll call.
- (b) Reading of minutes of previous meeting.
- (c) Report of committees.
- (d) Unfinished business.
- (e) Hearing of zoning requests.
- (f) New business.

(6) The commission may adjourn a regular meeting if all business cannot be disposed of on the day set, and no further public notice shall be necessary, if the time and place of the meeting's resumption is stated at the time and place of its resumption is stated at the time of adjournment and is not changed after adjournment.

(7) Failure to attend three consecutive meetings or more, of any seven consecutive meetings, shall be considered automatic resignation from the commission, and upon such resignations, resignation by other means, or other vacancies occurring in office, the chairman shall inform the county commission of such occurrence as promptly as possible, so that the county commission may appoint a replacement to fill the unexpired term.

(Ord. of 8-21-2001)

Sec. 1003. Planning board's decision.

The Camden County Planning Board shall make a decision for approval or denial within 30 days of the public hearing, or the request shall be deemed to have been recommended for approval. The recommendations shall be forwarded in writing to the Camden County Board of Commissioners for final approval or denial.

Sec. 1004. Criteria.

The following criteria shall be followed by the planning board and county commissioners when making a zoning decision:

(1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

(2) Is this request in illogical extension of a zone boundary which would intrude a damaging volume of:

(a) Commercial;

(b) Industrial; or

(c) High-density

use to a stable neighborhood? Would the change be likely to lead to neighborhood deterioration, the spread of blight, and a request for additional zoning of a similar nature which would expand the problem?

(3) Is this zoning change generally unrelated to either existing zoning or the pattern of development of the area?

(4) Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?

(5) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established neighborhoods, lead to congestion, noise and traffic hazards?

(6) Is the proposed zoning in conformity with the community capital improvements staging, or could permitted uses overload existing public facilities, water, sewer, police and fire protection?

(7) Could the uses allowed in this request disrupt existing neighborhood character?

(8) Does this request conform or alter general expectations for population growth and distribution?

(9) Will this request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?

(10) Will this request require a major change in existing:

(a) Levels of public service?

(b) Municipal services?

(c) Fiscal stability?

(11) Will this request place irreversible limitations on the area as it is or on future plans for it?

- (12) Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?
- (13) Could this request have "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the proposal or existing plan?
- (14) Could the change in classification adversely affect market values and/or tax rates of nearby properties?

Sec. 1005. Public hearings.

At the public hearing, the applicant or any other party may appear on his own behalf or be represented by agent or by attorney. The outline for conducting the public hearing shall be as follows:

- (1) Statement of case by the chairman.
- (2) Supporting argument by applicant or his agent or attorney.
- (3) Supporting argument by others at the hearing.
- (4) Opposing arguments by persons at the hearing.
- (5) Rebuttal by those supporting appeal (other than applicant).
- (6) Rebuttal by those opposed to appeal.
- (7) Final rebuttal by applicant.
- (8) Witnesses may be called, and factual evidence and exhibits [may be] submitted. The chairman may establish appropriate time limits for arguments, but such time limits shall be equal for both sides. The chairman may request representatives of each side to speak for the entire group or portions of the group, but shall not require such representatives against the wishes of the group involved.

Sec. 1006. Appeal from decision of the planning commission.

Any person or persons severally or jointly aggrieved by any decision of the planning commission may take an appeal to the Camden County Board of Appeals. Said appeal to the board of appeals shall be filed within 30 days from the date of the decision of the planning commission, and upon failure to file said appeal within 30 days, the said decision of the planning commission shall be final. Any such appeal shall be heard by the board of appeals within 30 days from the filing of the appeal.

Sec. 1007. Waiting period to resubmit request in case of denial.

If a change petition is denied by the planning commission and an appeal to the board of appeals is denied, the petitioner shall be required to wait six months before again petitioning for the same change on the same land.

ARTICLE ELEVEN. AMENDMENTS TO THE ZONING ORDINANCE**Sec. 1101. Authority to amend the zoning ordinance.**

- (1) The county commission may amend the regulations, restrictions, boundaries or any provision of this ordinance.
- (2) No amendment shall become effective until it is first submitted to and approved or disapproved by the planning commission.

Sec. 1102. Initiation of amendments.

- (1) An amendment may be initiated by the county commission or planning commission by introduction of a resolution, or by an official, board or other person by presentation of a petition to the planning commission.
- (2) A map amendment (rezoning) may be initiated by the owner of the property proposed for rezoning by filing an application with the building and zoning inspector.

Sec. 1103. Application for amendments.

- (1) The proper form on which to file an application for any amendment (map or text) shall be obtained from the building and zoning inspector. The completed application shall be filed with the building and zoning inspector at least 18 days prior to the planning commission meeting at which the request will be heard. Any recommendation purporting to be an application for amendment shall be regarded as mere notice of intention to seek an amendment until such time as it is made in the form required.
- (2) Application for a map amendment (rezoning) shall contain all of the following information in order to be considered complete. (See section 507 concerning application requirements for PD planned development rezoning.)
 - (a) A plot plan or survey showing existing and proposed structures and uses, access drives, parking and loading areas, easements, utilities and any other supportive documentation required by the planning commission. In addition, the planning commission may establish standards for the required plot plan.
 - (b) Payment of fees required to cover administrative costs as set forth in the schedule of fees.
 - (c) A list of all adjacent property owners, to include those across any rights-of-way.
 - (d) Any additional information the applicant feels is pertinent.

Sec. 1104. Site development plan.

- (1) Applications to rezone property for R-2, MHP, C-N, C-G, C-I, I-R or I-G shall be accompanied by a detailed site development plan containing the following elements:
 - (a) Plot plan or survey plat showing the dimensions of the property to be rezoned.
 - (b) Location and dimension of existing structures, rights-of-way, marshlands,

boundaries, watercourses and lakes.

(c) Location and dimensions of proposed development including structures, types of uses, access drives, setbacks, easements, etc.

(d) Location and dimensions of proposed recreational areas and buffer zones, if any.

(e) Location and size of water, sewer and drainage facilities.

(f) In the case of residential developments, proposed number of dwelling units and net acres available for building.

(g) In the case of commercial and industrial developments, proposed off-street parking and loading areas, signage and outdoor lighting.

Sec. 1105. Public hearing and planning commission review of proposed amendments.

A. *Public hearing on proposed amendments.*

(1) Any Camden County action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15, but not more than 45, days prior to the date of the hearing Camden County shall cause to be published within a newspaper of general circulation within the territorial boundaries of Camden County a notice of the hearing.

(2) If a zoning decision of Camden County is for the rezoning of property and the rezoning is initiated by a party other than Camden County:

(a) The notice, in addition to the requirements of section [A](1) above, shall include the location of the property and the present zoning classification of the property.

(b) A sign containing information required by local ordinance or resolution shall be placed in a conspicuous location of the property not less than 15 days prior to the date of the hearing.

(3) If the zoning decision of Camden County is for the rezoning of property and the amendment to the zoning ordinance to accomplish the rezoning is defeated by Camden County, then the same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning by Camden County.

B. *Planning commission review.*

(1) All papers and other data submitted by the applicant on behalf of the amendment request shall be transmitted to the planning commission.

(2) All meetings of the planning commission shall be open to the public. At a meeting, any party may appear in person, or be represented by an agent or attorney.

(3) No member of the planning commission shall vote on a matter in which he has any pecuniary or special interest, and no staff member may represent an individual application or party.

(4) The planning commission, at a regular meeting, shall review the request and prepare a report, including its recommendations, for transmittal to the county commission.

(5) Following the action by the planning commission, all papers and data pertinent to the application shall be transmitted to the county commission for final action.

Sec. 1106. Final action on proposed amendments by the board of commissioners.

- (1) The Camden County Board of Commissioners shall take the recommendations of the planning commission and vote on each application. Such action must be taken within 60 days of the public hearing conducted by the planning commission.
- (2) The amendment shall be deemed approved by the county commissioners if the county commissioners fail to take action within 60 days of the public hearing at which the amendment proposal was heard. (To "take action" is defined as to approve, to disapprove or to table the proposal.)
- (3) If the proposed amendment is not recommended for approval by the planning commission, it shall require the favorable vote of a majority of the entire membership of the county commission to make the amendment effective.
- (4) Following the final action by the Camden commission on a rezoning, any necessary changes to the official zoning map shall be made by the building and zoning inspector. He shall also maintain a written record of the date and date of such changes.

ARTICLE TWELVE. PROVISIONS OF ORDINANCE REQUIREMENTS**Sec. 1201. Provisions of ordinance declared to be minimum requirements.**

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of public health, safety, morals or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

Sec. 1202. Separability clause.

Should any section, subsection or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not effect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Sec. 1203. Conflicting ordinances repealed.

The provisions of any ordinance or regulations or parts thereof in conflict herewith are hereby repealed.

Sec. 1204. Effective date.

This ordinance shall take effect and be in force as of June 7, 1994. Enacted and ordained by the county commission of Camden County, Georgia.

ARTICLE THIRTEEN. REQUIREMENTS FOR CERTIFICATION OF OCCUPANCY PRIOR TO PROVISION OF ELECTRIC AND WATER SERVICE*

***Cross references:** Utilities, ch. 62.

Sec. 1301. Utilities.

It shall be unlawful for any electric or water utility company, cooperative or individual to connect, provide or furnish service to any manufactured home, movable home, new building or proposed building site until a certificate of occupancy has been received from the building and zoning department of Camden County and given to the utility company, cooperative or individual.

Sec. 1302. Compliance for certificate of occupancy.

In order to receive a certificate of occupancy from the building and zoning department of Camden County, the following must be complied with:

- (1) No permit to locate or relocate a manufactured home or movable home, construct a new building, residence or facility of any kind, or repair [the] same shall be issued without first having applied for and obtained from the zoning department of Camden County a zoning and FEMA approval permit. A copy of this permit must be taken to the health department when applying for a septic tank permit, and this permit must also be taken and presented to the person who will be issuing the building permit for Camden County.
- (2) No permit to locate or relocate a manufactured home or movable home, construct a new building, residence or facility of any kind, or repair [the] same shall be issued without first having applied for and obtained from the Camden County Health Department a construction permit to install an approved type individual sewage disposal system or approval for proposed connection to a central sewer facility, and present a copy of the construction permit to the official who issues the building permits for Camden County.
- (3) No permit to locate or relocate a manufactured home or movable home, construct a new building, residence or facility of any kind, or repair [the] same, shall be issued without first having applied for and obtained from the Camden County Health Department a construction permit to install an approved individual water supply or approval for proposed connection to a public water system, and presented a copy of the construction permit to the official who issues the building permits for Camden County.
- (4) When both individual water supply and individual sewage disposal systems have been installed, and approved by the Camden County Health Department, a certificate of approval shall be given to the building and zoning official of Camden County.
- (5) When the certificate of approval for the water and sewage disposal systems have been received along with the approval of the electrical and plumbing systems, the building and zoning department of Camden County shall issue a certificate of occupancy, provided that all other applicable requirements have been met, and so notify such utility company, cooperative or individual.

(6) In the case of manufactured homes, a zoning and FEMA approval must first be received. After the zoning and FEMA approval is received, a septic tank location permit is applied for from the county health department. These two permits are needed before applying for a building permit. After the building permit is issued, a tax location sticker must be obtained from the tax commissioner's office. This tax location sticker along with the building permit sticker must be fixed to the manufactured home before calling for final inspection.

(7) No final inspection will be given to a structure until it is fitted with address numbers and address post if needed.

ARTICLE FOURTEEN. FEES

Sec. 1401. Schedule of fees.

Fees due under the provisions of this ordinance shall be as set forth in the schedule of fees and charges on file in the office of the planning and building department.

ARTICLE FIFTEEN. RESOLUTION

From the minutes of the Camden County Commission, October 4, 1977:

Resolution Adopting the Camden County Zoning Ordinance

RESOLVED: That the document entitled, "Zoning Ordinance, Camden County, Georgia," dated October 4, 1977, and presented to this commission at the regular meeting on the first Tuesday of October 1977 be and is hereby adopted as the official zoning ordinance of and for the County of Camden.

This document has been amended this 20th day of July, 1999 at the regular meeting on the first Tuesday of the month by the Camden County Board of Commissioners.

CODE COMPARATIVE TABLE ORDINANCES

This is a chronological listing of the ordinances of the county used in this Code. Repealed or superseded laws at the time of the codification and any omitted materials are not reflected in this table.

TABLE INSET:

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5-2-1978	11-101(1), 11-101(2)	6-42, 6-43
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8-15-2000		App. B, § 302(43)
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11-21-2000	Added	62-61--62-74
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8-21-2001		App. A, § 104
		App. B, § 202
		App. B, §§ 503, 504
	Rpld	App. B, § 612
		App. B, § 1002
2-19-2002	1	App. B, § 401
	2 Added	App. B, § 518
3-19-2002	1--4	App. A, § 501
4-16-2002		App. B, § 401
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4-16-2002(2)	Rpld	App. B, § 517
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	5 Dlt'd	App. B, §§ 901--903
	5 Rnbd	App. B, §§ 904--908
	6 Added	18-1--18-3
2-18-2003	Added	62-1--62-14
	Added	62-75--62-171
1-20-2004		App. A, § 105(3)

		App. A, § 202
		App. A, § 302
		App. A, § 307
		App. A, § 501
		App. A, § 501A
		App. B, § 501A(1)
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CAMDEN PRESERVE

PLANNED DEVELOPMENT DISTRICT

TABLE 2

CAMDEN COUNTY SUBDIVISION REGULATIONS

APPENDIX A SUBDIVISION REGULATIONS*

***Editor's note:** Printed herein are the subdivision regulations for the county, as adopted by the board of commissioners on November 1, 1977, and revised through July 20, 1999. Amendments subsequent to July 20, 1999, are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the 1994 revision. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets. By an ordinance adopted June 16, 1992, Little Cumberland Island and Great Cumberland Island were exempted from the provisions of the subdivision regulations of the county.

Cross references: Any resolution or ordinance dedicating or accepting any subdivision plat or adopting any subdivision regulations saved from repeal, § 1-14(11); buildings and building regulations, ch. 18; environment, ch. 30; floods, ch. 34; roads, ch. 46; zoning ordinance, app. B.

Article One. General ProvisionsSec. 101. Title.Sec. 102. Administration.Sec. 103. Authorization.Sec. 104. Purpose.Sec. 105. Jurisdiction and application.**Article Two. Definition of Terms**Sec. 201. Usage.Sec. 202. Words and terms defined.**Article Three. Design Standards**Sec. 301. Minimum design standards and improvements.Sec. 302. Streets.Sec. 303. Drainage design.Sec. 304. Easements.Sec. 305. Permanent reference monuments.Sec. 306. Benchmarks.Sec. 307. Dumpsters.Sec. 308. Private water and private sewerage.**Article Four. [Preliminary Plat]**Sec. 401. Preliminary plat for major subdivision.**Article Five. Final Plat**Sec. 501. Final plat for major subdivision.Sec. 502. Final plat for minor subdivision.**Article Six. Assurance for Completion and Maintenance of Improvements**Sec. 601. Completion of improvements.Sec. 602. Guarantee of improvements.**Article Seven. Exemptions and Modifications**Sec. 701. Exemptions.Sec. 702. Variances.**Article Eight. Penalties**Sec. 801. Penalties.**Article Nine. Amendments**Sec. 901. Amendments.**Article Ten. Schedule of Plan Filing Fees**Sec. 1001. Plan filing fees.**Article Eleven. Legal Status Provisions**Sec. 1101. Validity.Sec. 1102. Repeal of conflicting ordinances.Sec. 1103. Effective dates.

ARTICLE ONE. GENERAL PROVISIONS**Sec. 101. Title.**

These regulations shall be known and may be cited as "The Subdivision Regulations of Camden County, Georgia."

Sec. 102. Administration.

These regulations shall be administered by the Camden County Board of Commissioners through the Camden County Planning Commission and the Camden County Planning and Building Department.

Sec. 103. Authorization.

In pursuance of the powers and jurisdictions vested through the Board of Commissioners of Camden County, Georgia, and other applicable laws, statutes, ordinances and regulations of the State of Georgia, the planning commission does hereby exercise the power and authority to review, approve and disapprove plans for the subdivision of land within the unincorporated areas of the county which show lots, blocks or sites with or without new streets or highways.

Sec. 104. Purpose.

The purpose of the regulations are to promote the public health, safety and general welfare of the county. The overall objective of these regulations is to consider land subdivision plans as part of an overall plan for the orderly, efficient and economical development of the land within the planning commission's jurisdiction. The following provisions shall guide the planning commission in formulating its decisions:

- (1) Proposed streets shall compose a convenient and efficient traffic circulation system, properly related to the proposals of any transportation plan. Streets shall be of such width, grade and location to accommodate prospective traffic, provide adequate light and air, and provide access by service and emergency vehicles.
- (2) Land of suitable location, size and character for utility or drainage easements or public community services shall be shown on the subdivision plat wherever appropriate.
- (3) Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health and welfare from flooding, fire, contamination, erosion and other menace.
- (4) The development of any subdivision should avoid unnecessary environmental degradation; pollution of air, streams, ponds and so on; and be in harmony with the natural environment.
- (5) The subdivision should be located and designed to take into account that adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation and other public facilities [are] available.
- (7) The development shall be planned using reasonable standards of design and

ARTICLE TWO. DEFINITION OF TERMS**Sec. 201. Usage.**

The same usage of terms that apply in the Camden County Zoning Ordinance shall apply to this ordinance.

Sec. 202. Words and terms defined.

- (1) *Lot width.* The distance between the side lot lines measured at the building line. The building line should be parallel with the street as nearly as possible.
- (2) *Plan.* The drawings of a land development project showing intended changes, division and development of the subject land.
- (3) *Plat.* The final plan of a land development as recorded with the county clerk. Georgia Plat Act, No. 1291, April 3, 1978 [O.C.G.A §§ 15-6-67--15-6-69, 44-2-26].
- (4) *Engineer.* A person or firm, licensed by the State of Georgia, with a current seal, to practice civil engineering.
- (5) *Architect.* A person or firm, licensed by the State of Georgia, with a current seal, to practice architecture.
- (6) *Surveyor.* A person or firm, licensed by the State of Georgia, with a current seal, to practice surveying.
- (7) *Subdivision-Estate.* A subdivision having access from an open dedicated or public street or a dirt road with a 60-foot right-of-way and containing not more than 15 lots located in the A-F or A-R zoning districts. Lots shall not be subject to further subdividing unless the road is paved according to ordinance specifications.
- (8) *Subdivision, major.* All divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of immediate or future sale, gift or building development; all divisions of land involving a new street, the dedication of right-of way or a change in existing rights-of-way, or streets; and the resubdivision of land; provided, however, that any subdivision falling within the definition of [the term] "subdivision, minor" shall be so classified.
- (9) *Subdivision, minor.* The division of land into no more than six lots. All lots within a minor subdivision must front on either a public or dedicated private road and meet the requirements of the designated zoning classification.
- (10) *Subdivision, single lot-rural.* The delineation or cutting out of a single lot in the Agriculture-Forestry (A-F) or Agriculture-Residential (A-R) zoning districts. The lot must meet the size requirements of the district in which it is located. However, if the lot is actually being cut out as opposed to delineated and is located in the A-F district, the applicant may apply for rezoning and final plat approval concurrently. Access to the property may be either an existing public or private road or an ingress-egress easement. No more than four one-lot divisions, either cut out or delineated, of the parent tract shall be permitted unless a special exception is granted by the Camden County Board of Commissioners.
- (11) *Water, public or community system.* A system that is owned, maintained and operated by the county, a municipality or a community corporation, or a privately owned system serving more than one lot and approved by the Camden County Health Department.

ARTICLE THREE. DESIGN STANDARDS**Sec. 301. Minimum design standards and improvements.**

In order that the various purposes of this ordinance may be accomplished, all subdivisions hereafter established shall be developed and improved in accordance with the minimum design standards set forth in this article and in the order set forth by the subdivision checklist. Final approval shall not be given a subdivision until all appropriate design standards have been met and until all appropriate required improvements have either been installed or an appropriate bond, certified check or contract (performance) bond, or as otherwise provided for herein, has been posted to secure the installation of such improvements. At least 80 percent of the minimum lot width shall be maintained along the street right-of-way except for a lot fronting on a cul-de-sac, where the minimum frontage shall be 35 feet, as measured along the right-of-way arc.

Sec. 302. Streets.

All streets which shall hereafter be established in connection with the development of a subdivision shall be designed by a Georgia licensed civil engineer or a Georgia registered land surveyor, with design standards set forth by the Georgia Department of Transportation, Standard Engineering Practices and approval of the Camden County Road Department. In subdivisions with lots of less than three acres, all developed streets shall be paved in accordance with the above design standards (section 301). In subdivisions with lots of three acres or more, the street surface may be brought to grade and left unpaved.

A. General provisions.

- (1) *Street names.* All streets within a subdivision hereafter established shall be named. No name shall be used which will duplicate existing street names.
- (2) *Street address[es].* All street addresses must be assigned by the Camden County Addressing Technician and appear on the final plat.
- (3) *Street signs.* All streets within the subdivision shall be named and marked with signage visible from all four direction[s] when entering an intersection. The letters used in signage must be a minimum of two inches in height.
- (4) *Entrance signs.* Each entrance to the subdivision from the county road must be marked with a sign giving the name of the subdivision. Letters on the entrance signage must be a minimum of four inches in height.
- (5) *Traffic control signs and road stripes/lines.* All traffic control signs and road stripes such as, but not limited to, centerlines, road edge lines and parking shall be installed at the developer's expense in accordance with Georgia Department of Transportation and Camden County Road Department requirements.
- (6) *Minimum lot elevation.* Elevations of lots within floodprone areas, as defined officially by the Federal Emergency Management Agency and Camden County, shall conform to the requirements established for development within the established flood hazard zone boundaries.
- (7) *Lot numbers.* The number of the lot must be posted on the lot with a sign having numbers with a minimum height of four inches. Each lot must be numbered before a building permit will be issued for construction on the lot.

All multi-family complexes other than duplexes which are considered single family uses, and revision or extensions of these complexes shall be required to provide a minimum of one dumpster space for every 25 units, or every portion thereof. Each dumpster(s) shall be enclosed by solid fencing screening the dumpsters from sight of the adjacent lots and streets. The dumpster spaces shall be so designed as to provide easy access to county, or similar, maintenance vehicles from a paved surface, as shall not be located in a normal road right-of-way. Location of dumpster sites must be shown on the engineering plans and final plat of all subdivisions.

(Ord. of 1-20-2004)

Sec. 308. Private water and private sewerage.

Where either public water or public sewers, or both, are not available to a subdivision, and where a subdivider shall decide to establish a private water system and a private sewer system or allow individual systems, the plans and specifications for such private water and sewer system shall be approved by the Camden County Health Department and/or the Environmental Protection Division of the Georgia Department of Natural Resources.

ARTICLE FOUR. [PRELIMINARY PLAT]**Sec. 401. Preliminary plat for major subdivision.**

Before work shall begin to open a subdivision, 13 prints of a preliminary plat, showing the proposed design of the subdivision, shall be submitted to the planning commission for approval. Until the preliminary plat is approved by the planning commission, a developer shall not grade, scrape, or otherwise open or extend any street in the proposed subdivision, nor shall he in any other manner cause construction to actually begin. Clearing of underbrush sufficient for surveying and engineering will be permitted. However, land disturbing activities under the jurisdiction of the department of natural resources and the Army Corps of Engineers, such as soil erosion and sediment control and wetland determinations shall not commence until all required permits are obtained.

A. *Preliminary plat requirements.* The preliminary plat shall be prepared by a Georgia Licensed Land Surveyor, drawn at a scale of not more than 100 feet to the inch and shall contain the following information[:]

1. A location map.
2. A boundary survey of the property.
3. The location of existing streets, easements, water bodies, and other pertinent features such as swamps, railroads, buildings, parks, cemeteries, drainage ditches and bridges.
4. The location and width of all proposed streets, easements, alleys, other public ways and building setback lines.
5. The location, dimensions and areas of all proposed or existing lots.
6. The location of any property proposed to be set aside for park/playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
7. The name and address of the owner of the land to be subdivided.
8. The name, title, address and signature and seal of the state licensed surveyor who prepared the plat, date of the map, approximate true north point and scale.
9. Sufficient data to enable the government engineer to determine the location, bearing and length [of] all lines; the location of all proposed monuments.
10. Name of the subdivision and all new streets as approved by the planning and building department.
11. Indication of the use of any lot (single-family, two-family,) and all uses other than residential proposed by the subdivider.
12. Blocks shall be consecutively numbered or lettered in alphabetical order. All lots in each block shall be consecutively numbered.
13. If any portion of the proposed subdivision lies in a flood hazard zone as determined by Federal Emergency Management Agency, it shall be so designated on the plat and a statement containing the Base Flood Elevation (BFE) is required.
14. The following signature blocks shall appear on all plats:

does not meet the requirements of these regulations, then the planning commission shall either disapprove said plat or shall approve said plat on the condition that specified violations are corrected prior the [to] the submittal of the final plat. When the planning commission disapprove[s] a preliminary plat, it shall give the developer the reasons in writing. No plat shall be acted upon by the planning commission without a public hearing. Notice of time and place of the hearing shall be sent by mail no less than [than] five days prior to the meeting.

D.[E.] *Start of construction.* Once the preliminary plat has been approved, the developer may proceed with the construction of the proposed subdivision, providing other required permits have been issued. Such construction shall conform with the design and plans submitted to and approved by the planning commission and county engineer.

E.[F.] *Time limit on preliminary plat.* The planning commission's approval of a preliminary plat shall be valid for one year. If work has not started on said subdivision before the end of this period, then said plat shall be resubmitted for with a request for time extension, providing no changes have occurred in this ordinance, or in the character of the proposed subdivision which makes it necessary to revise the preliminary plat.

Adopted by the Camden County Board of Commissioners 03/04/97.

(Ord. of 7-20-1999(1), art. 4)

ARTICLE FIVE. FINAL PLAT

Sec. 501. Final plat for major subdivision.

Before a plat of a major subdivision is recorded with the clerk of the superior court of Camden County and title to the lots thereon are conveyed, a reproducible mylar and ten prints of a final plat showing the final design of the major subdivision shall be submitted to the Camden County Planning Commission for review. Until a final plat of a major subdivision has been submitted to and reviewed and approved by the planning commission, and approved and signed by the county commissioners of Camden County, the clerk of the superior court of Camden County shall not record the plat of such major subdivision, nor shall the owner or agent of such major subdivision transfer title to any lot within the major subdivision by reference to the major subdivision plat. For subdivisions consisting of 30 lots or more, the final plat may be submitted for approval progressively in phases consisting of no less than 30 contiguous lots.

A. *Final plat requirements.* The final major subdivision plat shall be presented on reproducible mylar.

- (1) The final plat shall contain the same information required in Sec. 401 A.
- (2) The final plat shall contain the following signature blocks:
 - (a) Approved by resolution of the Camden County Planning Board.

TABLE INSET:

Chairman_____	Date_____
---------------	-----------

- (b) Approved by resolution of the Camden County Board of Commissioners.

TABLE INSET:

Chairman_____	Date_____
---------------	-----------

- (c) I, as the owner of this subdivision, or through a duly authorized agent, do hereby endorse this subdivision plat.

TABLE INSET:

Owner/Agent_____	Date_____
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- (d) Signature block for health department as required.

[B. Reserved.]

C. *Filing the final plat.* The application for a final plat review shall be filed no later than the first day of the month in which the planning commission is scheduled to provide final review at its regularly scheduled meeting (public hearing). The final plat shall be filed with the planning commission not less than 14 days prior to a regular meeting of the planning commission.

D. *Action on final plat.* If the planning commission finds that all the requirements of this ordinance have been met, the final plat shall be recommended for approval and

B. *Action on final plat.* If the Camden County Planning and Building Department finds that all the requirements of this ordinance have been met, the final plat shall be recommended for approval. A space shall be provided on the mylar stating:

"This plat meets the requirements for filing with the clerk of superior court as a minor subdivision.

____ Signature, _____ Date.

Except where an extension of time is authorized by the applicant, the Camden County Planning and Building Department shall have five working days from the date of the submission of a final minor subdivision plat to take action.

1) When the final minor subdivision plat has been approved by the Camden County Planning and Building Department, the department shall present the final plat to the Clerk of the Superior Court of Camden County, Georgia, to be recorded. The planning and building department shall provide the subdivider with the cabinet number and file in which the minor subdivision has been recorded by the clerk of the superior court. Cost of such recording shall be paid by the subdivider prior to such recording.

ARTICLE SIX. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

Sec. 601. Completion of improvements.

All improvements dedicated to the county shall be free and clear of all liens and encumbrances on the property and public improvements thus dedicated.

Sec. 602. Guarantee of improvements.

A. *Performance bond.*

(1) The applicant may post a performance bond at the time of application for final subdivision approval in an amount estimated by the board of commissioners, based on proposals from the contractors selected to work on the development, and said proposals are provided to the board of commissioners for reference, as sufficient to secure to the local government the satisfactory construction, installation and dedication of the incomplete portion of required improvements. The performance bond shall also secure all lot improvements on the individual lots of the subdivisions as required in these regulations.

(2) Such performance bond shall comply with all statutory requirements and shall be satisfactory to the county attorney as to form, sufficiency, and manner of execution as set forth in these regulations. The period within which required improvements must be completed shall be specified by the board of commissioners in the resolutions approving the final subdivision plat and shall not in any event exceed two years from date of final approval.

(3) Such bond shall be approved by the board of commissioners as to amount and surety and conditions satisfactory to the board of commissioners. The planning commission may, upon proof of difficulty, recommend to the board of commissioners extension of the completion date set forth in such bond for a maximum period of one additional year. The board of commissioners may at any time during the period of such bond accept a substitution of principal or sureties on the bond upon recommendation of the planning commission.

B. *Cost of improvements.* All required improvements shall be made by the applicant, at his expense, without reimbursement by the county or any improvement district therein.

C. *Governmental units.* Governmental units to which these bonds and contract provisions apply may file in lieu of said contractor bond a certified resolution or ordinance from officers or agencies authorized to act on their behalf, agreeing to comply with the provisions of this ordinance.

D. *Failure to complete improvement.* In those cases where a performance bond has been posted and required improvements have not been installed within the terms of such performance bond, the local government may thereupon declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the bond is declared in default.

E. *Acceptance of dedication offers.* Acceptance of formal offers of dedication of streets, public areas, easements and parks shall be by resolution of the board of commissioners. The approval by the planning commission of a subdivision plat shall not be deemed to constitute or imply the

(4) *Other methods.* Any other method of sufficient financial commitment that may be acceptable to the board of commissioners.

ARTICLE SEVEN. EXEMPTIONS AND MODIFICATIONS**Sec. 701. Exemptions.**

[Exemptions are as follows:]

- A. The sale of land to the State of Georgia or any political subdivision thereof.
- B. Road, utility or railroad right-of-way.
- C. The division of property by an estate to its heirs. Plats of the above types of exemptions shall be received as information by the planning commission, which shall indicate such on the plats.
- D. The division of a parcel or tract of land that was in existence on November 1, 1977 into two parts where both pieces meet the requirements of the existing zoning district in which it is located. Plats of this type of exemption shall be received as information by the planning commission, which shall be indicated as such on the plat.
- E. The subdivision of land for, and the sale of, cemetery lots.
- F. Mere alignment of property lines for agricultural or other nonsubdivision purposes.
- G. The division of property by the property owner where all lots, parcels, tracts, etc. shall exceed 50 acres in size. Plats of this type of exemption shall be received as information by the planning commission, which shall indicate such on the plats.
- H. In the case of conflict between this section, exemptions, and section 105, jurisdiction and application, the terms provided by this section shall control.

(Ord. of 1-20-2004)

Sec. 702. Variances.

When a peculiar shape of the topography or a tract of land, or other unusual condition, makes it impractical for a developer to comply with the literal interpretations of this ordinance, the planning commission shall be authorized to vary such requirements; provided, however, that in so doing the extent and purposes of this ordinance are not violated.

ARTICLE EIGHT. PENALTIES**Sec. 801. Penalties.**

Any person violating any provision of this ordinance shall be punished as provided in section 1-19 of the Official Code of Camden County, Georgia, and it shall be considered a separate violation for each day the violation continues. Jurisdiction shall be in the magistrate court of Camden County and procedure for enforcement of such shall be as provided in article 4 of chapter 10 of title 15, Georgia Laws [O.C.G.A. § 15-10-60 et seq.].

ARTICLE NINE. AMENDMENTS**Sec. 901. Amendments.**

This ordinance may be amended from time to time, but no amendment shall become effective unless it shall have been proposed or shall have been submitted to the Camden County Planning Commission for review and recommendation. The planning commission shall submit its report within 30 days after receiving an amendment proposal to the board of commissioners of Camden County, otherwise said amendment proposal shall be deemed approved by the planning commission. Before enacting an amendment to these regulations, the board of commissioners of Camden County shall hold a public hearing thereon, notice of which shall be published at least 15 days prior to such hearing in a newspaper of general circulation in the county.

ARTICLE TEN. SCHEDULE OF PLAN FILING FEES**Sec. 1001. Plan filing fees.**

Plats, when submitted to the planning commission in accordance with article four, shall be accompanied by a fee as set forth in the schedule of fees and charges on file in the office of the planning and building department. In the case of altering only lot lines, which do not alter or change in any way the street, utility or drainage layout of the overall size of the original subdivision, the owners of the affected lots shall submit a revised plat showing only that portion of the original plat being amended. This new plat shall refer to the original plat for continuity of title purposes. The fee shall be based on the greatest number of lots, either affected by or created by the change. That is, if one lot is being divided into six lots, the fee shall be for six lots. If six lots are being combined into one lot, the fee shall be for six lots. The planning board shall approve this type of change, and the plat shall provide space for the chairman of the planning board to sign, approving the new plat before it is recorded.

ARTICLE ELEVEN. LEGAL STATUS PROVISIONS**Sec. 1101. Validity.**

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the ordinance as a whole, or any part thereof than the part so declared to be unconstitutional or invalid.

Sec. 1102. Repeal of conflicting ordinances.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Sec. 1103. Effective dates.

This ordinance shall take effect and be enforced as of November 1, 1977. Enacted and ordained by the board of county commissioners [of] Camden County, Georgia.

This ordinance is amended this 20th day of July, 1999, by the Camden County Board of Commissioners at their regular monthly meeting on the first Tuesday of the month.