



Unified Development Code of Camden County, Georgia

Incorporating Previous Ordinances:

- Appendix A: Land Subdivision Regulations
- Appendix B: Zoning Regulations
- Chapter 10: Amusements and Entertainments
- Chapter 18: Buildings and Building Regulations
- Chapter 30: Environment
- Chapter 34: Floods
- Chapter 56: Telecommunications

Effective: January
1, 2009 As Amended through February 4, 2020

CAMDEN COUNTY

UNIFIED DEVELOPMENT CODE

Organization of the Code by Article

Effective January 1, 2009, as Amended through February 4, 2020

Article 1. Adoption, Purpose and Applicability

This Article provides for the adoption of the Unified Development Code, sets out its purpose and intent, describes the lands and development to which the Code applies, shelters approved permits from changes in the regulations, and provides for the continuation of preexisting uses, structures, lots and signs that are not in conformity with the provisions of this Code.

Article 2. Use of Land and Structures

This Article defines the zoning districts in the County and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed. This Article also sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Code.

Article 3. Restrictions on Particular Uses

The purpose of this Article is to provide land use and development regulations for specific uses that will then be applicable to sites throughout Camden County. Unless otherwise noted, these standards are intended to be applied within all zoning districts where the particular uses are permitted, whether by right or through Special Use approval.

Article 4. Buffers, Landscaping and Tree Conservation

The purpose of this Article is to improve the aesthetic qualities of the County and to protect and preserve the appearance, character and value of its neighborhoods and business areas by:

- (1) Providing for the separation of incompatible types of land use.
- (2) Providing for quality and consistency in the design of landscaping and screening.
- (3) Providing for the conservation of existing trees and the planting of new trees in pace with the land development process.

Article 5. Subdivisions and Planned Developments

This Article presents the different ways that land can be subdivided and developed, ranging from conventional subdivisions, to open space subdivisions where green space and natural features are preserved by reducing lot sizes, to planned developments that allow a wider variety of housing types in a well-planned mixed-use environment while also preserving green space and natural features.

Article 6. Parking and Loading Requirements

This Article sets out the requirements and restrictions on the provision of automobile parking spaces for each development to accommodate its residents, employees, customers and visitors, and for adequate truck parking to serve any business or industrial building, hospital, institution, hotel or multi-family development. The provisions of this Article apply equally to each designated use without regard to the zoning district in which it is located, unless otherwise noted.

Article 7. Sign Regulations

This Article provides for the types of signs that may be placed on a property, and regulates such characteristics as their size, number, placement and timing (for temporary events).

Article 8. Nuisances

The purpose of this Article is to abate nuisances in the County such as abandoned cemeteries, excessive noise, weeds and unkempt vegetation, abandoned motor vehicles and mosquitoes.

Article 9. Environmental Protection

This Article sets out the minimum requirements and standards for the protection of the natural environment within the county, including restrictions on the use of land near certain rivers and streams, within groundwater recharge areas susceptible to pollution and in wetlands, in order to:

- (1) Protect the drinking water quality of the aquifers that supply water to the residents of the jurisdiction and the State;
- (2) Protect the natural habitat of animal and plant life relative to water resources; and
- (3) Protect valuable water-related and other natural resources, to help control erosion and river sedimentation, for contribution to drought management, and to help absorb flood waters.

Article 10. Project Design and Construction Standards

This Article sets out the minimum requirements and standards for construction of subdivisions and other land development projects, including general principals of design and layout and requirements for such public facilities as streets and utilities.

Article 11. Erosion Control and Stormwater Management

This Article contains the requirements that relate to the impact of rainfall events on the natural and manmade environment, including the erosion and siltation effects of site grading and land disturbance activities, the control of stormwater flows and the potentially damaging effects of flooding.

Article 12. Procedures and Permits

This Article describes the process through which a rezoning or special use may be approved on a property, the approval process for construction of subdivisions and other land development projects, and the approval process for other permits required by this Development Code.

Article 13. Appeals

This Article describes the process for addressing unusual situations or unique problems that may arise from the strict interpretation or enforcement of this Development Code, including appeals from an administrative decision, for a special exception, and for unique hardships restricting reasonable use of a property.

Article 14. Administration and Enforcement

This Article sets out the structure for administering, amending and enforcing this Development Code, including the responsibilities of the various administrative officers in carrying out enforcement activities, and penalties for violations.

Article 15. Glossary of Definitions

This Article describes how figures, words and phrases used in this Code are to be interpreted, and provides a glossary of all definitions specifically used in the text of this Development Code.

CAMDEN COUNTY

UNIFIED DEVELOPMENT CODE

Table of Contents by Article, Division, and Section

Effective January 1, 2009, as Amended through June 13, 2017

Article 1. Adoption, Purpose and Applicability

Sec. 101.	Title	1-1
Sec. 102.	Authority	1-1
Sec. 103.	Adoption	1-1
Sec. 104.	Purpose and intent	1-2
Sec. 105.	General applicability	1-4
Sec. 106.	Application of the regulations	1-5
Sec. 107.	Nonconformities	1-7

Article 2. Use of Land and Structures

Sec. 201.	Establishment of zoning districts	2-1
Sec. 202.	Official zoning map	2-1
Sec. 203.	Determination of zoning district boundaries	2-2
Sec. 204.	Future land use map	2-3
Sec. 205.	Definitions related to land use	2-4
Sec. 206.	Definitions related to lot and building standards	2-7
Sec. 207.	Development standards	2-10
Sec. 208.	Intent of zoning districts and specific zoning district regulations	2-13
Sec. 209.	A-F general agriculture-forestry district	2-14
Sec. 210.	A-R residential agriculture district	2-14
Sec. 211.	R-1 single-family residential district	2-16
Sec. 212.	R-2 medium-density residential district	2-16
Sec. 213.	R-3 high-density multifamily residential district	2-18
Sec. 214.	MHP manufactured home park district	2-18
Sec. 215.	PD planned development district	2-20
Sec. 216.	C-N neighborhood commercial district	2-21
Sec. 217.	C-G general commercial district	2-21
Sec. 218.	C-I interchange commercial district	2-22
Sec. 219.	I-R restricted industrial district	2-22
Sec. 220.	I-G general industrial district	2-23
Sec. 221.	CP conservation preservation district	2-23
Sec. 222.	LCI Little Cumberland Island district	2-24
Sec. 223.	RVD recreational vehicle and travel trailer parks district	2-25
Sec. 224.	BD beach and dune protection overlay district	2-26
Sec. 225.	FH flood hazard overlay district	2-27
Sec. 226.	RCP river corridor protection overlay district	2-29
Sec. 227.	QDO quality design overlay district	2-30
Sec. 228.	Summary table—allowed land uses by zoning district	2-36

Article 3. Restrictions on Particular Uses

DIVISION 1. RESTRICTIONS THAT APPLY GENERALLY	3-1
Sec. 301. Additional code and licensing requirements	3-1
Sec. 302. Public gatherings	3-1
Sec. 303. Standards for single-family and two-family dwellings	3-1
Sec. 304. Standards for multi-family dwellings (including townhouses)	3-3
Sec. 305. Standards for nonresidential uses	3-5
DIVISION 2. RESTRICTIONS ON CERTAIN PARTICULAR USES.....	3-5
Sec. 306. Accessory uses and structures.....	3-5
Sec. 307. Asphalt plants and concrete plants	3-7
Sec. 308. Automobile service station.....	3-8
Sec. 309. Boarding, raising and breeding of animals.....	3-8
Sec. 310. Churches and other places of assembly	3-9
Sec. 311. Drive-in theaters.....	3-10
Sec. 312. Home occupations	3-10
Sec. 313. Industrial uses	3-15
Sec. 314. Manufactured homes.....	3-15
Sec. 315. Outdoor sales space	3-19
Sec. 316. Public utility installations and buildings.....	3-19
Sec. 317. Restaurants and other eating or drinking establishments	3-19
Sec. 318. Single-Family residences.	3-19
Sec. 319. Temporary offices for a development	3-20
Sec. 320. Timbering and forestry.....	3-20
Sec. 321. Veterinary hospitals or clinics.....	3-21
DIVISION 3. ADULT ENTERTAINMENTS.....	3-21
Sec. 322. Adult entertainments; generally.....	3-21
Sec. 323. Adult entertainment establishment permit.....	3-28
Sec. 324. Employees.....	3-30
DIVISION 4. TELECOMMUNICATIONS.....	3-31
Sec. 325. Purpose.....	3-31
Sec. 326. Definitions related to telecommunications	3-31
Sec. 327. Application of the telecommunications regulations	3-32
Sec. 328. General provisions.....	3-33
Sec. 329. Administrative approvals.....	3-36
Sec. 330. Tall structure approval required.....	3-36
Sec. 331. Removal of abandoned towers and antennas.....	3-36

Article 4. Buffers, Landscaping and Tree Conservation

Sec. 401. Definitions related to landscaping and buffers.....	4-1
DIVISION 1. ZONING BUFFERS.....	4-2
Sec. 402. Buffer strips.....	4-2
Sec. 403. Zoning buffer standards	4-3
Sec. 404. Maintenance of buffers.....	4-6
Sec. 405. Reduction for unnecessary buffers.....	4-6
DIVISION 2. LANDSCAPING.....	4-7
Sec. 406. Frontage landscape strips.....	4-7
Sec. 407. Parking lot plantings.....	4-8
Sec. 408. Screening of truck loading areas.....	4-10
Sec. 409. Obstructions to sight distance.....	4-10
Sec. 410. Telecommunications Towers.....	4-10
Sec. 411. Screening of trash storage containers.....	4-11

Sec. 412. Screening of air conditioning units 4-11

Sec. 413. Screening of stormwater detention ponds..... 4-11

DIVISION 3. TREE CONSERVATION4-12

Sec. 414. Tree conservation; intent and findings..... 4-12

Sec. 415. Tree conservation definitions..... 4-13

Sec. 416. Tree conservation; where required..... 4-14

Sec. 417. Calculation of “tree units.” 4-16

Sec. 418. Trees to be provided or retained 4-18

Sec. 419. Protection of existing trees 4-22

DIVISION 4. LANDSCAPING PLANS, INSTALLATION AND MAINTENANCE4-23

Sec. 420. Landscaping plans; when required..... 4-23

Sec. 421. Landscaping, buffer and tree conservation plan specifications 4-24

Sec. 422. Plant materials; standards..... 4-24

Sec. 423. Installation and maintenance of plant materials 4-24

Article 5. Subdivisions and Planned Developments

Sec. 501. Minor subdivisions 5-1

Sec. 502. Major subdivision..... 5-4

Sec. 503. Conventional subdivisions..... 5-6

Sec. 504. Open space subdivisions 5-6

Sec. 505. Planned developments..... 5-8

Sec. 506. Resource conservation, open space and recreation amenities..... 5-10

Sec. 507. Owner’s association 5-12

Article 6. Parking and Loading Requirements

Sec. 601. General intent and application..... 6-1

Sec. 602. Definitions related to parking and loading 6-2

Sec. 603. Number of parking spaces required 6-2

Sec. 604. Location of off-street parking areas. 6-7

Sec. 605. Joint use of parking facilities 6-8

Sec. 606. Design requirements for parking lots..... 6-10

Sec. 607. Improvement of parking areas..... 6-12

Sec. 608. Off-street loading and unloading requirements 6-13

Sec. 609. Truck travel, parking and loading restrictions 6-14

Article 7. Sign Regulations

Sec. 701. Purpose and intent..... 7-1

Sec. 702. Definitions related to signs..... 7-2

Sec. 703. Applicability 7-6

Sec. 704. Prohibited signs..... 7-7

Sec. 705. General requirements applying to all signs. 7-8

Sec. 706. Measurement of sign area and height 7-11

Sec. 707. Principle signs permitted by land use category 7-13

Sec. 708. Other permanent signage 7-17

Sec. 709. Temporary signs..... 7-19

Sec. 710. Sign approvals and permitting..... 7-25

Sec. 711. Appeals 7-27

Sec. 712. Nonconforming signs 7-27

Article 8. Nuisances

DIVISION 1. IN GENERAL	8-1
Sec. 801. Nuisance; defined.....	8-1
Sec. 802. Enumeration of nuisances.....	8-1
Sec. 803. Abandoned cemeteries and burial grounds.....	8-2
Sec. 804. Nuisances prohibited.....	8-2
Sec. 805. Issuance of summons for abatement.....	8-2
Sec. 806. Order for abatement.....	8-2
Sec. 807. Nuisances constituting imminent danger.....	8-3
Sec. 808. Service on nonresidents and others.....	8-3
Sec. 809. Other powers preserved.....	8-3
DIVISION 2. NOISE CONTROL	8-3
Sec. 810. Loud; unnecessary; unusual.....	8-3
Sec. 811. Enumeration.....	8-4
DIVISION 3. VEGETATION	8-5
Sec. 812. Certain weeds, grasses and plants declared a nuisance; exemptions.....	8-5
Sec. 813. Height permitted.....	8-6
Sec. 814. Notice to abate.....	8-6
Sec. 815. Abatement of county; notice of abatement.....	8-6
Sec. 816. Remedies.....	8-7
DIVISION 4. ABANDONED MOTOR VEHICLES	8-7
Sec. 817. Definitions.....	8-7
Sec. 818. Abandoned motor vehicles prohibited.....	8-8
Sec. 819. Removal Required.....	8-8
Sec. 820. Notice to owner and state.....	8-8
DIVISION 5. MOSQUITO CONTROL	8-8
Sec. 821. Nuisance declared.....	8-9
Sec. 822. Keeping water in which mosquitoes may breed.....	8-9
Sec. 823. Treatment of collections of water.....	8-9
Sec. 824. Mosquito larvae as evidence of breeding.....	8-9
Sec. 825. Failure to remedy conditions after notice.....	8-9
Sec. 826. Right of entry of health officer.....	8-9

Article 9. Environmental Protection

DIVISION 1. ENVIRONMENTAL PROTECTION AREAS	9-1
Sec. 901. Protection of groundwater recharge areas.....	9-1
Sec. 902. Wetlands protection.....	9-4
Sec. 903. River corridor protection.....	9-5
DIVISION 2. ENVIRONMENTAL RESOURCE CONSERVATION AREAS	9-8
Sec. 904. Purposes of environmental resource conservation.....	9-8
Sec. 905. Designation of conservation areas.....	9-9
Sec. 906. Allowed uses in environmental resource conservation areas.....	9-10
DIVISION 3. CONSERVATION AND NATURAL RESOURCES EASEMENTS	9-11
Sec. 907. Conservation or natural resources easements; required.....	9-11
Sec. 908. Natural resources easements.....	9-12
Sec. 909. Conservation easements.....	9-13

Article 10. Project Design and Construction Standards

Sec. 1001. Standards incorporated by reference..... 10-1

DIVISION 1. PROJECT DESIGN.....10-1

Sec. 1002. General design standards..... 10-1

Sec. 1003. Required improvements 10-6

Sec. 1004. Survey monuments 10-8

Sec. 1005. Easements..... 10-8

Sec. 1006. Protection of public rights-of-way and easements..... 10-9

Sec. 1007. Streets10-11

Sec. 1008. Street signs, traffic signs and striping..... 10-23

Sec. 1009. Private bridges and dams on roadways..... 10-24

Sec. 1010. Driveways and development entrances 10-27

Sec. 1011. Deceleration lanes and turn lanes..... 10-31

Sec. 1012. Sidewalks. 10-33

Sec. 1013. Storm drainage..... 10-34

Sec. 1014. Utilities..... 10-34

Sec. 1015. Location of utilities..... 10-35

Sec. 1016. Pavement cuts and road alterations..... 10-36

DIVISION 2. PROJECT CONSTRUCTION.....10-38

Sec. 1017. Overview—project construction 10-38

Sec. 1018. Site clearing and grading..... 10-41

Sec. 1019. Excavating and trenching 10-41

Sec. 1020. Installation of streets and utilities. 10-43

Sec. 1021. Building construction. 10-48

Sec. 1022. Roadside residential mailboxes 10-49

Article 11. Erosion Control and Stormwater Management

DIVISION 1. SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL.....11-1

Sec. 1101. Definitions..... 11-1

Sec. 1102. Exemptions 11-4

Sec. 1103. Minimum requirements using best management practices. 11-6

Sec. 1104. Application/permit process..... 11-10

Sec. 1105. Inspection and enforcement 11-13

Sec. 1106. Penalties and incentives..... 11-14

Sec. 1107. Education and certification. 11-15

Sec. 1108. Administrative appeal, judicial review..... 11-15

DIVISION 2. STORM DRAINAGE & STORMWATER MANAGEMENT 11-16

Sec. 1109. Purpose and intent..... 11-16

Sec. 1110. Definitions related to storm drainage and stormwater management. 11-17

Sec. 1111. Applicability 11-20

Sec. 1112. Illicit non-stormwater discharges and illegal connections. 11-21

Sec. 1113. Maintenance of existing stormwater facilities. 11-24

Sec. 1114. Stormwater management 11-24

Sec. 1115. Violations, enforcement and penalties..... 11-33

Sec. 1116. Appeals 11-34

DIVISION 3. GRADING AND DRAINING OF INDIVIDUAL BUILDING SITES..... 11-34

Sec. 1117. Authority and responsibility 11-34

Sec. 1118. Definitions relating to grading and draining of individual building sites 11-34

Sec. 1119. Objective..... 11-35

Sec. 1120. Finished grading 11-35

Sec. 1121.	Walks, steps and driveways.....	11-36
Sec. 1122.	Access to buildings and non-dwelling facilities.....	11-37
Sec. 1123.	Ground water.....	11-37
Sec. 1124.	Drainage and flood hazard exposure.....	11-37
Sec. 1125.	Special conditions.....	11-37
Sec. 1126.	Variances.....	11-38
DIVISION 4.	FLOOD DAMAGE PREVENTION.....	11-38
Sec. 1127.	Generally.....	11-38
Sec. 1128.	Statutory authorization; findings of fact; purpose; objectives.....	11-43
Sec. 1129.	Administration.....	11-44
Sec. 1130.	Provisions for flood hazard reduction.....	11-46

Article 12. Procedures and Permits

Sec. 1201.	Definitions related to procedures and permits.....	12-1
Sec. 1202.	Overview—land development.....	12-2
Sec. 1203.	Application intake and processing.....	12-4
DIVISION 1.	APPROVAL OF ZONING CHANGES.	12-8
Sec. 1204.	Authority to approve a zoning change.....	12-8
Sec. 1205.	Initiation of zoning changes.....	12-8
Sec. 1206.	Future land use map consistency required.....	12-8
Sec. 1207.	Application for a zoning change.....	12-10
Sec. 1208.	Subdivision sketch plan.....	12-11
Sec. 1209.	Preliminary site development plan.....	12-11
Sec. 1210.	Concept plan for a PD planned development.....	12-12
Sec. 1211.	Public notice.....	12-13
Sec. 1212.	Withdrawal.....	12-14
Sec. 1213.	Standards governing consideration of a zoning change.....	12-15
Sec. 1214.	Conditional approval of zoning changes.....	12-16
Sec. 1215.	Planning commission review and public hearing.....	12-17
Sec. 1216.	Final action on proposed zoning changes by the Board of Commissioners.....	12-18
Sec. 1217.	Effect.....	12-19
Sec. 1218.	Waiting period to resubmit request.....	12-19
DIVISION 2.	APPROVAL OF A FUTURE LAND USE MAP AMENDMENT.....	12-19
Sec. 1219.	Authority to approve a future land use map amendment.....	12-19
Sec. 1220.	Initiation of future land use map amendments.....	12-19
Sec. 1221.	Application for a future land use map amendment.....	12-20
Sec. 1222.	Public notice.....	12-21
Sec. 1223.	Withdrawal.....	12-22
Sec. 1224.	Standards governing consideration of a future land use map amendment.....	12-22
Sec. 1225.	Planning commission review and public hearing.....	12-22
Sec. 1226.	Final action on proposed future land use map amendments by the Board of Commissioners.....	12-23
Sec. 1227.	Effect.....	12-24
Sec. 1228.	Waiting period to resubmit request.....	12-24
DIVISION 3.	PROJECT APPROVAL.....	12-25
Sec. 1229.	Responsibility for project approval.....	12-25
Sec. 1230.	Procedure for project approval.....	12-25
Sec. 1231.	Requirements for project approval.....	12-29
DIVISION 4.	DEVELOPMENT APPROVAL.....	12-32
Sec. 1232.	Requirements for development plans.....	12-32
Sec. 1233.	Development permit.....	12-40

Sec. 1234. Flood area permit..... 12-46

Sec. 1235. Other development-related permits. 12-47

DIVISION 5. FINAL SUBDIVISION PLAT12-47

Sec. 1236. Final subdivision plat required. 12-47

Sec. 1237. Responsibility 12-47

Sec. 1238. Provision of required improvements..... 12-47

Sec. 1239. Procedures for final plat approval 12-48

Sec. 1240. Requirements for final plats..... 12-50

Sec. 1241. Digital submission requirements: as-built data and final plats 12-56

Sec. 1242. Assurance for maintenance and completion of improvements..... 12-56

DIVISION 6. BUILDING AND TEMPORARY USE PERMITS.....12-61

Sec. 1243. Temporary use permit..... 12-61

Sec. 1244. Building permit; when required. 12-61

Sec. 1245. Procedures to obtain a building permit..... 12-62

Sec. 1246. Certificate of occupancy..... 12-65

Sec. 1247. Building construction codes. 12-67

DIVISION 7. TELECOMMUNICATIONS PERMITS12-67

Sec. 1248. Administrative approvals 12-67

Sec. 1249. Tall structure approval required..... 12-68

DIVISION 8. OTHER PERMITS12-69

Sec. 1250. Driveway permit..... 12-69

Sec. 1251. Right-of-way encroachment permit. 12-70

Sec. 1252. Sign permit..... 12-70

Sec. 1253. Adult Entertainment Establishment Permit..... 12-70

Sec. 1254. Public gatherings permit 12-73

Sec. 1255. Developments of regional impact 12-76

Article 13. Appeals

Sec. 1301. Types of appeals..... 13-1

Sec. 1302. Temporary suspension of permitting 13-1

DIVISION 1. VARIANCES.....13-1

Sec. 1303. Special exception variances..... 13-1

Sec. 1304. Hardship variances 13-2

Sec. 1305. Flood damage prevention variances 13-4

Sec. 1306. Process for granting a variance 13-5

Sec. 1307. Decisions by the Board of Commissioners..... 13-7

DIVISION 2. APPEALS OF AN ADMINISTRATIVE DECISION.....13-9

Sec. 1308. Administrative appeals..... 13-9

Sec. 1309. Adult entertainment establishment appeals 13-10

Article 14. Administration and Enforcement

DIVISION 1. ADMINISTRATION.....14-1

Sec. 1401. Administrative roles. 14-1

Sec. 1402. Required action; time period..... 14-1

Sec. 1403. Schedules and fees..... 14-2

DIVISION 2. TEXT AMENDMENTS14-2

Sec. 1404. Amendments authorized..... 14-2

Sec. 1405. Initiation of text amendments..... 14-2

Sec. 1406. Text amendment process. 14-2

Sec. 1407.	Standards for text amendments.....	14-3
Sec. 1408.	Effect of text amendment approval.....	14-3
DIVISION 3.	ESTABLISHMENT OF THE PLANNING COMMISSION.	14-4
Sec. 1409.	Membership; officers; procedure.....	14-4
Sec. 1410.	Meetings.	14-5
DIVISION 4.	ENFORCEMENT AND PENALTIES.....	14-6
Sec. 1411.	Inspection and enforcement	14-6
Sec. 1412.	Violation and penalties.....	14-8
Sec. 1413.	Liability	14-10

Article 15. Glossary of Definitions

Sec. 1501.	Responsibility for interpretation	15-1
Sec. 1502.	Use of figures and examples for illustration	15-1
Sec. 1503.	Use of words and phrases.	15-1
Sec. 1504.	Interpretation of words and phrases.....	15-2
Sec. 1505.	Definitions.....	15-4

CAMDEN COUNTY

UNIFIED DEVELOPMENT CODE

List of Amendments

Effective January 1, 2009, as Amended through June 13, 2017

- Section 106(f)** was amended on April 6, 2010, to include a reference to Sec. 318 regarding single-family residences in the A-F and A-R zoning districts.
- Section 107(b)(2)b.4.** was deleted and a new **Section 107(b)(2)a.5.** was inserted by amendment adopted on December 1, 2009 regarding the replacement of a nonconforming manufactured home.
- A new **Section 204** was inserted on March 2, 2010, adopting the Future Land Use map, and all subsequent Sections were renumbered accordingly. [*Ed. Note: The adoption of the map also established a QDO district in the North Camden area.*]
- Section 205** was amended on March 22, 2011 to add to the definition of *Accessory Structure* that in the A-F & A-R Districts it included pole barns, hay sheds & the like; and to referenced *Sec 228 Summary Table – Accessory Uses to an Agricultural Use.*
- Section 205** was amended on November 19, 2013 add the definitions of *Distillery, Craft ** and of *Distillery, Micro* to the definitions section related to land use.
- Section 205** was amended on January 21, 2014 to change the definition of *Manufactured Home* to be the same as the HUD definition, and to add the definition of *Manufactured home, Length of a,* and *Manufactured home, Width of a,* to the definitions section related to land use.
- Section 205** was amended on March 25, 2014 by adding the definition of *Shipping Container* and *Temporary Personal Storage Unit* to the definitions section related to land use.
- Section 206(c)(1)c.2.** was amended on April 21, 2009, to change the typographical error “A-1” to read “A-F or A-R.” [Subsequently renumbered as Section 207(c)(1)c.2. on March 2, 2010.]
- Section 206(e)(3)b.** was amended on May 27, 2009, to modify the height limitations on fences in an R district, and to add regulations regarding fence materials, design standards and deviations. [Subsequently renumbered as Section 207(e)(3)b. on March 2, 2010.]
- Section 207(c)(2)a.(1)** was amended on November 18, 2014, by deleting it in its entirety, eliminating the 3’ setback requirement in the front yard for a fence.
- Section 207(c)(2)a.(2)** was amended on November 18, 2014, by changing it to Section 207(c)(2)a.(1) and deleting the first line that read, “For all agricultural, office/ commercial and industrial districts,”.
- Section 207(a),(b), & (c)(1),(2), & (3)** were amended on June 16, 2015, to provide consistency with these paragraphs and the Sec. 306 amendment(to increase the minimum accessory structure size requiring a building permit from 120 sq. ft. to 200 sq. ft. or greater in area).
- Section 207 (c)(2), & (c)(2)b. 1.& 2.** were amended on June 16, 2015, to eliminate any distinction between public & private recreation facilities and minimum setback requirements.
- Section 207(e)(3) b. 1. 2. 3. and 4.** were amended on November 18, 2014, by deleting them in their entirety, to eliminate UDC regulation of fence height, materials, design standards, and method of appeal for deviations from those regulations. *
- A new **Section 207(a)(3)** was added on December 1, 2009, regarding the prohibition of uses not listed on Table 2.2. [Subsequently renumbered as Section 208(a)(3) on March 2, 2010.]

- Section 208** [previously numbered 207 and subsequently renumbered as Section 208 on March 2, 2010] was amended on April 6, 2010, by adding descriptions of land use types, including principal uses, accessory uses and temporary uses.
- Section 208(b)(2)c.** was amended on March 22, 2011 to allow the Director
- Section 208(c)(1)** was amended on March 2, 2010, (and renumbered as Section 209(c)(1)) to reduce the minimum lot size requirement in the A-F district from 5 acres to 3 acres.
- Section 209(c)(1)** was amended on March 2, 2010, (and renumbered as Section 210(c)(1)) to establish the minimum lot size requirement in the A-R district as 2 acres.
- Section 210(c)(3)** was amended on March 2, 2010, (and renumbered as Section 211(c)(1)) to allow a minimum lot size of ½ acre of upland in the R-1 district for lots on septic tanks with public or community water service.
- Section 211(c)(6)** was amended on May 27, 2009, to reduce the maximum building height in the R-2 district to 35 feet. [Subsequently renumbered as Section 212(c)(6) on March 2, 2010.]
- Section 212(a)** [previously numbered 211(a) and subsequently renumbered as Section 212(a) on March 2, 2010] was amended on April 6, 2010, restating the purpose of the R-2 zoning district to allow manufactured homes and multi-family housing when compatible with the Future Land Use map.
- Section 211(c)(1)b.** was amended on January 21, 2014 to reduce the minimum lot area required from 1 to ½ acre when either community water or community sewer is supplied, by deleting Sec. 212(c)(1)b. and by replacing it with a new Sec. 212(c)(1)b. 1. 2. and 3. for Single-family, Duplex, and Multi-family or townhouse developments.
- Section 212(c)(7)** was amended on May 27, 2009, to reduce the maximum building height in the R-3 district to 35 feet. [Subsequently renumbered as Section 213(c)(7) on March 2, 2010.]
- Section 226(d)(1)** was amended on April 17, 2012, to reduce the minimum lot size requirement in the RCP river overlay district from 5 acres to 3 acres, to correspond with the Section 208(c)(1) amendment on March 2, 2010, as the minimum set in the A-F district.
- Section 227** was amended on March 2, 2010, (and renumbered as Section 228) by replacing the old Section with a new Section, including a new Table 2.2: Allowed Land Uses by Zoning District.
- Section 228** [previously numbered 227 and subsequently renumbered as Section 228 on March 2, 2010] was amended on April 6, 2010, by inserting a new Subsection (b) regarding references on Table 2.2 to restrictions under other Sections of the Development Code.
- Section 288 Table 2.2** under Section 228 was amended on April 6, 2010, regarding allowed uses in the R-2 district: manufactured homes and multi-family housing.
- Section 228 Table 2.2** under Section 228 was amended on November 19, 2013, regarding by adding in NAICS Code 31214 being allowed in the A-F and the C-G districts by Special Use approval only and meeting Sec. 313(a) requirements.
- Section 228 Table 2.2** was amended on May 27, 2014, under NAICS Codes 4411-44132, to show the uses as allowed uses by right in the I-R and in the I-G Zoning Districts.
- Section 228** was amended September 24, 2014 as follows:
- By adding a new NAICS Code 332313 with the Heading of “Plate Work Manufacturing; Including Rocket Casings and Other Metal Work” proposed to be shown as requiring a “Special Use Approval” in the I-G, general industrial district, meeting at a minimum the standards set forth in UDC Sections 313(a) and 1213(b);
 - By adding a new NAICS Code 336412 with the Heading of “Aircraft and Rocket Engine and Engine Parts Manufacturing” to be shown as requiring a “Special Use Approval” in the I-G, general industrial district, meeting at a minimum the standards set forth in UDC Sections 313 and 1213(b);
 - By adding a new NAICS Code 336415 with the Heading of “Guided Missile and Space Propulsion Unit and Propulsion Unit Parts Manufacturing” to be shown as requiring a “Special Use Approval” in the I-

G, general industrial district, meeting at a minimum the standards set forth in UDC Sections 313 and 1213(b);

By adding a new NAICS Code 336419 with the Heading of “Other Guided Missile and Space Vehicle and Auxiliary Equipment Manufacturing and Assembly” to be shown as requiring a “Special Use Approval” in the I-G, general industrial district, meeting at a minimum the standards set forth in UDC Sections 313(a) and 1213(b);

By adding a new NAICS Code 423860 with the Heading of “Transportation Equipment and Supplies (except motor vehicle) Merchant Wholesalers; Including Aerospace” to be shown as requiring a “Special Use Approval” in the I-R, restricted industrial district, and as allowed-by-right in the I-G, general industrial district, meeting at a minimum the standards set forth in UDC Sections 313(a) & (b) and 1213(b);

By adding to existing NAICS Code 4812 to the end of the heading “see also 927110 Space Research and Technology”;

By adding a new NAICS Code 927 with the Heading of “Space Research and Technology”;

By adding a new NAICS Code 927110 with the Heading of “Government/private establishments engaged in administration and operations of space flights, assembly operations, research, exploration, launch and recovery of space craft; NASA” to be shown as requiring a “Special Use Approval” in the I-G, general industrial district, meeting at a minimum the standards set forth in UDC Sections 313 and 1213(b).

Section 228 was amended May 26, 2016, to change the Requirement for *Approval as a Special Use* to the uses being *Allowed by Right*. under NAICS Codes 44711, 44719, 621399, 62142, 721110, 722211 *Fast-Food Restaurants WITH drive-through window, 722211 Drive-in Restaurant (in car service).*

Section 303(a)(3) was amended on March 2, 2010, regarding skirting and crawl-space requirements.

Section 303(a)(3) was further amended on April 6, 2010, by inserting a new Subparagraph c. to differentiate the skirting requirements for manufactured homes depending on the applicable Future Land Use map land use category.

Section 303(d)(1)(2) and (3) was amended on June 13, 2017 by deleting them in their entirety and moving up Section 303 (e) as (d), Section (f), as (e), and Section (g), as (f).

Section 303(c) was amended on February 4, 2020 by deleting the sentence “Except for manufactured homes in the M-H zoning district, metal siding, corrugated metal and vinyl-covered metal siding is not permitted.”

Section 303(e) regarding the minimum width of a residential structure or manufactured home was deleted by amendment of December 1, 2009.

Section 303(e) was amended on January 21, 2014, changing the minimum heated floor area from 800 to the 320 sq. ft. minimum for single and two family dwelling units, with the size and design conforming to minimum standards of UDC Sec. 303(g).

Section 306 was amended on May 27, 2009, to note that any use or structure 120 square feet or greater in floor area must be authorized by issuance of a building permit if so required by the Building Code.

Section 306 was amended on June 16, 2015, to increase the minimum accessory structure size requiring a building permit from 120 sq. ft. to 200 sq. ft. or greater in area.

Section 306(d) was amended on March 25, 2014, was changed to Section 306 (e) and cross referenced to Sections 207(c), and (c) (2) f. & c. for clarity.

Section 306(d) was amended on March 25, 2014, by adding a new 306 (d) to allow the use of Temporary Personal Storage Units, and to allow the use of a Shipping Containers as an accessory use in the A-F zoning district, and requiring a building permit for placement of a Shipping Container on a property when UDC regulations are met.

Section 306(c) (1) & (2) were amended on November 18, 2014, eliminating time constraints for developing of recently cleared land by deleting Section 320 (c) (1) & (2) in their entirety.

Section 310(a) was amended on April 17, 2012, to reduce the minimum lot size requirement for churches from 5 acres to 3 acres, to correspond with the Section 208(c)(1) amendment on March 2, 2010, as the minimum set in the A-F district.

- Section 314** was replaced in its entirety by amendment of December 1, 2009 regarding provisions relating to manufactured homes in the R-1 district and manufactured home inspection standards and permitting.
- Section 314** was amended on April 6, 2010, by inserting a new Subsection (b) regarding the allowance of manufactured homes by right or special use approval on properties in the R-2 district depending on the applicable Future Land Use map land use category. Subsequent Subsections of Section 314 were renumbered accordingly.
- Section 318** was amended on April 6, 2010, by replacing the Section in order to clarify the meaning and application of regulations allowing accessory dwelling units in the A-F and A-R zoning districts.
- Section 318 (1)** was amended on April 17, 2012, to reduce the minimum lot size requirement for a second SFD from the first 5 to 3 acres and meeting minimum Health Department regulations, to correspond with the Section 208(c)(1) amendment on March 2, 2010, as the minimum set in the A-F district.
- Section 320 (c)** was amended on November 18, 2014, by deleting it in its entirety, along with Section 416 (b)(3)(e) to allow building permits to be issued without a UDC restricted waiting period of 3 years from the last clear-cut timber harvest of the property.
- Section 325** was amended on September 24, 2014 by adding an additional paragraph (7) to further explain the purpose of the series of amendments to include communication systems in the interest of the public welfare, and to afford the County the opportunity to discuss co- location of public safety communication equipment at the time.
- Section 328(c)(1) & (2)** were amended on September 24, 2014 by adding “and county emergency communications equipment, if allowed” to the ends of each paragraph. (See also Section 1249 (a) amended on this same date.)
- Section 402** was amended on April 6, 2010, to include consideration of the Future Land Use map land use categories in determining the need for a zoning buffer, and **Table 4.1** under Sec. 403 was revised accordingly.
- Section 405** was amended on April 6, 2010, regarding the circumstances under which the Board of Commissioners could reduce a zoning buffer otherwise required on a particular property.
- Section 416(a)(4)** was amended on April 21, 2009, to clarify that the tree conservation requirements apply to any subdivision granted a development permit after January 1, 2009.
- Section 416(b)(1)** was amended on April 21, 2009, to clarify that lots in an exempted single-family subdivision must meet the tree conservation requirements individually.
- Section 416(b)(3)e.** was amended on November 18, 2014 by deleting it in its entirety to eliminate the 3 year waiting period before development may take place after a clear-cut timber harvest.
- A new **subparagraph (2) under Section 416(b)** was inserted on April 21, 2009, to restate that subdivisions and development projects issued development permits prior to January 1, 2009 are exempt from the tree conservation requirements.
- Section 416(c)(1)a.** was amended on April 21, 2009, to restate more clearly the tree conservation plan requirements for a limited development permit.
- Section 501(b)(1), & (2)** were amended on June 16, 2015. The (b)(1) amendment will allow non-conforming lots to be recombined, if the recombination results in an improvement of the existing conditions. The (b)(2) amendment more closely follows the state plat law wording regarding Non-development land sales; changes the heading to Exempt Subdivisions rather than the state term of “non-development land sales”; and deletes the present required bold captioned sign-off, and replaces it with one reflecting the detailed intent of O.C.G.A. 15-6-67(d) for exemptions to County staff approval prior to recording by the Clerk of Superior Court.

- Section 501(b)(4)d.** was amended on April 17, 2012, to reduce the minimum lot size requirement from 5 to 3 acres minimum lot size exclusive of any PAE in a Four-lot Rural Subdivision.
- Sections 501(b)(3)a. and 501(b)(5)e.** were amended on April 15, 2014 to clarify that the intent in both sections is to require subdivision lots to front on an existing paved road whether that roadway is public or private.
- Section 501 Table titled Summary Comparison of Minor Subdivisions** was amended on April 17, 2012, to reduce the minimum lot size requirement from 5 to 3 acres for the Minimum Lot Size per Dwelling in a Four-Lot Rural Subdivision.
- Section 502 Table titled “Summary Comparison of Major Subdivisions”** was updated to reflect the maximum density under which septic tanks are allowed in a subdivision of more than 10 lots, per amendment adopted March 2, 2010.
- Table 5.1 under **Section 504** was updated to reflect the minimum lot sizes established for the A-F, A-R and R-1 zoning districts, per amendment adopted March 2, 2010.
- Section 504(c)(2)** was amended on November 18, 2014 by deleting the wording “including fencing” from the second sentence before the word “shall”.
- Section 708(f)(2)a.** was amended on April 21, 2009, to allow billboards within an area designated within a PD Planned Development for commercial or industrial use.
- Section 905(a)** was amended on March 2, 2010, to delete Paragraph (2), flood hazard areas, from the list of Primary Conservation Areas, and all subsequent Subparagraphs were renumbered accordingly.
- Section 1014(a)(2)a.** was amended on March 2, 2010, to establish a maximum density for any proposed subdivision to be allowed to utilize septic tanks.
- Section 1021(a)(1)** was amended on April 21, 2009, to provide that construction work initiated prior to issuance of a building permit is subject to issuance of a stop work order.
- Article 11 of Division 1, Soil Erosion, Sedimentation and Pollution Control,** was amended on March 2, 2010, to conform to new requirements of the Georgia Department of Natural Resources.
- Article 11 of Division 1, Soil Erosion, Sedimentation and Pollution Control,** was amended on September 20, 2016, to conform to new requirements of the Georgia Department of Natural Resources.
- Article 11 of Division 4, Flood Damage Prevention,** was amended on March 2, 2010, to update the regulations to the latest data, forms and procedures in conformance with the new State model code.
- Sec. 1127(a), Flood Damage Prevention, Definitions** were amended on October 18, 2011, to update the definitions of the following to show the corrected dates and definitions to conform to FEMA regulations replace the use of the *National Geodetic Vertical Datum of 1929* with *North American Vertical Datum (NAVD)*; *Existing Construction, Existing manufactured home park or subdivision, Mean sea level, New construction, New manufactured home park or subdivision, Subdivision, and Substantial improvement.*
- Sec. 1127(b) & (b)(1),** were amended on October 18, 2011, to change the dates used in this section from 18th to the correct date of the 16th.
- Section 1202(a)** was amended on March 2, 2010, by inserting a new paragraph (2) requiring that the Future Land Use map be amended before a rezoning that is inconsistent with the map can be approved, and the old paragraph (2) was renumbered as paragraph (3).
- Section 1202(a)(2)** was amended on February 17, 2015, to allow a future land use map amendment heard and approved concurrently with a rezoning application, and both acted upon by a single public hearing and motion.
- Section 1203 Table 12.1** was amended on November 19, 2014 to change the approval granted for 3 types of Variances; Special Exception, Hardship, and Flood Damage Prevention Variances, from the Board

of Commissioners to the Planning Commission, except that the Planning Commission decision may be appealed to the Board as provided.

A new **Section 1206** was inserted on March 2, 2010, regarding consistency between rezoning applications and the Future Land Use map; the old Section 1206 and all subsequent Sections were renumbered accordingly.

Section 1206 was amended on February 17, 2015, to allow a future land use map amendment to be heard and approved concurrently with a rezoning request.

Section 1206(3)a. was amended on April 21, 2009, to correct the reference to the standards for special use approval as [then] Sec. 1212(b). [Subsequently renumbered as Section 1207(3)a. on March 2, 2010, and the reference changed to Sec. 1213(b).]

Section 1206(4)b. was amended on February 17, 2015, to allow a rezoning application and a future land use map amendment application to be acted upon with a single public hearing and motion with the FLU amendment.

A new **Division 2 of Article 12** (comprised of new Sections 1219 through 1228) was inserted on March 2, 2010, setting forth the procedures for amending the Future Land Use map, and all subsequent Sections were renumbered accordingly. The provision for when the affidavit regarding public notice sign posting must be submitted was clarified and moved to Sec. 1222(b)(3)b.2. [and, for zoning changes, to Sec. 1211(b)(3)b.2.] to avoid confusion.

Section 1219(5) was amended on April 21, 2009, to properly apply the requirement for GA DOT subdivision review to the preliminary plat. [Subsequently renumbered as Section 1230(5) on March 2, 2010.]

Section 1225(a)(2) was amended on April 21, 2009, to remove the extraneous "Board of Commissioners." [Subsequently renumbered as Section 1236(a)(2) on March 2, 2010.]

Section 1231(d)(1) & (2) were amended on March 17, 2015, to insert in (2) after "Certificate of Project Approval," the wording "stamped or printed, on the plat or site development plan submitted for approval" and adding the word "below" after Figure 12.1 and then combining (1) & (2) into an unnumbered paragraph immediately below **Section 1231(d)**.

Section 1234(b)(3) was amended on May 27, 2009, to clarify that house plans need not be sealed by an architect but may be certified by the preparer of such plans for expeditious review, and to allow plan templates to be filed with the County for issuance of building permits for all similar houses. [Subsequently renumbered as Section 1245(b)(3) on March 2, 2010.]

Section 1236 was amended on March 2, 2010, (and renumbered as Section 1247) to conform the Building Codes enforced by the County to the latest State minimum codes.

Section 1245(b)(3)a. was amended to also allow submittal of single family, two family, agricultural or residential accessory buildings' plans to Camden County in three ways for approval that may not require architectural or engineering approval but must meet the Construction codes at the time of plan submittal.

Section 1245(b)(3)b. was amended to also clarify that all other plans not covered by Section 1245(b)(3)a. as amended require architectural or engineered plans, and deletes the roof pitch reference.

Section 1247 [previously numbered 1236 and subsequently renumbered as Section 1247 on March 2, 2010] was amended on April 6, 2010, by adding a Subsection (10) to include the International Property Maintenance Code among the State optional codes, along with the Existing Building Code, that have not been adopted, as have the first eight building codes that are listed as the State of GA updates, and are enforced by Camden County.

Section 1247 was updated on December 10, 2013 by Resolution to list the latest DCA adopted Mandatory updated codes and to maintain the minimum design speed at 120 mph for a 3 second duration

wind gust, and to list the State listed optional codes that have not been adopted by Camden County.

Section 1247,(a) & (b) were amended on March 17, 2015 by deleting the out-of-date list Mandatory Code Editions in (a); by deleting the Optional Codes in (b); by referencing in the 1st unnumbered paragraph, the latest editions of the DCA adopted Construction Codes Currently in Effect including all DCA adopted appendices; and by creating a link to those current codes as an Editorial Note, that may be updated administratively as the DCA adopted Construction Codes change, without the time and expense of amending the UDC Code of Ordinances each time the State DCA Adopted Codes change.

Section 1249 (a) was amended on September 24, 2014 by adding a new second paragraph between the former first and second paragraphs to refer the reader back to all purposes, intent, established guidelines, and goals as stated in requirements of *UDC Article 3 Division 1 Telecommunications Sections 325 through Sec. 331 to better coordinate between this Section and the former Sections that state the need to consider co- location of public safety communication equipment at the time of application.* *(see also Section 328(c)(1) & (2) amended on same date.)

Section 1303(b)(2) was amended on May 27, 2009, to expand the maximum height special exception variance limitation to apply not only to a building but also to a wall, fence or other structure.

Section 1303(b)(11) was amended on March 22, 2011, by the addition of, *“(see also Sec208(b)(2)c. for exceptions.)”* after the period in (11).

Section 1303(b)(2) was amended on November 18, 2014 to delete “wall, fence” wording after the word building.

Section 1303(c) was amended on November 18, 2014 to the change the approval process for Special Exception Variances to be acted upon by the Planning Commission, and not require Board approval, unless the Planning Commission decision is appealed.

Section 1303(e) was amended on November 18, 2014 to delete the ability of the applicant to have the appeal heard again for 6 months if denied, after being given a chance to appeal as indicated in 1303(f).

Section 1303(f) was amended on November 18, 2014 by adding paragraph (f), to allow any person aggrieved by the Planning Commission decision to appeal the decision to the Board of Commissioners, as provided in Section 1307.

Section 1304 (b)(1) & (c) were amended on November 18, 2014 to the change the approval process for Hardship Variances to be acted upon by the Planning Commission, and not require Board approval, unless the Planning Commission decision is appealed.

Section 1304 (e) was amended on November 18, 2014 to delete the ability of the applicant to have the appeal heard again for 6 months if denied, after given a chance to appeal as indicated in (f) below.

Section 1304(f) was amended on November 18, 2014 by adding paragraph (f), to allow any person aggrieved by the Planning Commission decision to appeal the decision to the Board of Commissioners, as provided in Section 1307.

Section 1305(c) & (d) were amended on November 18, 2014 to the change the approval process for Special Exception Variances to be acted upon by the Planning Commission, and not require Board approval, unless the Planning Commission decision is appealed under a new paragraph (f).

Section 1305(f) was amended on November 18, 2014 to delete the ability of the applicant to have the appeal heard again for 6 months if denied, after given a chance to appeal as indicated in (g) below.

Section 1305(g) was added by amendment on November 18, 2014 to allow any person aggrieved by the Planning Commission decision to appeal the decision to the Board of Commissioners, as provided in Section 1307.

- Section 1306(b)(2)a. & c.** were amended on November 18, 2014 to delete “the applicant” and to replace with “planning staff” to place and remove public notice signs; and to delete all wording in (c) after the words, “final action”.
- Section 1306(c)** was amended on November 18, 2014 to delete “Board of Commissioners” and replace it with “Planning Commission”; and paragraph (c)(4) was deleted in its entirety.
- Section 1306(d)(5) & (6)** were amended on November 18, 2014 to clarify that the Planning Commission is to make the decision to approve, approve with conditions, or deny the Variance request.
- Section 1307, & 1307 (a)(3) & (a)(5) a. b.& c., & (a)(6) b.& c.** were amended on November 18, 2014 to change the role of the Board of Commissioners to that of an appeal body only from decisions of the Planning Commission made on variance requests.
- Section 1412(a)(7)** was amended on February 7, 2017 by adding to the end of the paragraph’ “Violation of a stop-work order shall subject the owner/applicant or other responsible person to the penalties in 1412(d).”
- Section 1412(d)** was amended on February 7, 2017 by adding new subparagraphs (3) and (4). **Subparagraph (3)** allows for anyone found to be building without a permit, a 10 day grace period, to submit a complete application, or they will have to pay double the regular permit fees. **Subparagraph (4)** allows for anyone violating a stop work order to pay a re-inspection fee for each day that work continues, in addition to all other penalties provided by law.
- Article 15**, Glossary of Definitions, was updated per all definitions modified, added or deleted in previous amendments, through March 2, 2010.
- Section 1505** was amended on January 21, 2014 to change the definition of *Manufactured Home* to be the same as the HUD definition, and to add the definition of *Manufactured home, Length of a*, and *Manufactured home, Width of a*, to the definitions section related to land use.
- Section 1505** was amended on March 25, 2014 by adding the definition of *Shipping Container* and *Temporary Personal Storage Unit* to the definitions section.