

# Article 15. Glossary of Definitions

Effective January 1, 2009, as Amended through March 25, 2014

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## Article 15. Glossary of Definitions

Effective January 1, 2009, as Amended through March 25, 2014

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.

### Sec. 1501. Responsibility for interpretation.

- (1) The Director of Planning shall be responsible for the interpretation of the requirements, standards, definitions or any other provision of this Development Code.
- (2) Interpretations of the Director of Planning may be appealed under the provisions of this Development Code relating to Appeals.

### Sec. 1502. Use of figures and examples for illustration.

- (1) Unless stated otherwise in specific instances, figures associated with defined terms or regulatory paragraphs in this Development Code are provided for illustration only and do not limit or change the meaning of the term as defined or the requirements of the regulation as written.
- (2) When an example of the application of a specific provision is given, or other explanatory text is provided, such example or text is identified by placement in a shaded box separate from the regulatory paragraphs in this Development Code. Such examples or explanatory text are provided for illustration only and do not limit or change the meaning of the provision or the requirements of this Development Code as written.

### Sec. 1503. Use of words and phrases.

For the purpose of this Development Code, the following shall apply to the use of words and phrases:

- (1) Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "he" or "his" also means "her" or "hers."
- (2) References to the "County" and to the Board of Commissioners and any public officials or appointed bodies of the County not otherwise named by political jurisdiction or defined in this Development Code shall always mean Camden County, Georgia, and its governing body, appointed or employed officials, and appointed bodies as named. These include:
  - a. The Planning Commission, created as such and appointed by the Board of Commissioners.
  - b. The Director of Planning, appointed as such by the Board of Commissioners, or the Planning Director's designee.
  - c. The Director of Public Works, appointed as such by the Board of Commissioners, or the Director of Public Works' designee.
  - d. The Building Official, appointed as such through adoption of the building construction codes by the Board of Commissioners, or the Planning Director's designee on behalf of the Building Official.
  - e. The County Engineer is the Public Works Director or the person or entity appointed as such by the Public Works Director or the Board of Commissioners.
- (3) References to an administrative department of Camden County shall always mean the department created by the Board of Commissioners as such. These include:

- a. Planning Department: References to action by the “Planning Department” shall mean action by that administrative official to whom responsibility for that action has been assigned by the Director of Planning.
  - b. Public Works Department: A reference to action by the “Public Works Department” shall mean action by that administrative official to whom responsibility for that action has been assigned by the Director of Public Works.
- (4) References to public officials, departments or appointed bodies of jurisdictions other than Camden County shall always mean such persons or bodies having jurisdiction over or relative to Camden County, Georgia. These include:
- a. The Clerk of the Superior Court of Camden County, Georgia.
  - b. The Camden County Health Department and its Environmental Health Section.
  - c. The Coastal Georgia Regional Development Center (the RDC).
  - d. The Georgia Departments of Natural Resources (DNR), Community Affairs (DCA) and Transportation (GDOT).
  - e. The United States Army Corps of Engineers, the Federal Aviation Administration (FAA), the FCC (Federal Communications Commission), the Federal Emergency Management Agency (FEMA) and the Federal Environmental Protection Agency (EPA).
- (5) References to design professionals such as architects, landscape architects, land surveyors and professional engineers as being “registered” shall always mean currently registered in accordance with the laws of the State of Georgia and authorized to practice such design profession in the state.
- (6) The words “shall,” “will,” “is to” and “must” are always mandatory and not discretionary, while the word “may” is permissive.
- (7) The word “and” indicates that all of the conditions, requirements or factors so connected must be met or fulfilled, while the word “or” indicates that at least one condition, requirement or factor so connected must be met.
- (8) The term “such as” is intended to introduce one or more examples in illustration of a requirement or point, and is intended to mean “including but not limited to the following.”
- (9) The word “day” means a calendar day unless otherwise specified as a work day. A “work day” means Monday through Friday excluding official County holidays.
- (10) The word “erected” includes the words “constructed,” “located” or “relocated,” and vice versa.
- (11) The word “lot” includes the words “plot,” “parcel” or “tract,” and vice versa.
- (12) The verbs “zone” and “rezone” have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Development Code.
- (13) The nouns “zone,” “zoning district” and “district” have the same meaning and refer to the zoning districts established under this Development Code.
- (14) The term “zoning map” means the Official Zoning Map of Camden County, Georgia, and may include a single map or a series of maps in sections.

#### **Sec. 1504. Interpretation of words and phrases.**

- (1) All words and phrases are to be interpreted within the context of the sentence, paragraph, subsection, section and Article in which they occur.

- (2) Words and phrases defined in this Development Code shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise.
- (3) Words and phrases not defined in this Development Code shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by definition of the word or phrase in a dictionary of the English language in current circulation. *The New Oxford American Dictionary*, latest edition, will be given preference by the Planning Director in interpreting such words and phrases.

Words and phrases specifically relating to a category of land use not defined in this Development Code shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by reference to the North American Industrial Classification System (NAICS) published by the U.S. Department of Commerce.

**Sec. 1505. Definitions.** [Amended March 2, 2010]**A**

*Abandoned sign:* Cessation of the use of a sign by either the owner of the sign or the occupant of the property on which the sign is placed, or through the removal or relocation of the previous occupant of the property, or a sign that has ceased to be used through the removal of its sign copy or the deterioration of its sign copy through lack of maintenance. "Cessation of use" shall not include temporary or short-term periods of remodeling, refurbishment or maintenance of the sign.

*Abandoned motor vehicle* means a motor vehicle or trailer:

- a. Left by the owner or some person acting for the owner with an automobile dealer, repairman or wrecker service for repair or for some other reason and has not been called for by such owner or other person within a period of 30 days after the time agreed upon; or within 30 days after such vehicle is turned over to such dealer, repairman or wrecker service when no time is agreed upon; or within 30 days after the completion of necessary repairs;
- b. Left unattended on a public street, road, highway or other public property for a period of at least five days and when it reasonably appears to a law enforcement officer that the individual who left such motor vehicle unattended does not intend to return and remove such motor vehicle;
- c. Lawfully towed onto the property of another at the request of a law enforcement officer and left there for a period of not less than 30 days without anyone's having made claim;
- d. Lawfully towed onto the property of another at the request of a property owner on whose property the vehicle was abandoned and left there for a period of not less than 30 days without the owner's having made claim; or
- e. Left unattended on private property for a period of not less than 30 days without anyone's having made claim.

*Accessory building.* A building customarily incidental to the main buildings and supportive of the principle use on the property. See also the definition of "Principal Building" and Principal Use."

*Accessory structure* means a structure having minimal value and used for parking, storage and other non-habitable uses, such as garages, carports, storage sheds, and including, in A-F and A-R Zoning districts, pole barns, hay sheds and the like. (See also the definition of "Structure" and Sec. 228 Summary table - Accessory Uses to an Agricultural Use). [Definition amended same as Sec. 205 March 22, 2011]

*Accessory use.* A use customarily incidental, appropriate and subordinate to the principal use of land or buildings located upon the same premises. See also the definitions of "Principal Use" and "Principal Building."

*Addition (to an existing building)* means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by an independent perimeter load-bearing wall, is considered "new construction."

*Adult entertainment establishment* means the premises on which the following defined establishments operate or on which the following defined activities occur:

- a. *Adult business* means:
  1. Any business or establishment to which the public is permitted where employees or patrons expose specified anatomical areas or engage in specified sexual activities; or

2. Any other business or establishment to which the public or any portion is permitted which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing, discussing or relating to specified sexual activities or specified anatomical areas.
- b. *Adult bookstore* means an establishment having as a substantial or significant portion of its stock in trade books, magazines or other periodicals, and computer compatible storage and service or any other media distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas or an establishment with a segment or section, comprising five percent of its total floor space, devoted to the sale or display of such materials or five percent of its net sales consisting of printed materials distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
  - c. *Adult cabaret* means any place where alcoholic beverages are sold for consumption on the premises that features, uses, employs or displays topless dancers, bottomless dancers or nude dancers; go-go dancers; exotic dancers; strippers; or similar entertainers or dancers.
  - d. *Adult hotel/motel* means a business that rents lodging rooms to the public for the purpose of engaging in conduct or entertainment defined as an adult business.
  - e. *Adult mini motion picture theater* means an enclosed building with a capacity of less than 50 persons used for commercially presenting materials distinguished or characterized by an emphasis on matter depicting or relating to specified sexual activities or specified anatomical areas for observation by patrons.
  - f. *Adult motion picture arcade* means any place to which the public is permitted or invited wherein coins or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any time and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
  - g. *Adult motion picture theater* means an enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.
  - h. *Adult video store* means an establishment having a substantial or significant portion of its stock in trade, videotapes or movies or other reproductions and computer compatible storage and service media or any other media, whether for sale or rent, distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas or an establishment with a segment or section, comprising five percent of its total floor space, devoted to the sale or display of such material or which derives more than five percent of its net sales from videos characterized or distinguished by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
  - i. *Erotic dance establishment* means a nightclub, theater or other establishment which features live performances by topless and/or bottomless dancers, go-go dancers, strippers or similar entertainers where such performances are distinguished or characterized by the displaying or exposing of or an emphasis on specified sexual activities or specified anatomical areas.
  - j. *Escort bureaus; introduction services* means any business, agency or persons who, for a fee, commission, hire, reward or profit, furnish or offer to furnish names of persons, or who introduce, furnish or arrange for persons who may accompany other persons to or about social affairs, entertainments or places of amusement or who may consort with others about any place of public resort or within any private quarters.

- k. *Lingerie modeling studio* means a business or establishment to which the public or any portion is permitted whose primary business activity consists of persons exhibiting or modeling lingerie or similar undergarments and characterized or distinguished by an emphasis on specified sexual activities or specified anatomical areas.
- l. *Massage parlor/bathhouse* means any establishment to which the public is permitted or invited and in which services offered include some form of physical contact between employee and patron and in which services offered are characterized or distinguished by an emphasis on specified sexual activities or specified anatomical areas.

*Agricultural*: See under “Land Use Categories.”

*Agricultural activities*: (See also “Tree Harvesting.”) The production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals useful to man, including but not limited to: forages and sod crops, grains and seed crops, dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiairy products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

*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.

*Alternative tower structure* means clock towers, bell towers, church steeples, light/power poles, electric transmission towers, manmade trees (without accessory building/structures), and similar natural or manmade alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

*Antenna* means any exterior apparatus designed for wireless telecommunication, radio or television communications through the sending and/or receiving of electromagnetic waves (including analog and digital).

*Apartment*: A dwelling intended for rental occupancy, designed for and occupied by two or more families living independent of each other as separate housekeeping units, including apartment houses, apartments and flats, but not including auto or trailer courts or camps, or hotels. See also the definitions of “Dwelling, Multi-Family” and “Condominium.”

*Appeal* means a request for a variance or a request for a review of the interpretation by the Planning Director or any other administrative official of the County of any provision of the Development Code.

*Applicant*: A property owner or their authorized representative who has petitioned the County for approval of a zoning change, development permit, building permit, hardship variance, special exception or appeal, or any other authorization for the use or development of their property under the requirements of this Development Code, or a property owner or their authorized representative submitting any other application, document or plan required by this Development Code.

*Application*: A petition for approval of a zoning change, development permit, building permit, hardship variance, special exception or appeal, or any other authorization for the use or development of a property under the requirements of this Development Code.

*Arcade*: A covered walkway or structural canopy extending along the entire length of the front façade of a commercial building.

*Architect*: A person or firm, licensed by the State of Georgia, with a current seal, to practice architecture.

*Area of shallow flooding* means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet, and/or where a clearly defined channel does



not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

*Area of special flood hazard* means the land in the floodplain within the county subject to a one percent or greater chance of flooding in any given year. In the absence of official designation by the Federal Emergency Management Agency, Areas of Special Flood Hazard shall be those designated by Camden County.

*As-built drawings*: Drawings specifying the dimensions, location, capacities and operational capabilities of structures and facilities as they have been constructed.

*Awning*: A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway, or window from the elements. Awnings are often made of fabric or flexible plastic supported by a rigid frame, and may be retracted into the face of the building.

*Awning sign*: See "Building Sign."

## **B**

*Banner*: A sign other than a flag, made of paper, cloth, thin plastic, or similar lightweight pliable material, and usually containing a message or logo.

*Base flood* means the flood having a one percent chance of being equaled or exceeded in any given year.

*Basement* means that portion of a building having its floor subgrade (below ground level) on all sides.

*Bed and breakfast inn*: A business establishment operated within a dwelling by the owner or occupant, offering temporary lodging and one or more meals to guests while away from their normal places of residence. In contrast, see the definitions of "Boardinghouse" and "Hotel."

*Beneficial owner(s)*: All property owners in a subdivision that derive benefit from a stormwater management facility, detention facility, retention facility, or drainage easement may be considered owners of that facility or easement.

*Berm*: A mound of earth, or the act of pushing earth into a mound.

*Best Management Practices (BMP's)*: These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" published by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.

*Best management practices (BMPs)—stormwater management*: Schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. Such BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

*Boardinghouse*: A dwelling where, for compensation and by prearrangement for definite periods, meals and lodging are provided for residents. See also the definitions of "Bed and Breakfast Inn" and "Hotel."

*Bridge*: A structure having a clear span of more than twenty feet designed to convey vehicles and/or pedestrians over a water course, railroad, public or private right-of-way, or any depression.

*Buffer, Stream* means the area of land immediately adjacent to the banks of State waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat. In contrast, see "Buffer, Zoning."

*Buffer, zoning:* A zoning buffer is an area of natural vegetation or man-made construction that is intended to provide a visual and dimensional separation between dissimilar land uses. In contrast, see “Buffer, Stream.”

- a. *Natural buffer:* A visual screen created by vegetation of such density so as to present an opaque visual separation when viewed from one side to the other throughout the year.
- b. *Structural buffer:* A visual screen created through construction of a solid wooden fence, decorative masonry wall, earthen berm, or combination of fence or wall with an earthen berm, which may be supplemented with vegetation, so as to present an opaque visual separation when viewed from one side to the other throughout the year.

*Building* means any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of persons, animals or property.

*Building, principal:* See “Principal Building.”

*Building Code:* The technical codes approved for enforcement or otherwise adopted or adopted as amended by the County under the Georgia Uniform Codes Act, which regulate the construction of buildings and structures.

*Building height:* The vertical distance from the average natural grade of the building footprint or from the base flood elevation established by FEMA, whichever is higher above mean sea level, to the highest point of the roof or other structure of the building not otherwise exempted from height regulations.

*Building line:* See “Principal Building Setback Line.”

*Building site.* A single parcel of land under one ownership, occupied or intended to be occupied by a building or structure.

*Building sign:* A sign that in any manner is fastened to, projects from, or is placed or painted upon the exterior wall, window, door, or roof of a building. The term “building sign” includes but is not limited to the following:

- a. *Awning sign:* A sign imposed, mounted or painted upon an awning.
- b. *Canopy sign:* A sign imposed, mounted or painted upon a freestanding canopy, as defined herein.
- c. *Mansard sign:* A sign imposed, mounted or painted upon the fascia portion of a mansard roof.
- d. *Marquee sign:* Any sign attached flat against the marquee or permanent sidewalk canopy of a building.
- e. *Parapet sign:* A sign imposed, mounted or painted on a building’s parapet wall.
- f. *Projecting sign:* A sign affixed flat to a wall and extending more than 24 inches from the surface of such wall, or any sign attached to and extending at an angle from a wall surface (usually perpendicular).
- g. *Roof sign:* A sign that is mounted on, applied to, or otherwise structurally supported by the roof of a building (other than the fascia portion of a mansard roof).
- h. *Under-canopy sign:* A display attached to the underside of a marquee or building canopy and protruding over public or private sidewalks.
- i. *Wall (or façade) sign:* A sign that is fastened directly to or is placed or painted directly upon the exterior wall of a building, with the sign face parallel to the wall, and extending from the surface of the wall no more than 12 inches.
- j. *Window sign:* A sign that is placed on or behind a windowpane or glass door and intended to be viewed from outside the building.

**C**

**Caliper:** The diameter of a tree (usually nursery stock) measured at a point 6 inches above the ground or top of root ball for up to and including 4-inch caliper trees, and at a point 12 inches above the ground or top of root ball for larger sizes.

**Camden County separate storm sewer system:** Any facility, owned or maintained by the county, designed or used for collecting and/or conveying stormwater, including but not limited to roads with drainage systems, Camden County streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, retention and detention basins, natural and man-made or altered drainage channels, reservoirs, and other drainage structures.

**Canopy:**

- a. **Building canopy:** A permanent roof-like structure projecting from a building and open on at least one side for the purpose of shielding a pedestrian walkway from the elements.
- b. **Freestanding canopy:** A freestanding roof-like structure supported by columns intended to shield a vehicular driveway or service area from the elements.

**Central on-site sewage management system:** An on-site sewage management system serving more than one building, business, residence or other facility designed or used for human occupancy or congregation.

**Certified Personnel:** A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

**Changeable copy sign:**

- a. **Automatic changeable copy sign:** A sign on which the sign copy changes automatically on a lamp or LED bank (such as electrical message boards or electronic time and temperature units) or through mechanical means (such as rotating vertical or horizontal slats).
- b. **Manual changeable copy sign:** A sign on which the sign copy is changed manually in the field, such as bulletin boards and reader boards with changeable letters.

**Channel:** A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

**Channeled Letter Signs:**

- a. **Internally channeled letters:** Letters or other symbols cut into a sign face and located above a recessed background surface, often designed for the background surface to be illuminated by an artificial light source.
- b. **Reverse channeled letters:** Letters or other symbols raised above a background surface designed to be illuminated from behind and within the letters or symbols by an artificial light source.



**Church** means a building in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship, or for propagating a particular form of religious belief.

**Clean Water Act:** The federal Water Pollution Control Act (33 U.S.C § 1251 et seq.), and any subsequent amendments thereto.

**Clearing:** The removal of vegetation from a property.

*Coastal marshlands or marshlands* means any marshland intertidal area, mud flat, tidal water bottom, or salt marsh in the State of Georgia within the estuarine area of the state, whether or not the tidewaters reach the littoral areas through natural or artificial watercourses. “Vegetated marshland” shall include those areas upon which grow one, but not necessarily all, of the following: salt marsh grass (*Spartina alterniflora*), black needlerush (*Juncus roemerianus*), saltmeadow cordgrass (*Spartina patens*), big cordgrass (*Spartina cynosuroides*), saltgrass (*Distichlis spicata*), coast dropseed (*Sporobolus virginicus*), bigelow glasswort (*Salicornia bigelovii*), woody glasswort (*Salicornia virginica*), saltwort (*Batis maritima*), sea lavender (*Limonium nashii*), sea oxeye (*Borrchia frutescens*), silverling (*Baccharis halimifolia*), false willow (*Baccharis angustifolia*), and high-tide bush (*Iva frutescens*). The occurrence and extent of salt marsh peat at the undisturbed surface shall be deemed to be conclusive evidence of the extent of a salt marsh or a part thereof.

*Co-location* means the placement of the antennas of two or more service providers upon a single tower or alternative tower structure.

*Commercial and Office:* See under “Land Use Categories.”

*Commission* means the State Soil and Water Conservation Commission (GSWCC).

*Common open space:* See “Open Space.”

*Community improvement or system:* A domestic water supply and distribution system (including fire hydrants) serving two or more individual properties, or a sewage collection and treatment system serving two or more individual properties, which are intended to remain under private ownership and operation. A community improvement or system does not include the water supply line to a building or the sewage drain line from a building. In contrast, see the definition of a “Public Improvement.”

*Community sewer system:* A privately owned system for the collection and disposal of wastewater, such as a community subsurface treatment system, a central on-site sewage management system or a sewage treatment system.

*Community subsurface treatment system:* Any system that treats primarily domestic wastewater other than those dedicated to serving only one single-family residence or non-domestic sewage systems.

*Community water system:* A privately owned system for the provision of piped water to individual lots for human consumption.

*Condition of zoning approval:* A requirement adopted by the Board of Commissioners at the time of approval of a rezoning or Special Use, placing greater or additional requirements or restrictions on the property than provided in this Development Code in order to reduce an adverse impact of the rezoning or Special Use and to further the protection of the public health, safety, or general welfare.

*Condominium:* A form of ownership distinguished by the absence of individual lots or lot lines and utilizing instead a system of ownership whereby dwelling units are individually owned but where land outside of the building walls is held in common and maintained by a condominium association in accordance with O.C.G.A. Section 44-3-70, known and cited as the “Georgia Condominium Act.” In contrast, see the definition of “Apartment.”

*Construction activity:* Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES Construction Permits. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

*CPESC:* Certified Professional in Erosion and Sediment Control with current certification by Certified Professional in Erosion and Sediment Control Inc., a corporation registered in North Carolina, which is also referred to as CPESC or CPESC, Inc.

*Critical facility* means any public or private facility, which, if flooded, would create an added dimension to the disaster or would increase the hazard to life and health. Critical facilities include:

- a. Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials;
- b. Hospitals and nursing homes, and housing for the elderly, which are likely to contain occupants who may not be sufficiently mobile to avoid the loss of life or injury during flood and storm events;
- c. Emergency operation centers or data storage centers which contain records or services that may become lost or inoperative during flood and storm events; and generating plants, and other principal points of utility lines.
- d. Generating plants, and other principal points of utility lines.

*Critical root zone (CRZ)*: The drip line of a tree. (See the definition of “drip line”).

*Cut* means a portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to excavated surface. Also known as excavation.

## **D**

*Dam*: A structure or wall constructed for the purpose of stopping water, whether constructed as an earthen embankment, reinforced concrete, or other material.

*Day care center*: See “Licensed Day Care Center.”

*Dead tree or plant*: Any plant that is not otherwise in a seasonally dormant state, and either: 1) shows no sign of life, or 2) has lost 33% or more of its branches or vegetation during normal periods of growth.

*Deciduous*: A plant with foliage that is shed annually.

*Design professional*: The duly licensed and qualified professional whose seal appears on documents, plats or plans subject to these regulations.

*Detention*: The temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

*Detention facility*: A basin or structure used for the temporary storage of stormwater runoff for the purpose of controlling the peak discharge and which is designed to completely drain after a specified period of time.

*Developer*: A person who undertakes land development activities.

*Development* means any manmade change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, and permanent storage of materials or equipment.

*Development site*: That portion of a tract of land that will be dedicated to a proposed development, including the land containing trees that will be counted toward satisfying the requirements of these provisions.

*Diameter breast height (DBH)*: The diameter of an existing tree trunk measured at a height of 4½ feet above the ground. If a tree splits into multiple trunks below 4½ feet, the trunk is measured at its most narrow point beneath the split.

*DNR* means the Department of Natural Resources.

*DNR Board* means the Board of Natural Resources.

*DNR Director* means the Director of the Environmental Protection Division of the State Department of Natural Resources.

*District* means the Satilla River Soil and Water Conservation District.

*Double-faced sign:* A sign structure with two sign faces that are parallel (back-to-back) or that form an angle to one another, where each sign face is designed to be seen from a different direction and the two sign faces are separated from each other at their nearest point by no more than three feet. Sign faces on a single sign structure that are separated by more than three feet are treated as separate signs.

*Drainage easement:* An easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

*Drainage structure* means a device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control or flood control purposes.

*Drip line:* A perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground.

*Driveway grade:* The grade of the centerline of driveway measured at its steepest point.

*Dwelling:* Any building other than a mobile home, travel trailer, camper, motor home or manufactured home, or portion thereof, which is designed or used as living quarters for one or more families.

*Dwelling, single family* [i.e., single-family residence]: A dwelling designed to be occupied by one family for residential use.

*Dwelling, multi-family:* A dwelling designed for occupancy by two or more families living independently of each other, exclusive of an auto or trailer court or camp, or hotels.

*Dwelling, two-family:* A dwelling designed to be occupied by two families living independently of each other.

*Dwelling unit:* One or more rooms within a dwelling constituting a separate, independent housekeeping establishment, with provisions for cooking, eating, personal hygiene (sanitary and bathing facilities) and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.

## E

*Easement:* A grant by a property owner of the use of land for a specific purpose or purposes by the general public, or a corporation or a certain person or persons.

*Elevated building* means a non-basement building built to have the lowest floor elevated above ground level by means of fill, solid foundation perimeter walls, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

*Engineer:* A person or firm, licensed by the State of Georgia, with a current seal, to practice civil engineering.

*EPD* means the Environmental Protection Division of the Department of Natural Resources.

*Erosion, sedimentation and pollution control plan:* A plan required by the Erosion and Sedimentation Act, O.C.G.A Chapter 12-7, that includes, as a minimum protections at least as stringent as the State General Permit, best management practices, and requirements in Article 12 of this Development Code.

*Erosion* means the process by which land surface is worn away by the action of wind, water, ice or gravity.

*Estuarine area* means all tidally influenced waters, marshes, and marshlands lying within a tide-elevation range from 5.6 feet above mean tide level and below.

*Evergreen:* A plant with foliage that persists and remains green year-round.

*Excavation:* (1) The mechanical removal of earth material. (2) Any manmade cavity or depression in the earth's surface, including its sides, wall, or faces, formed by earth removal and producing unsupported earth conditions by reasons of the excavation. If installed forms or similar structures reduce the depth-to-width relationship, an excavation may become a trench.

*Excavation and Trenching Certificate:* The certificate issued upon satisfactory completion of a mandatory training/educational program regarding excavation and trenching safety practices, such program to be provided by or approved by the Camden County Fire Department.

*Excavation and Trenching Certificate holder:* The holder of the "excavation and trenching certificate" identified above.

*Existing Construction.* For the purposes of flood damage prevention, any structure for which the "start of construction" commenced before June 1, 1984. [Definition amended same as Sec. 1127 October 18, 2011]

*Existing grade* means the vertical location of the existing ground surface prior to cutting or filling.

*Existing manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads), is completed before June 1, 1984. [Definition amended same as Sec. 1127 October 18, 2011]

*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or pouring of concrete pads.

## F

*Façade:* A vertical exterior face or elevation of a building.

*Front façade:* Any façade with a public entry that faces a public right-of-way. "Facing" a right-of-way shall include being angled 60 degrees or less toward a right-of-way.

*Rear façade:* Any façade without a public entry that does not face a public right-of-way. Such façades may form the "sides" of a building if not facing a right-of-way.

*Side façade:* Any façade without a public entry but facing a public right-of-way or any façade with a public entry but not facing a public right-of-way. A side façade typically connects a front façade with a rear façade.

*Festoons:* Strings of light bulbs and strings of ribbons, tinsel, small flags, pennants, streamers, pinwheels or other similar devices designed to move in the wind.

*Fill* means a portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or excavation.

*Filling* means the placement of any soil or other solid material either organic or inorganic on a natural ground surface or excavation.

*Final stabilization* means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, at least 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or equivalent permanent stabilization measures (such rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation

and seeding target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

*Finished grade* means the final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

*Flag*: A sign made of paper, woven natural or synthetic fabric, thin plastic or similar lightweight pliable material that is normally displayed by flying from a pole as a wind-activated device.

*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.

*Flood Hazard Boundary Map (FHBM)* means an official map of Camden County, issued by the Federal Insurance Administration, where the boundaries of areas of special flood hazard have been defined as Zone A.

*Flood Insurance Rate Map (FIRM)* means the official map of the county, issued by the Federal Emergency Management Agency, delineating the areas of special flood hazard and/or the risk premium zones applicable to the county.

*Flood insurance study* means the official report by the Federal Insurance Administration evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

*Flood* or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or from the unusual and rapid accumulation or runoff of surface waters from any source.

*Floodplain* means any land area susceptible to flooding.

*Flood proofing* means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

*Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

*Floor* means the top surface of an enclosed area in a building, including basement, i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

*Floor area, gross*: The total area of all floors of a building measured from the exterior faces of the exterior walls or from the centerline of common walls separating two buildings or separate uses, but not including the following: attic space providing headroom for less than 7 feet, unusable basement or cellar space, uncovered steps or fire escapes, open porches, accessory water or cooling towers, and accessory off-street parking spaces or accessory off-street loading berths within the building.

*Floor area, gross leasable*: The gross floor area of all floors intended for occupancy and the exclusive use of tenants, specifically excluding public or common areas such as utility rooms, stairwells, enclosed malls and interior hallways.

*Floor area, heated*: The gross floor area of all spaces within a building that are heated by mechanical means, known also in dwelling units as "living area." Heated floor area does not include garages, unheated basements or cellars, attic storage areas, partially unenclosed decks or lanais, and areas open to the sky.

*Flowering tree*: See Tree, Flowering."

*Frontage, lot*: See "Lot Frontage."



*Freeboard* means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

*Freestanding sign*: A sign permanently attached to the ground and that is wholly independent of any building or other structure. The term "freestanding sign" includes but is not limited to the following:

- a. *Pole sign*: A sign that is mounted on a freestanding pole, columns, or similar support such that the bottom of the sign face or lowest sign module is not in contact with the ground.
- b. *Ground sign*: A freestanding sign in which the entire bottom of the sign face or structure is in contact with the ground, providing a solid and continuous background for the sign face from the ground to the top of the sign. Also referred to as a "monument sign."

## G

*Geographic antenna placement area* means the general vicinity within which the placement of an antenna is necessary to meet the engineering requirements of an applicant's cellular network or other broadcasting need.

*Georgia D.O.T. Standards/Specifications*: State of Georgia Standard Specifications – Construction of Transportation Systems, latest edition.

*Georgia Stormwater Management Manual, Volume 2*: Technical Handbook, produced as a result of a collaborative effort between the Atlanta Regional Commission (ARC), the Georgia Department of Natural Resources-Environmental Protection Division (EPD), and 35 cities and counties from across Georgia that provides guidance on the techniques and measures that can be implemented to meet a set of stormwater management minimum standards for new development and redevelopment, as amended from time to time.

*Good moral character* means a person who has not been convicted of a drug-related or alcohol-related felony or sex-related crime or crime involving moral turpitude in the past five years.

*Governing authority* means the County Board of Commissioners.

*Gradient*: Slope.

*Gradient Formula*:  $d = g \times l / 100$  where d is vertical difference in elevation in feet; l is horizontal distance in feet; and g is slope or gradient expressed as a percent.

*Grading* means altering the shape of ground surfaces to a predetermined condition slopes; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled conditions.

*Greenspace*: Permanently protected areas of the site that are preserved in a natural state. See also under "Open Space."

*Gross floor area (GFA)*: See "Floor Area, Gross."

*Gross leasable area (GLA)*: See "Floor Area, Gross Leasable."

*Ground cover*: A low growing plant, other than turf grass, which forms a continuous cover over the ground surface.

*Ground elevation* means the original elevation of the ground surface prior to cutting or filling.

**H**

*Hazardous materials:* Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

*Heated floor area:* See “Floor Area, Heated.”

*Heavily landscaped area:* An area planted with a combination of shade and flowering trees, deciduous and evergreen shrubs, and flowering perennials such that the entire area is covered with landscape materials. The green space designated to be heavily landscaped shall have no more than 25% of its area covered in turf (seed or sod). The remaining 75% shall contain shade trees (2 inch caliper minimum), flowering trees (1 inch caliper minimum), evergreen shrubs (3 gallon minimum), deciduous shrubs (3 gallon minimum), and perennials or non-turf groundcovers (2½ inch pot minimum). All plant materials shall be mulched.

*Heavy truck:* Any motor vehicle, except recreational vehicles and buses used in transportation of chartered parties or school children, that is designed, used or maintained primarily for the transportation of property and which is:

- a. A motor vehicle having three or more axles or a truck tractor (or a truck tractor and a semi-trailer), having a gross vehicle weight in excess of 13,500 pounds; or
- b. A semi-trailer over 24 feet in length.

*Height of tower:* When referring to a telecommunications tower, shall mean the distance measured from ground level to the highest point on the tower structure or appurtenance.

*Highest adjacent grade* means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building or structure.

*Historic structure* means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either: (1) by an approved state program as determined by the Secretary of the Interior, or (2) directly by the Secretary of the Interior in states without approved programs.

*Home occupation:* Any activity carried out for profit by the resident and conducted as an accessory use in the resident’s dwelling unit. A home occupation is further defined as one of the following:

- a. *Home office:* A home occupation that is limited to an office use and does not involve visits or access by the public, suppliers or customers, and does not involve the receipt, maintenance, repair, storage or transfer of merchandise at the home.
- b. *Home business:* A home occupation that is limited to the use of a practicing professional or artist, or to the office use of the operator of a business, and may involve very limited visits or

access by clients or customers and the maintenance, repair, storage or transfer of merchandise received at the home. Operation of a for-profit agricultural activity or a farm is not considered a home business.

- c. *Family day care home*: A home occupation in which the occupant of the dwelling provides supervision and non-medical care for up to 6 children or elderly adults with no overnight stays.
- d. *Home occupation—rural*. A home occupation located in an agricultural area.

*Hotel*: A building or group of buildings other than a bed & breakfast inn, boardinghouse, mobile home, travel trailer, camper, motor home or manufactured home under one ownership, intended or designed to be occupied as the more or less temporary abiding place of persons who may be lodged for compensation, but not including an auto court or trailer court or camp, sanatorium, hospital, asylum, orphanage or building where persons are housed under restraint. The term “hotel” includes the terms “motel,” “resort hotel” and “motor court.”

*Hotspot*: A land use or activity on a site that produces higher concentrations of trace materials, hydrocarbons or other pollutants than are normally found in urban stormwater runoff. Examples of hotspots include, but are not limited to: gas stations, vehicle service and maintenance areas, salvage yards, material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

## I

*Illegal connection*: An illegal connection is defined as either of the following:

- a. Any pipe, open channel, drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water, regardless of whether said drain or connection has been previously allowed, permitted, or approved by an authorized enforcement agency; or
- b. Any pipe, open channel, drain or conveyance connected to the Camden County separate storm sewer system that has not been documented in plans, maps or equivalent records and approved by an authorized enforcement agency.

*Illicit discharge*: Any direct or indirect non-stormwater discharge to the Camden County storm drain system, except as exempted in the Storm Drainage and Stormwater Management Division of the Erosion Control and Stormwater Management Article of this Development Code.

*Illuminated signs*:

- a. *Internally illuminated sign*: Any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face.
- b. *Externally illuminated sign*: Any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.

*Impermeable*: Something that water cannot pass through or be absorbed by, such as a layer of rock.

*Impervious cover*: A surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, disturbed and compacted soil, and any concrete or asphalt surface.

*Impervious surface*: Man-made structures, improvements and surfaces that prevent or significantly limit the infiltration of stormwater. Examples of impervious structures and improvements are: buildings, structures, roads, driveways, parking lots, decks, swimming pools, patios and sidewalks. Examples of impervious materials often used to construct such improvements are asphalt, concrete, brick,

stone, wood, asphalt shingles, metal, and composite materials. Porous asphalt and concrete pavement are considered impervious surfaces.

*Incidental sign:* A small sign, emblem or decal no larger than one square foot. Such signs are normally located on doors, windows and gas pumps, and are generally not readily visible or legible from public rights-of-way.

*Industrial:* See under “Land Use Categories.”

*Industrial activity:* Activities subject to NPDES Industrial Permits as defined in 40CFR, Section 122.26 (b) (14).

*Infiltration:* 1) The use of pervious surfaces to allow rainfall to soak into the ground on site. 2) The process of percolating stormwater runoff into the subsoil.

*Inspection and Maintenance Agreement:* A written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records, constitutes a restriction on the title to a site or other land involved in a land development project.

*Institutional:* See under “Land Use Categories.”

*Intensity of rainfall event:* The rate at which rain is falling at any given instant during the life of a rainfall event expressed in inches per hour.

*Internally channeled letters:* See under “Channeled Letter Signs.”

## J

*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.

## K

*kennel, commercial.* Any lot, structure or premises where two or more dogs and/or cats are kept for a fee or for breeding.

*Kiosk:* A freestanding sign structure, usually cylindrical in shape, intended to be viewed from all sides and erected for the purpose of posting signs, notices or other public announcements. Kiosks that are composed of flat faces are treated as multi-faced signs.

## L

*Landscape materials:* Any combination of living plant materials and nonliving materials such as rocks, pebbles, wood chips, mulch and pavers, and decorative features, including sculpture, patterned walks, fountains, and pools. Synthetic landscaping materials acceptable to the Planning Director may also be used.

*Landscaping:* (1) An expanse of natural scenery; (2) the application of landscape materials through design to achieve an aesthetically pleasing arrangement.

*Land use categories:*

The use in the following definitions of land use categories of the term “used” means a property that is developed, occupied or otherwise in operation under the land use category specified.

- a. *Agricultural*: A property used primarily for the cultivation of crops, timber, horticultural production, dairying or the raising of livestock, or a vacant property zoned A-F or otherwise offered for sale or lease for such purpose.
- b. *Single- and Two-Family Residential*: A property occupied primarily by one or more single-family dwellings or duplex dwellings, or a vacant property zoned A-R, R-1 or R-2 or otherwise offered for sale or lease for such purpose.
- c. *Multi-Family Residential*: A property occupied primarily by one or more residential buildings containing three or more dwelling units, or a mobile home park, or a vacant property zoned R-3 or MHP or otherwise offered for sale or lease for such purposes.
- d. *Mixed-Use*: A building occupied by both commercial stores or offices and residential dwellings units, or a property containing two or more buildings in a single integrated development comprised of both nonresidential uses and dwellings.
- e. *Commercial and Office*: A property occupied by one or more business establishments that are primarily engaged in the sale of goods; the provision of personal, professional, business, entertainment or other commercial services; the management of a business enterprise; or the provision of temporary housing to the traveling public (such as a motel or a recreational vehicle or travel trailer park); or a vacant property zoned C-N, C-G, C-I or RVD, or otherwise offered for sale or lease for such purposes.
- f. *Industrial*: A property occupied by one or more business establishment that are primarily engaged in the fabrication, manufacture or production of durable or non-durable goods, or a vacant property zoned or offered for sale or lease for such purpose.
- g. *Institutional*: A property occupied by a nonprofit religious, recreational or philanthropic organization, club or private school in any zoning district.

*Local issuing authority* means the governing authority of any county or municipality which is certified pursuant to subsection (a) of O.C.G.A 12-7-8.

*Land development*: Any land change, including, but not limited to, clearing, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving, and any other installation of impervious cover.

*Land development activities*: Those actions or activities that comprise, facilitate, or result in land development.

*Land development project*: A discrete land development undertaking.

*Land disturbing activity* means any activity that may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices that are otherwise exempt under Sec. 1102(5).

*Larger common plan of development or sale* means a contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

*Licensed day care center* means a facility providing day care center licensed by the state that provides care, training, education, custody, treatment or supervision for children under 14 18 years of age, where such children are not related by blood, marriage or adoption to an owner or operator of the facility. Day care facilities include:

- a. *Day-care center* means any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, 19 or more children under 18 years of age; provided, however, that this term shall not include a private school which provides kindergarten through grade 12 education and which provides care before, after, or both before and after the customary school day to its students as an auxiliary service to such students during the regular school year only.
- b. *Group day-care home* means any place operated by any person or group wherein are received for pay not less than seven nor more than 18 children under 18 years of age for care and supervision for less than 24 hours per day.
- c. *Family day-care home* means a private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three but not more than six children under 18 years of age who are not related to such person and whose parents or guardians are not residents in the same private residence.
- d. *Child care learning center* means a day-care center that participates in Georgia's Pre-K Program.

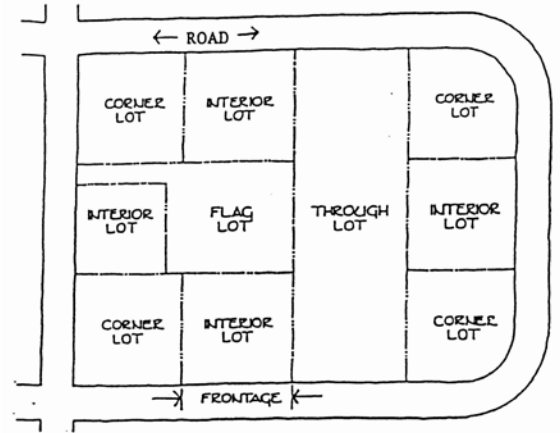
*Light truck:* Any motor vehicle that is designed, used or maintained primarily for the transportation of property and has a gross vehicle weight of 13,500 pounds or less.

*Loading space:* A space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks and other carriers.

*Local Issuing Authority* means the governing authority of any county or municipality that is certified pursuant to subsection (a) of O.C.G.A 12-7-8.

**Lot:** A parcel or tract of land held in single or undivided ownership.

- a. **Corner lot:** A lot or parcel of land abutting upon two or more streets at their intersection or upon two continuous parts of the same street forming an interior angle of less than 135 degrees.
- b. **Double-frontage lot (i.e., a “through lot”):** A lot bounding on 2 or more streets, but not at their intersection, so that it is not a corner lot unless said corner lot has frontage on 3 or more sides.
- c. **Interior lot:** A lot having frontage on only one street.
- d. **Flag lot:** A lot having a street frontage and initial lot width notably less wide than the body of the lot (usually where the principal building is intended to be located), such that the lot appears to be a “flag” on a “pole” extending to the street frontage.



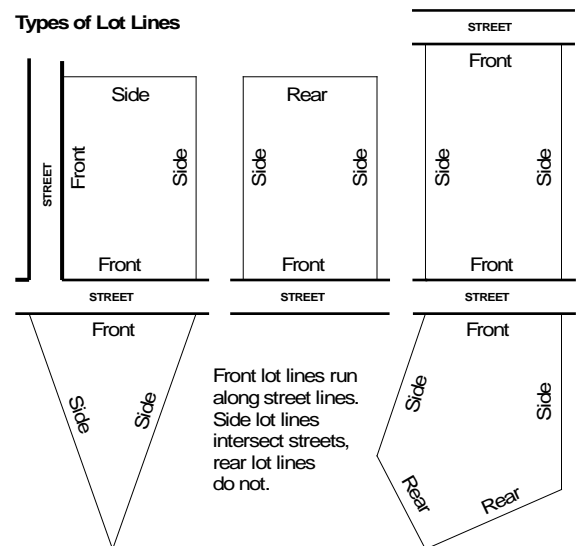
**Lot, area.** The total area included within lot lines.

**Lot frontage:** The distance over which the boundary line of the lot and a street line are coincident.

**Lot line:** The boundary dividing a given lot from the street or adjacent lots; the boundary defining the limit of ownership of a property.

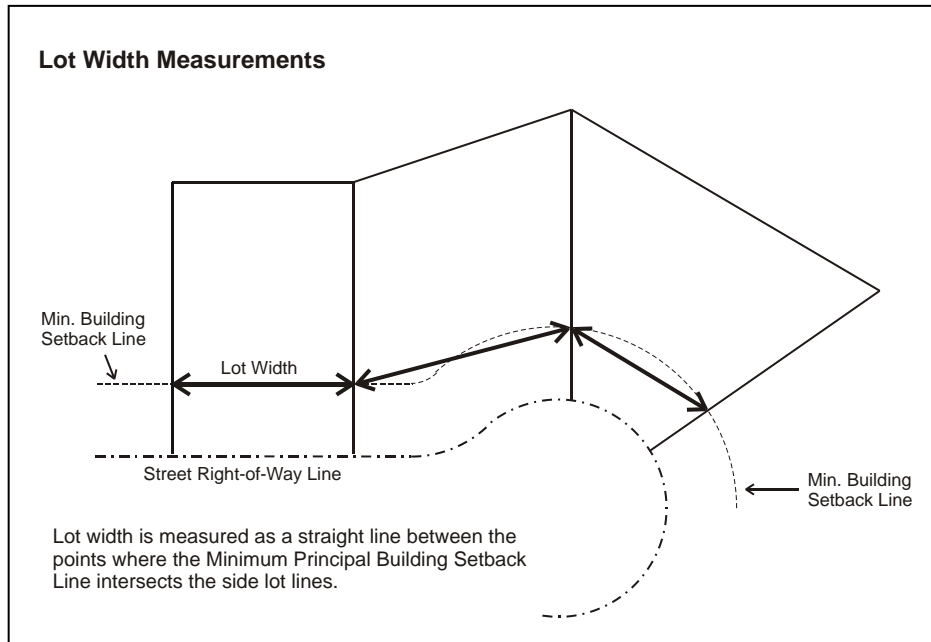
- a. **Front lot line:** Any boundary line of a lot that abuts a street. A lot adjacent to more than one street will have more than one front lot line.
- b. **Rear lot line:** Any boundary line of a lot that does not intersect with a street right-of-way line and is not a front lot line.
- c. **Side lot line:** Any boundary line of a lot that intersects with a street right-of-way line and is not a front lot line.

**Types of Lot Lines**



**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.

*Lot width:* The distance measured along the front principal building setback line between intersecting lot lines. The lot width shall be measured along a straight line between such points of intersection.



*Lowest floor* means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of other provisions of this Development Code.

## M

*Mansard:* A steeply sloped, roof-like façade architecturally similar to a building wall.

*Manufactured home:* A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which 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 or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above requirements except the size requirements and with respect to which the manufacturer voluntarily files a certification pursuant to 24 CFR § 3282.13 of this chapter and complies with the construction and safety standards set forth in 24 CFR Part 3280. The term does not include any self-propelled recreational vehicle. Calculations used to determine the number of square feet in a structure will include the total of square feet for each transportable section comprising the completed structure and will be based on the structure's exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions will include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. Nothing in this definition should be interpreted to mean that a manufactured home necessarily meets the requirements of HUD's Minimum Property Standards (HUD Handbook 4900.1) [January 7, 2014 amendment.] [Editorial Note: Such Buildings to be permitted 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).]

*Manufactured home, Length of a:* A *Manufactured home's* largest overall length in the traveling mode, including cabinets and other projections, which contain interior space. Length does not include bay windows, roof projections, overhangs, or eaves under which there is no interior space, nor does it include drawbars, couplings or hitches. [January 21, 2014 amendment.]

*Manufactured home, Width of a:* A *Manufactured home's* largest overall width in the traveling mode, including cabinets and other projections, which contain interior space. Width does not include bay windows, roof projections, overhangs, or eaves under which there is no interior space. [January 21, 2014 amendment.]

*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.

*Manufactured home park or subdivision* means a parcel, or contiguous parcels, of land divided into two or more manufactured home lots for rent or sale.

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

*Market value* means (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the appraised value of the structure prior to the damage occurring. The appraised value of property or structures shall be determined by the tax assessor, either from the County's tax records or based on a professional appraisal acceptable to the tax assessor.

*Marquee:* A permanent roof-like structure or canopy of rigid materials supported by and extending from the façade of a building.

*Marquee sign:* See under "Building Sign."

*Mean sea level* means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a communities' Flood Insurance Rate Map are referenced. [Definition amended same as Sec. 1127 October 18, 2011]

*Metropolitan River Protection Act (MRPA)* means the state law referenced as O.C.G.A. § 12-5-440 et seq., which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

*Minimum front principal building setback:* The minimum distance required by the zoning on a property between an adjoining street and the façade of a principal building on the property.

*Minor* means any person under 21 years of age.

*Mixed-Use:* See under "Land Use Categories."

*Monument sign:* See "Ground Sign" under "Freestanding Sign."

*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. In contrast, see the definition of "Manufactured Home."

*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 Georgia Industrialized Building Act.

*Motor vehicle or vehicle* means a motor vehicle or trailer.

*Mulch*: Pine straw, pine bark, pebbles, lava rock or synthetic landscaping materials acceptable to the Planning Director.

*Multi-faced sign*: A single sign structure consisting of two sign faces (see “double-faced sign”) or three or more sign faces that are separated from each other at their nearest point by no more than three feet. Sign faces on a single sign structure that are separated by more than three feet are treated as separate signs.

*Multi-Family Residential*: See under “Land Use Categories.”

## N

*National Geodetic Vertical Datum (NGVD)*, as corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain.

*National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit*: A permit issued by Georgia EPD under authority delegated pursuant to 33 USC § 1342 (b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

*Natural buffer*: See under “Buffer, Zoning.”

*Natural ground surface* means the ground surface in its original state before any grading, excavation or filling.

*Nephelometric turbidity units (NTU)* means numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

*Net tree conservation area*: The total area of a development site exclusive of any acreage within a zoning buffer area, any primary conservation area and the “footprint” of all proposed or existing-to-be-retained principal buildings on the site.

*New construction* means, for the purpose of determining insurance rates, structures for which the “start of construction” commenced after June 1, 1984 and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced after June 1, 1984 and includes any subsequent improvements to such structures. [Definition amended same as Sec. 1127 October 18, 2011]

*New development*: A land development activity on a previously undeveloped site.

*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after June 1, 1984. [Definition amended same as Sec. 1127 October 18, 2011]

*NOI*: A Notice of Intent form provided by EPD for coverage under the State General Permit.

*Nonpoint source pollution*: A form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other con-

taminants from land to surface water and groundwater via mechanisms such as precipitation, storm-water runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

*Non-stormwater discharge:* Any discharge to the storm drain system that is not composed entirely of storm-water.

*Nonstructural stormwater management practice or nonstructural practice:* Any natural or planted vegetation or any other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and greenspace areas, overland flow filtration areas, natural depressions, and vegetated channels.

*North American Vertical Datum (NAVD)* has replaced the National Geodetic Vertical Datum of 1929 in existing and future FEMA Flood Modernization Maps. [Definition amended same as Sec. 1127 October 18, 2011]

*NOT:* A Notice of Termination form provided by EPD to terminate coverage under the State General Permit.

## O

*On-Site Sewage Management System* means a sewage management system other than a public or community sewerage system serving one or more buildings, mobile homes, recreational vehicles, residences, or other facilities designed or used for human occupancy or congregation. Such term shall include, without limitation, conventional and chamber septic tank systems, privies, and experimental and alternative on-site management systems that are designed to be physically incapable of a surface discharge of effluent that may be approved by the Health Department.

*Opaque:* Impenetrable to view, or so obscuring to view that features, buildings, structures and uses become visually indistinguishable.

*Open space:* An area of land or water that is permanently set aside through dedication, designation or reservation to remain in a natural and unimproved state or that may be improved only for active or passive recreation or enjoyment. Open space can be defined as:

- a. *Common open space:* Land or water areas within a development project that are available to or benefit all occupants of the development on a continuing and permanent basis, such as walking trails, community centers or clubhouses, golf courses and other recreation areas, protected flood plains or wetlands, and fishing or boating lakes. Common open space does not include any streets or public or private rights-of-way, or yard areas or landscape areas located on private property.
- b. *Public open space:* Land reserved for preservation, leisure or recreational use but dedicated in fee simple to a governing body or public agency to be responsible for operation and maintenance. Public open space may not be reserved for or dedicated to the exclusive use of the residents of a particular development.
- c. *Greenspace:* Permanently protected areas of a site that are preserved in a natural state.

*Operator* means the party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with an erosion, sedimentation and pollution control plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.

*Operator of an adult entertainment premises* means the manager or other person principally in charge of an adult entertainment establishment.

*Original tract:* As used in relation to a minor subdivision, the “original tract” means the entire tract of land as it existed as a legal lot of record prior to the adoption of this Development Code.

*OSHA:* The U.S. Department of Labor, Occupational Safety and Health Administration, or successor agency.

*Outfall:* The location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

*Overstory tree:* See “Tree, Overstory.”

*Owner:* Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in land or other real estate to commence and maintain proceedings for approval of a zoning change, permit or other approval under this Development Code. The term “owner” includes the legal or beneficial owner of a site, including, but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of a site.

*Owner of an adult entertainment premises* means, if a sole proprietorship, the proprietor; if a partnership, all partners (general and limited); if a corporation, all officers, directors and persons holding at least five percent of the outstanding shares.

*Owner of a vehicle* means the owner, lessor, lessee, security interest holders, and all lienholders as shown on the records of the state department of revenue.

## P

*Parcel:* See “Lot of Record.”

*Parking Aisle:* The traveled way, which is not the public right-of-way, by which cars directly enter and depart parking spaces.

*Parking bay:* Three or more parking spaces adjacent to one another and aligned side-by-side.

*Parking lot:* Any public or private area at grade used for the express purpose of temporarily parking automobiles, light trucks and other vehicles otherwise in operation for personal or business use.

*Parking lot island:* A landscaping strip located in a parking lot that is sized to allow the plants and trees located within it to grow to their mature size.

*Parking space:* A space identified and set aside for the temporary parking of an automobile, light truck or other motor vehicle.

*Pennant:* Any lightweight plastic, fabric or similar material designed to move in the wind; pennants are often suspended from a rope, wire, or string in series. The term “pennant” shall not include a “banner” or a “flag” as regulated in this Development Code.

*Permit:* As it relates to soil erosion and sedimentation control, means the authorization necessary to conduct a land disturbing activity under the provisions of this Development Code.

*Permit board* means a covered board with sufficient area for posting land-disturbing or building permits, inspection slips, and any placard, which may be posted by the County. This board shall be placed within three feet of the C/O Entrance Pad and within three (3) feet of the front of the property line. The board shall be a minimum of 16”x16” and shall be mounted 5 feet in height above grade.

*Person* means any legal entity, such as an individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

*Pervious pavement:* A hardened surface capable of supporting automobiles and light trucks, constructed of cast-in-place concrete or precast modular concrete pavers, which contains voids that are filled with pervious materials such as sand or grass turf.

*Phase or Phased:* Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

*Plan:* The drawings of a land development project showing intended changes, division and development of the subject land.

*Planned center:* A single office, commercial or industrial property that is designed or intended for occupancy by two or more principal businesses that are separately owned and have no corporate relationship.

*Plant materials:* Living plants, such as trees, shrubs, ground cover, grasses and perennial flowering plants, turf, and vines that are suitable for ornamental and/or functional use.

*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].

*Pollutant:* Anything that causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; petroleum hydrocarbons; automotive fluids; cooking grease; detergents (biodegradable or otherwise); degreasers; cleaning chemicals; non-hazardous liquid and solid wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; liquid and solid wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; concrete and cement; and noxious or offensive matter of any kind.

*Pollution:* Contamination or other alteration of any water's physical, chemical, or biological properties by addition of any constituent including but not limited to a change in temperature, taste, color, turbidity, or odor of such waters, or the discharge of any liquid, gaseous, solid, radioactive, or other substance into any such waters as will or is likely to create a nuisance or render such waters harmful, detrimental, or injurious to the public health, safety, welfare, or environment, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

*Porous pavement:* A hardened surface capable of supporting automobiles and light trucks, which is composed of specialized asphaltic or concrete materials such that the pavement will allow for infiltration of stormwater through the pavement.

*Post-development:* The time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity on a site as the context may require.

*Pre-development:* The time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by Camden County. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first element of construction and/or phase being approved or permitted shall establish pre-development conditions.

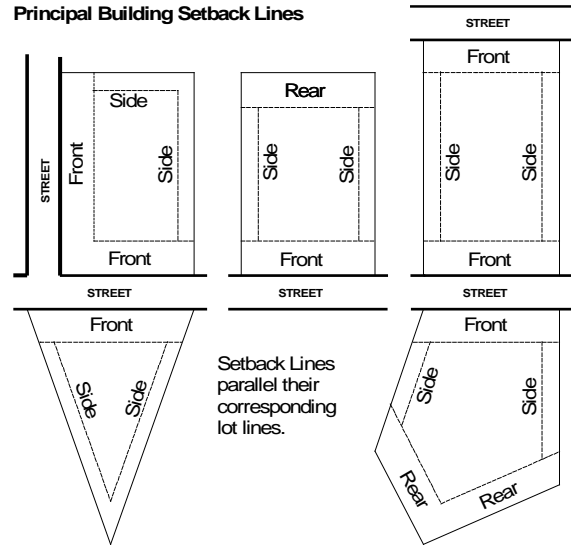
*Preexisting towers and antennas* means any tower or antenna for which a permit has been properly issued prior to the effective date of this article.

*Premises:* Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

*Principal building:* A building in which is conducted a principal use, such as a house, an office building, a store or a factory.

**Principal building setback line:** A line delineating the minimum allowable distance between a property line (or the right-of-way line of an abutting street) and a principal building on a lot. (See also “Setback.”)

- a. **Front building setback:** The minimum allowable distance between the right-of-way line of any abutting street and any part of a principal building on a lot. The front setback distance is applied along the full length of the right-of-way line and is parallel to it.
- b. **Rear building setback:** The minimum allowable distance between a rear lot line and any part of a principal building on a lot. The rear building setback extends along and is parallel to the full length of the rear lot line.
- c. **Side building setback:** The minimum allowable distance between a side lot line and any part of a principal building on a lot. The side building setback extends along and is parallel to the side lot line between the front building setback and a rear building setback (if any).



**Principal signs:** The main, most prominent or largest building or freestanding signs on a property. Such signs are of permanent construction and not placed as temporary signage.

**Principal use:** The specific, primary purpose for which land or a building is used, such as residential living, professional services, retail sales or manufacturing.

**Private bridge:** A bridge owned by an individual or individuals in common which is closed to public use and in no way the responsibility of Camden County for maintenance, over which a roadway passes.

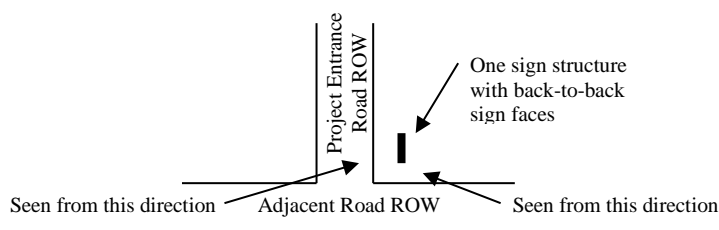
**Private dam:** A dam owned by an individual or individuals in common which is closed to public use and in no way the responsibility of Camden County for maintenance, over which a roadway passes.

**Private walkway:** That portion of "on-site" development that provides pedestrian access through the site to a building or other destination.

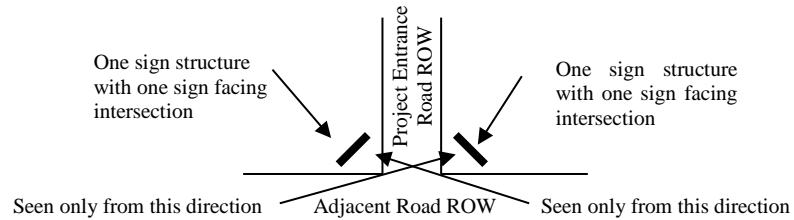
**Project** means the entire proposed development project regardless of the size of the area of land to be disturbed.

**Project entrance sign:** A permanent freestanding sign located at an entrance designed and permitted for vehicular access into a multi-family development, or into a development containing multiple lots or condominium units, such as but not limited to a particular residential or commercial subdivision, business center, office park or industrial park. Designs for project entrance signs are classified as two types:

- a. **Single sign:** A project entrance sign designed as a single sign structure with two back-to-back faces, oriented to be seen from both directions on the road adjacent to the development.



- b. *Dual sign*: A project entrance sign designed as two separate sign structures, each with a single sign face individually oriented toward the intersection so as to be viewed from only one direction on the road adjacent to the development, and each located on opposite sides of the project entrance.



*Projecting sign*: See under “Building Sign.”

*Properly Designed*: Designed in accordance with the design requirements and specifications contained in the “Manual for Erosion and Sediment Control in Georgia” (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

*Public improvement*: The construction, enlargement, extension or other construction of a facility intended for dedication to the public, including but not limited to a street, curb and gutter, sidewalk, cross drain, catch basin, traffic control and street name sign, or other roadway appurtenance other than a driveway apron connection; domestic water supply system main, fire hydrant, valve or other appurtenance other than a supply line to a building; or sanitary sewerage main or outfall, lift station, force main, manhole or other appurtenance other than a drain line from a building. In contrast, see the definition of a “Community Improvement or System.”

*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.

*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.

*Public utilities*: Water, gas, sanitary and storm sewer, electrical and communications lines and facilities, and improved drainage facilities.

## Q

## R

*Ramp*: (1) A sloping roadway or passage used to join two different levels of streets, structures or buildings; (2) Driveways leading to parking aisles.

*Redevelopment*: A land development project on a previously developed site, but excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved areas, and exterior changes or improvements that do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

*Recreational vehicle* means a vehicle, which is:

- a. built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. designed to be self-propelled or permanently towable by a light duty truck; and
- d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

*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.

*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.

*Repetitive loss* means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damaged occurred.

*Residential* means pertaining to the use of land, premises such as homes, townhouses, patio homes, mobile homes, duplexes, condominiums or apartment complexes, which contain habitable rooms for non-transient occupancy and which are designed primarily for living, sleeping, cooking, and eating.

*Restaurant, custom service*: An establishment where food and drink are prepared to individual order, ordered and served at the table, and consumed primarily within the principal building or in established outdoor dining areas, including:

- a. *Restaurant, family*: A Custom Service Restaurant primarily oriented to sit-down service, occasionally with take-out service but no drive-in or drive-through facilities, and having an average turnover rate generally of less than 1 hour. Family restaurants are usually moderately priced and frequently belong to chains such as Denny's, Pizza Hut and Shoney's.
- b. *Restaurant, quality*: A Custom Service Restaurant primarily oriented to fine dining and often associated with a particular cuisine. Quality restaurants are characterized by table settings of better silverware, china, glassware and cloth tablecloths, and have average turnover rates generally of 1 hour or more.

*Retention facility*: A basin or structure designed to contain a permanent pool of water with sufficient free-board to provide for temporary storage and water quality treatment of stormwater runoff.

*Return frequency storm*: The statistically expected time interval between recurrences of a storm of an equal or greater intensity for a given duration.

*Reverse channeled letters*: See under "Channeled Letter Signs."

*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.

*Roadway drainage structure* means a device such as a bridge, culvert or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

*Roof sign*: See under "Building Sign."

## **S**

*Scenic views* means are those geographic areas containing visually significant or unique natural features.



*School* means a public or private facility where persons regularly assemble for the purpose of instruction or education, including any playground, stadium or other related structure.

*Sediment* means solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice or gravity as a product of erosion.

*Sedimentation* means the process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

*Semi-trailer*: A trailer with a set or sets of wheels at the rear, the forward portion of which is designed to be supported by the truck tractor or towing vehicle. For the purpose of this definition, flatbeds designed to be hauled by truck tractors are included as semi-trailers.

*Septic Tank*: An approved watertight tank designed or used to receive sewage from a building sewer and to affect separation and organic decomposition of sewage solids, and discharging sewage effluent to an absorption field or other management system.

*Setback*: The shortest straight-line distance between a street right-of-way or lot line and the nearest point of a structure or building or projection therefrom, measured at 90 degrees to the street or lot line. The “nearest point of a building” includes such projections as sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps and roof overhangs of 18 inches or less.

*Setback, minimum*: The shortest distance allowed between a street right-of-way line or any other lot line and any principal or accessory building on a lot. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a “side yard setback” is measured from a side lot line. (See the illustration of the definition of “Lot Width” for a depiction of a minimum front building setback line.)

*Sewage Treatment System*: A system that provides primary treatment and disposal, including absorption field components, devices and appurtenances intended to be used for disposal of sewage by soil absorption, but does not include a conventional or chamber septic tank system. The system shall be designed to be physically incapable of a surface discharge of effluent.

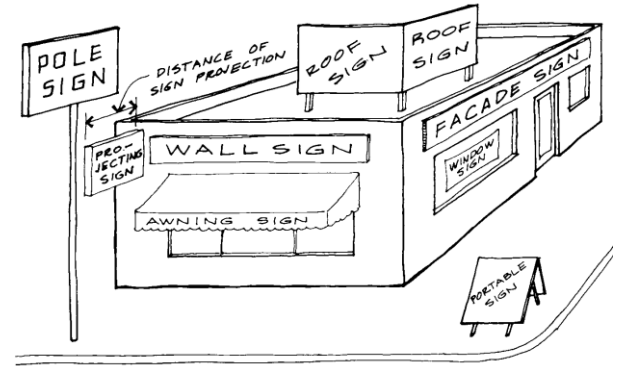
*Shipping container*: A reusable steel container having suitable strength to withstand shipment, storage, and handling of intermodal freight. [see Sec. 306 (d) for permitted location][Amended March 25, 2014]

*Shrub*: A self-supporting woody plant that normally reaches a height of less than 15 feet.

*Sign*: Any structure, display, or device that is used to advertise, identify, direct, or attract attention to a business, institution, organization, person, idea, product, service, event, or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, colors, movement, or illumination.

*Sign copy*: The words, letters, figures, symbols, logos, fixtures, colors or other design elements that are to convey the message, idea or intent for which a sign has been erected or placed.

*Sign face*: That portion of the surface of a sign structure where sign copy is or may be located in order to convey the message, idea or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by



SIGN TYPES

open space or by portions of a sign structure that is not intended to contain any sign copy and are purely structural or decorative in nature.

*Sign module:* Each portion or unit of a sign face that is clearly separable from other such units by virtue of its individual or independent construction or framing.

*Sign structure:* A structure exclusively or primarily intended to support a sign face and which, in combination with the sign face, comprises a sign as defined in this Article. A sign structure comprises all elements of a freestanding sign, including the sign face, background, or decorative elements related to the presentation or support of the sign copy, and the structural supports. A structure that incidentally supports a sign face but whose primary purpose is other than providing such support, such as, but not limited to, an exterior wall of a building, a structural retaining wall or a decorative freestanding fence or wall at a project entrance is not considered a sign structure.

*Single- and Two-Family Residential:* See under “Land Use Categories.”

*Site:* The parcel of land being developed, or the portion thereof on which the land development project is located.

*Soil and water conservation district approved plan* means an erosion and sedimentation control plan approved in writing by the Satilla River Soil and Water Conservation District.

*Soil Classifier:* A person who holds at least a Bachelor of Science degree from an accredited college or university with a major in Agronomy, Soil Science, or related field, as approved by the Georgia Soil Classifiers Certification Advisory Committee, and has been so certified by the Georgia Department of Human Resources (DHR) in accordance with guidelines published in the DHR’s *Manual for On-Site Sewage Management Systems*, latest edition.

*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. Approvals of Special Uses are permanent and run with the land unless in violation of the conditions of approval or UDC code violations. Violations of the conditions of approval or UDC code violations can trigger revocation by the County Commission. Revocation shall be effected by following the same procedure as initial approval. Special use approvals for non-residential uses expire after one year of inactivity. [September 4, 2018]

*Specified anatomical area* includes any of the following:

- a. Less than completely and opaquely covered human genitals or pubic region, buttocks, or female breast below a point immediately above the top of the areola; or
- b. Human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

*Specified sexual activities* means and includes any of the following:

- a. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral or anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship and any of the following sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, saphism, zooerastia;
- b. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence;
- c. Use of human or animal ejaculation, sodomy, oral copulation, coitus or masturbation;
- d. Fondling or touching of nude human genitals, pubic region, buttocks or female breast;

- e. Masochism, erotic or sexually oriented torture, beating or the infliction of pain;
- f. Erotic or lewd touching, fondling or other sexual contact with an animal by a human being; or
- g. Human excretion, urination, menstruation, vaginal or anal irrigation.

*Speed bump*: A raised section of a paved surface or roadway designed to slow down and deter speeding traffic.

*Stabilization* means the process of establishing an enduring soil cover of vegetation and/or mulch or other ground cover and/or in combination with installing temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

*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.

*Start of construction* means the date the development permit was issued, provided the actual start of construction, repair, reconstruction or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation, and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure. (NOTE: accessory structures are NOT exempt from any ordinance requirements) For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

*State General Permit* means the National Pollution Discharge Elimination System (NPDES) general permit or permits for storm water runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

*State waters* means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely confined and retained completely upon the property of a single individual, partnership or corporation.

*Stormwater*: Any surface flow, runoff and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

*Stormwater better site design*: Nonstructural site design approaches and techniques that can reduce a site's impact on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.

*Stormwater discharge*: The flow rate of surface water resulting from precipitation.

*Stormwater management*: The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, stream bank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

*Stormwater management facility*: Any infrastructure that controls or conveys stormwater runoff.

*Stormwater management measure:* Any stormwater management facility, structure or nonstructural stormwater management practice.

*Stormwater management plan:* A document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this Division.

*Stormwater management system:* The entire set of structural and nonstructural stormwater management facilities and practices that are used to capture, convey, and control the quantity and quality of the stormwater runoff from a site.

*Stormwater management retrofit:* A stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

*Stormwater runoff:* The quantity of surface water resulting from precipitation.

*Stream buffer:* See “Buffer, Stream.”

*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.

*Street frontage:* That side of a lot abutting on a street; also, the length of each front lot line. Corner lots at intersections and double frontage (through) lots have multiple street frontages; corner lots formed by a curve in the street have one street frontage.

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

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

*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.

*Structural buffer:* See under “Buffer, Zoning.”

*Structural erosion and sediment control practices* means practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating, or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders waterways or outlets, diversions, grade stabilization structures, sediment traps, land grading, etc. Such practices can be found in the publication “Manual for Erosion and Sediment Control in Georgia.”

*Structural stormwater control:* A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release, the velocity of flow, or the rate of discharge of such runoff.

*Structure* means:

- a. Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground, including but not necessarily limited to, signs, buildings, parking lots, patios, pools, decks, well houses and canopies.
- b. For the purpose of flood damage prevention, a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other manmade facilities or infrastructures.

*Subdivision:* The division of a parcel or tract of land into two or more lots for immediate or future use. Subdivisions are further categorized as:

- a. *Minor subdivision*: The division of an original tract in which each lot has frontage on an existing County street or road, and the subdivision does not require the construction of a new street or the widening of an existing roadway, the provision of stormwater detention facilities, or the construction or improvement of any public utilities.
- b. *Major subdivision*: Any subdivision that does not qualify as a “minor subdivision.” A major subdivision commonly involves the construction of a new street or widening of an existing roadway, the provision of stormwater drainage facilities, or the construction or improvement of public utilities.

*Substantial damage* means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

*Substantial improvement* any combination of repairs, reconstruction, alteration, or improvements to a structure, in which the cost equals or exceeds fifty (50) percent of the market value of the structure before the “start of construction” of the improvement. NOTE: *The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring.* This term includes structures, which have incurred “substantial damage”, regardless of the actual amount of repair work performed. The term does not, however, include either: [Definition amended same as Sec. 1127 October 18, 2011]

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or [Definition amended same as Sec. 1127 October 18, 2011]
- (2) Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure”. [Definition amended same as Sec. 1127 October 18, 2011]

For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure. [Definition amended same as Sec. 1127 October 18, 2011]

*Substantially improved existing manufactured home parks or subdivisions* is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

*Surface water*: The surface drainage of water, its management, control, transportation, storage, and disposal.

*Surveyor*: A person or firm, licensed by the State of Georgia, with a current seal, to practice surveying.

*Swale*: A shallow lineal depression with a parabolic cross-section and gently sloped sides.

## T

*Temporary event*: An activity having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time. Temporary events include but are not limited to such activities as:

- a. The offering of a property or premises for sale or rent.
- b. An election, political campaign, referendum, or ballot proposition put to the voters as part of city, county, state, or federal governance.

- c. Special business promotions, such as but not limited to “grand openings,” “close-out sales,” and seasonal sales events.
- d. A yard sale.
- e. The construction of a building or development project, or the rehabilitation, remodeling, or renovation of a building.
- f. A public announcement of a special event or seasonal activity by an individual or a nonprofit organization.

*Temporary Personal Storage Unit:* A prefabricated unit, made of metal and/or wood, fully fabricated off-site and delivered via truck. It shall be located only on a temporary basis. [See Sec. 306 (d) for permitted location] [Amended March 25, 2014]

*Tenant:* A natural person, business or other entity that occupies land or buildings by title, under a lease, or through payment of rent; an occupant, inhabitant, or dweller of a place.

*Tower* means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telecommunication towers, manmade trees (with accessory building/structures) and other similar structures.

*Travel trailer:* A self-contained, non-motorized unit less than 32 feet in length and intended for living for short periods.

*Tree:* A large, woody plant that has one or several self-supporting stems or trunks and numerous branches, and that normally reaches a height of 15 feet or more. May be classified as deciduous or evergreen.

*Tree, flowering:* An ornamental tree that is known for its blooms and generally mature at a height of less than 35 feet.

*Tree, overstory:* Any deciduous or evergreen tree that has the potential to grow to a mature height of 35 feet or more (Reference *Landscape Plant Materials for Georgia*, Cooperative Extension Service, The University of Georgia College of Agriculture, Bulletin No. 625 or any similar publication.) Reference may also be made to the *Manual of Woody Landscape Plants* (Michael Dirr, 1983, Castle Books).

*Tree, shade:* A broadleaf deciduous tree that has a single trunk and which will reach at least 35 feet in height and 35 feet in spread at maturity. In defining such trees, reference may be made to the latest editions of *Landscape Plant Materials for Georgia* (Cooperative Extension Service, The University of Georgia College of Agriculture, Bulletin No. 625) and the *Manual of Woody Landscape Plants* (Michael Dirr, 1983, Castle Books).

*Tree, understory:* Any deciduous or evergreen tree that has the potential to grow to a mature height of less than 35 feet (Reference *Landscape Plant Materials for Georgia*, Cooperative Extension Service, The University of Georgia College of Agriculture, Bulletin No. 625 or any similar publication.) Reference may also be made to the *Manual of Woody Landscape Plants* (Michael Dirr, 1983, Castle Books).

*Tree conservation plan:* A plan that identifies tree protection areas, existing trees to be retained and proposed trees to be planted on a property to meet minimum requirements, as well as methods of tree preservation to be undertaken on the site and other pertinent information.

*Tree density standard:* The minimum number of Tree Units per acre that must be achieved on a property or parcel after development is completed.

*Tree diameter:* See “Caliper” for newly planted trees and “Diameter Breast Height (DBH)” for existing trees.

*Tree harvesting:* The planting, cultivating and harvesting of trees in a continuous cycle as a regular agricultural practice on a tract of land; not including the removal of trees for purposes of development or the removal of trees without replanting.

*Tree protection area:* Any portion of a site wherein are located existing trees which are proposed to be retained in order to comply with the requirements of this Development Code. The Tree Protection Area shall include the total area beneath the tree canopy as defined by the critical root zone of the tree or group of trees collectively.

*Tree unit value:* The numerical credit assigned to a tree, based on the diameter of the tree, in accordance with the tables included in this Development Code.

*Trench:* A narrow excavation made below the surface of the ground. In general, the depth is greater than the width, but the width of a trench is not greater than 15 feet.

*Trout streams* means all streams or portions of streams within the watershed, as designated by the game and fish division of the state department of natural resources under the provisions of the state water quality control act, O.C.G.A. § 12-5-20 et seq. Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

*Truck tractor:* A heavy motor vehicle consisting of a truck cab designed to tow semi-trailers.

*Turf:* Ground cover composed of one or more species of perennial grass that is grown as a permanent lawn.

## U

*Under-canopy sign:* See under "Building Sign."

*Understory tree:* See "Tree, Understory."

*Upland property:* That portion of a property that is outside of any primary conservation area required under the Environmental Protection Article of this Development Code, such as but not limited to buffers along state waters, wetlands and flood hazard areas.

## V

*Variance* means a grant of relief from the requirements of this Development Code that permits construction in a manner otherwise prohibited by this Code.

*Vegetative erosion and sediment control measures* means measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- a. Permanent seeding, sprigging or planting, producing long-term vegetative cover; or
- b. Temporary seeding, producing short-term vegetative cover; or
- c. Sodding, covering areas with a turf of perennial sod-forming grass. Such measures can be found in the publication "Manual for Erosion and Sediment Control in Georgia."

*Vehicular sign:* Any sign placed, mounted, painted on or affixed to a motor vehicle, freight, flatbed or storage trailer or other conveyance when same are placed or parked in such a manner as to be viewed or intended to be viewed from a public right-of-way, except that this definition shall not apply when:

- a. Such conveyances are actively being used to transport persons, goods or services in the normal course of business;
- b. When such conveyances are parked in an inconspicuous area; or
- c. When such conveyances are actively being used for storage of construction materials for, and on the same lot with a bona fide construction project for which building and other applicable permits have been issued and where construction is underway and provided said conveyances are located within designated storage areas.

*Violation* means, for the purpose of flood damage prevention, the failure of a structure or other development to be fully compliant with the regulations contained in this Division. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required by this Development Code is presumed to be in violation until such time as that documentation is provided.

*Visual screen*: Natural vegetation or a decorative structure that creates an opaque visual block or obscures an unattractive view.

*Visual quality* means is the appropriate design, arrangement and location of tower structures in relation to the built or natural environment to avoid abrupt or severe differences.

**W**

*Wall sign*: See under “Building Sign.”

*Wastewater*: Any water or other liquid discharged from a facility, that has been used, as for washing, flushing, or in a manufacturing process, and so contains waste products.

*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.

*Watercourse* means any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows either continuously or intermittently and which has a definite channel, bed and bank, including any adjacent area subject to inundation by reason of overflow or floodwater.

*Wetlands* means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

*Window sign*: See under “Building Sign.”

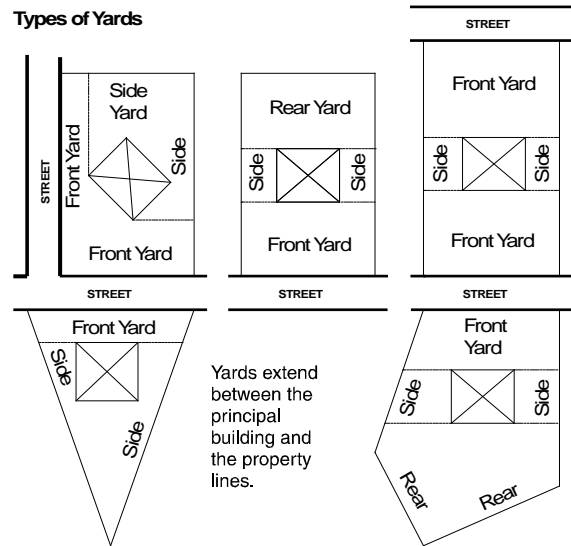
**X**

**Y**

*Yard*: An area that lies between the principal building on a lot and the nearest lot line.

- a. *Front yard*: a yard extending the full width of the lot, located between the street line and the front line of a principal building, projected to the side lines of the lot.
- b. *Rear yard*: a yard extending the full width of the lot and situated between the rear lot line of the lot and the rear of a principal building projected to the side lines of the lot.

Types of Yards





- c. *Side yard*: a yard located between the side of a principal building and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

**Z**

*Zoning buffer*: See "Buffer, Zoning."

*Zoning change*: An amendment to the Zoning Map (rezoning), approval of a Special Use, or approval of a change in the conditions of approval associated with a rezoning or Special Use.

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