

CHAPTER 4. RESTRICTIONS ON PARTICULAR USES

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CHAPTER 4. RESTRICTIONS ON PARTICULAR USES

ARTICLE I. PURPOSE OF CHAPTER 4.

The following specific requirements apply to each of the following principal and accessory uses in all zoning districts where each principal or accessory use is otherwise permitted by right or as a Special Use.

ARTICLE II. STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS.

Sec. 4-1 Site built single-family and two-family dwellings.

(a) Foundation.

- (1) The structure shall be attached to a permanent continuous footing constructed in accordance with the International Residential Construction Code (as adopted with amendments by Georgia) or installed in accordance with Georgia Regulations, as applicable.
- (2) For site-built and industrialized homes: A foundation wall or skirting constructed of masonry (stone or brick); poured in place concrete; concrete block painted or finished with stucco; wood lap or fiber cement siding; painted wood louvers; weatherproofed wood or vinyl 1-inch x 1-inch lattice; or any combination of these materials is required.

(b) Exterior siding.

Exterior siding materials shall consist of any combination of wood, brick, stone, stucco, or similar materials, or lap siding of hardboard, vinyl, vinyl-covered or painted metal, or similar materials.

(c) Roofs.

- (1) All roof surfaces shall have a minimum pitch of 3:12 (3 inches of rise for every 12 inches of run), except that mansard and gambrel roofs must meet this requirement only for those surfaces that rise from the eaves.
- (2) All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (noncorrugated) tin, clay tiles, slate, or similar materials.
- (3) Minimum roof overhang shall be 12 inches, including gutters.

(d) Minimum width.

The minimum width of the dwelling shall be greater than 16 feet. Structure width shall be measured between all parallel exterior walls, with the exception of extensions from the main structure for dormers, bay windows, entrance foyers and similar appurtenances, and extensions of no more than 5 feet for other architectural elements of the structure's design.

Sec. 4-2 Class A single-family dwellings.

All Class A single-family detached dwellings (also referred to as “double-wide” manufactured homes) shall meet or exceed the following requirements:

(a) Foundation.

The structure shall be installed in accordance with manufacturer’s specifications and State regulations, as applicable.

- (1) Upon placement, all means of transportation, such as towing devices, wheels, axles and hitches, shall have been removed. The structure shall also have a minimum 6x6 front porch and code complying rear steps.
- (2) Skirting shall consist of the following materials per the zoning district as shown on Table 4.1.

Table 4.1: Manufactured Home Skirting

	RR	RS1	RD	RM
Non-supporting masonry (stone or brick); poured in place concrete; concrete block finished with stucco or painted; wood lap or fiber cement siding; or any combination of these materials.	A	A	A	A
Skirting material of polypropylene, polyurethane or thermoplastic resin that simulates rock, brick, stone or concrete.	A	A	A	A
Continuous aluminum or fiberglass skirting; weatherproofed wood or vinyl 1-inch x 1-inch lattice; stucco-finished weatherproof board.	A		A	A
No skirting required.	A			
A = Allowed				

(b) Roofs.

- (1) All roof surfaces shall have a minimum pitch of 3:12 (3 inches of rise for every 12 inches of run).
- (2) Minimum roof overhang shall be 12 inches, including gutters.

(c) Minimum width.

The minimum width of the dwelling shall be greater than 16 feet. Structure width shall be measured between all parallel exterior walls, with the exception of extensions from the main structure for dormers, bay windows, entrance foyers and similar appurtenances, and

extensions of no more than 5 feet for other architectural elements of the structure's design.

Sec. 4-3 Class B single-family dwellings.

All Class B single-family detached dwellings (also referred to as "single-wide" manufactured homes) shall meet or exceed the following requirements:

- (a) The structure shall be installed in accordance with manufacturer's specifications and State regulations, as applicable.
- (b) Upon placement, all means of transportation, such as towing devices, wheels, axles and hitches, shall have been removed.
- (c) Skirting shall consist of the materials shown on Table 4.1 per the zoning of the property.

Sec. 4-4 Deviations and compliance.

- (a) Deviations from standards; where allowed.

The Planning Director may approve deviations from the standards for single-family and two-family dwellings contained in this Section on the basis of a finding that the materials to be utilized or the architectural style proposed for the dwelling unit will be compatible with and harmonious or superior to existing structures in the vicinity, and that such deviation shall be consistent with the intent of these regulations.

- (b) Compliance with codes.

The dwelling shall be constructed in accordance with all applicable requirements of the Building Code as adopted by the County, or in accordance with standards established by the National Manufactured Housing Construction and Safety Standards Act for manufactured homes, or in accordance with State law and regulations for industrialized buildings, whichever apply.

ARTICLE III. STANDARDS FOR PRE-OWNED MANUFACTURED HOMES.

These standards are applicable to any pre-owned manufactured home that is proposed to be moved into or relocated within the county. Mobile homes, which are defined as manufactured homes built prior to 1976 and that do not conform to the Federal Manufactured Housing Construction and Safety Standards Act (the HUD Code), are not allowed to be moved into or relocated within the county.

Sec. 4-5 Pre-owned manufactured home; defined.

A pre-owned manufactured home is a manufactured home, as defined in this Code, which has been placed, used, or occupied as a residence subsequent to its original purchase as a new unit from a manufacturer or dealer, or has been relocated to its current location from a previous site.

Sec. 4-6 Required certification.

All pre-owned manufactured homes moved into or relocated within Crisp County must bear an approval seal (label) of either HUD or the Georgia Department of Community Affairs.

Sec. 4-7 Request to move a pre-owned manufactured home.

- (a) A request for a pre-owned manufactured home proposed to be moved into or relocated within the County must be approved prior to issuance of a permit by Crisp County to be placed at its new location.
- (b) Such request shall be made to the Planning Director and must include:
 - (1) The manufactured home's present location and the proposed location at which the pre-owned manufactured home will be placed.
 - (2) A legible photograph of the manufactured home's HUD approval seal clearly showing the date of its manufacture.
 - (3) Photographs of the pre-owned manufactured home, including:
 - a. Photographs of the interior of every room, bathroom and other enclosures (such as closets and storage areas), including ceilings, floors, and each window and exterior door.
 - b. Exterior photographs must show all portions of each exterior wall, each window and exterior door, the roof, and details of the eaves or other connections between the roof and the exterior wall.
- (c) All repairs identified by the Planning Director must be made and either documented with new photographs or inspected and approved, as determined by the Planning Director, prior to issuance of a permit by Crisp County to be moved to and placed at its new location.

Sec. 4-8 Additional requirements for older homes.

In addition to the requirements of Sec. 4-7 , any pre-owned manufactured home that is over 15 years old being moved into or relocated within the county must meet the following requirements.

- (a) The photographs required under Sec. 4-7 (b)(3) shall demonstrate the following:
 - (1) Exterior condition.
 - a. Every habitable room shall have at least one window that can be opened facing directly to the outdoors.
 - b. The exterior of the manufactured home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to the occupied spaces.
 - c. The exterior siding shall be free of rot and rust and must be uniform in appearance.

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- d. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the manufactured home.
- (2) Interior condition.
- a. Every floor, interior wall, and ceiling shall be in sound condition.
 - b. Doors and windows shall be operable, watertight, and in good working condition.
 - c. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
- (b) Inspections of older manufactured homes.
- (1) For such an older manufactured home to be moved into or relocated within the county, an inspection may be conducted by the Building Inspector prior to moving the home from the original site.
 - (2) For the convenience of the Building Inspector, the Planning Director may approve the inspection to be conducted by a qualified inspector, documented by a report identifying any repairs to be made, prior to moving the home from its current site.
 - (3) All needed repairs identified in the inspection must be made and documented prior to moving the home from its current site.
 - (4) A final inspection following relocation and installation at the new home site, confirming that all needed repairs have been properly completed and no further repairs are required, shall be conducted prior to connecting the manufactured home to a water supply, to a sanitary waste disposal system, and to permanent electrical power.

ARTICLE IV. SPECIAL PROVISIONS FOR PLANNED UNIT DEVELOPMENT PROJECTS.

In furtherance of the purposes for which the PUD district is established, the following shall apply:

Sec. 4-9 Character of land use.

A PUD must provide at least 60% of its gross land area in residential, public or semi-public land uses or open space (along with attendant streets and utilities), and no more than 40% of its gross land area in nonresidential uses such as offices, commercial or industrial development (along with attendant streets and utilities).

- (a) Sketch plan required.
- (b) Development of the PUD shall be guided by a sketch plan that delineates and describes the land uses and development standards of the PUD as a whole or for each of its constituent parts, the general location of open space and undeveloped areas, and the general location of major streets and public amenities to be located within the PUD.

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- (1) Individual areas of a PUD that differ by land use or development standards are to be delineated on the sketch plan and keyed to a written description for each area. Each area description must include the following, at a minimum, as relevant to the character of development.
 - (2) Allowed principal and accessory uses.
 - (3) Gross acreage, and net developable acreage (excluding buffers and public or common open space).
 - (4) Intensity of development:
 - a. Density controls (units/acre) or minimum lot size, minimum lot area per dwelling unit and minimum lot width (for residential uses).
 - b. Floor area per acre or total floor area and total dwelling units (for mixed-use and nonresidential uses).
 - (5) Principal building setbacks or build-to lines along all streets and property lines.
 - (6) Maximum percent of lot coverage.
 - (7) Maximum building heights.
 - (8) Buffer and open space standards.
 - (9) An indication whether the internal streets will be public or private.
- (c) As development of the PUD proceeds, the sketch plan shall be updated to show each final subdivision plat as it is approved for recording, and each site plan for a multi-family or nonresidential project upon its approval for a development permit. No Certificates of Occupancy will be issued within those areas until the Planning Department has received the updated sketch plan.

Sec. 4-10 Allowed uses and development standards.

The land uses allowed within the PUD and the development standards applicable to each, by location, shall be established as a condition of approval at the time that the property is rezoned to PUD or subsequently as a change in conditions of approval for the PUD.

Sec. 4-11 Open space required.

- (a) Within the PUD, 20% of the gross land area must be set aside as common open space, half of which must be usable for active or passive recreation.
- (b) The open space areas and facilities shall be held in common by a legally constituted association of property owners with the financial capability to maintain the open space.
- (c) For the purposes of calculation, common open space does not include any streets or public rights-of-way, or yard areas or landscape areas located on private property. Common open space does include land and water areas that are available to all occupants of the PUD 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.

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- (d) Lands dedicated to public use, such as a school or fire station, shall be credited as part of the 20% common open space requirement.

Sec. 4-12 Compatibility.

Land uses developed at the perimeter of the site shall be developed in a manner that is compatible with adjacent off-site land uses or zoning, or a 100-foot wide buffer shall be provided between the uses in the PUD and the perimeter of the site. Compatibility shall be judged on the basis of similar land uses, average lot sizes, setbacks, and other development standards.

ARTICLE V. NOTIFICATION OF AGRICULTURAL AREA.

Sec. 4-13 Conformance with State law.

In accordance with O.C.G.A 44-1-17, prior to any purchase, lease, or other acquisition of real property or any interest in real property, it is the buyer's or grantee's responsibility to determine whether the subject property is within, partially within, or adjacent to any property zoned RR Rural Residential, which district allows agricultural uses by right, or is otherwise adjacent to an existing agricultural use or operation. If the property is so located, the owner or agent for the owner shall deliver to the prospective purchaser, lessee, or grantee a notice which states the following:

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that the property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

Sec. 4-14 Subdivision plat requirement.

For any subdivision that is within, partially within, or adjacent to any property zoned RR, or is otherwise adjacent to an existing agricultural use or operation, the final subdivision plat shall include a note that the lots or properties shown on the subdivision plat are subject to the requirements of State law and this Development Code regarding notification to purchasers of the proximity of agricultural zoning or uses.

Sec. 4-15 Building permit requirement.

- (a) For any property that is within, partially within, or adjacent to any property zoned RR, or is otherwise adjacent to an existing agricultural use or operation, a copy of the notice required in Sec. 4-13 shall be submitted to the Planning Director prior to and as a prerequisite for issuance of a building permit.
- (b) In lieu of such previously received notice, the owner must attach a signed statement to the building permit application acknowledging that the property is within, partially within, or adjacent to any property zoned RR, or is otherwise adjacent to an existing agricultural use or operation (as applicable), and including a notice worded as required by Sec. 4-13 .

Sec. 4-16 Exemptions from agricultural area notification.

- (a) Noncompliance with any provision of this Section shall not affect title to real property nor prevent the recording of any deed.
- (b) The requirements of this Article shall not apply to any transaction involving title passing by foreclosure, deed in lieu of foreclosure, tax deed, deed to secure debt, or from an executor or administrator.
- (c) The requirements of this Article shall not create a cause of action for damages or equitable relief.

ARTICLE VI. RESTRICTIONS ON ALLOWED USES.**Sec. 4-17 Agricultural waste products.**

- (a) Any land area, retention pond or structure where organic wastes from livestock or other agricultural production activities are temporarily held for disposal off-site or stored on-site shall be located as follows:
 - (1) Such waste facility or disposal area shall be no closer to any property line than 1,000 feet, measured as the least straight-line distance between the waste facility or disposal area and the nearest point on any property line.
 - (2) Such waste facility or disposal area shall be no closer to any river, flowing or intermittent stream or water impoundment than 500 feet, measured to the top of the bank of the river, stream or impoundment.
 - (3) Such waste facility or disposal area shall be located outside of the 100-year flood plain.
 - (4) If located within a protected groundwater recharge area, such waste facility or disposal area shall comply with applicable requirements for environmental protection in the Landscaping, Buffers and Tree Conservation Chapter of this Code.
- (b) The provisions of this Sec. 4-17 shall not apply to fertilization of crops or areas intended to be farmed for crops.

Sec. 4-18 Customary accessory uses and structures.

The following provisions apply to accessory uses or structures in all zoning districts where each use is otherwise allowed.

(a) Relationship to principal use.

- (1) No accessory use or structure shall be allowed on any lot except in relation to an existing principal use on the lot, unless approved as a special exception variance under the provisions of the Procedures and Permits Chapter of this Development Code. Otherwise, no accessory use or structure shall be located on a separate lot from the principal use or structure to which it is related unless such use or structure is allowed on the separate lot as a principal use.
- (2) Manufactured homes or mobile homes shall not be used for storage in any district nor allowed as another accessory use unless otherwise specified in this Code.
- (3) An accessory farming operation structure that is related to an agricultural use that is otherwise allowed in the RR zoning district must be located on either the same property where the farming operation is active, on a property zoned RR adjacent to or near by the active farming operation under common ownership, or on a property zoned RR where the owner of the active farming operation resides.

(b) Fences and free-standing walls.

All fences and freestanding walls shall present a finished and attractive surface to the exterior of the lot.

(c) Customary accessory uses to a dwelling.

- (1) Each of the following uses is considered to be a customary accessory use to a dwelling and must be situated on the same lot with the principal use to which it serves as an accessory unless approved as a special exception variance under the Appeals Article of Chapter 2:
 - a. Private garage or carport.
 - b. Outdoor parking area for motor vehicles.
 - c. Shed, tool room, or other structure for the storage of equipment used in grounds or building maintenance or otherwise owned by the owner of the property.
 - d. Television, FM radio, or satellite dish antenna.
 - e. Ham radio or citizen's band radio antenna.
 - f. Children's playhouse and play equipment.
 - g. Quarters for the keeping of household pets owned by the occupants of the dwelling for non-commercial or hunting purposes.
 - h. Private recreational facility, such as a swimming pool and bathhouse or cabana, "man cave" or "she shed", tennis court, deck or patio.

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- i. Laundry facilities located within the dwelling structure for the exclusive use of the occupants of the dwelling.
 - j. Structures designed and used for purposes of shelter in the event of manmade or natural catastrophes.
 - k. Noncommercial greenhouse.
 - l. Personal horse stable (where allowed by zoning).
- (2) Limitations on customary accessory uses to a dwelling.

The following limitations apply to customary accessory uses to a dwelling in all zoning districts except RR:

- a. Private garage or carport.
 - 1. Each parking space in a private garage or carport must provide a clear area of no less than 12 feet by 24 feet.
 - 2. A private stand-alone garage or carport separate from the principal residential structure shall not exceed the following storage capacities; one or two-family dwelling, 4 automobiles not to exceed 1,352 square feet; multi-family dwelling, 2 automobiles per dwelling unit not to exceed 676 square feet per dwelling unit; membership dwelling, 2 automobiles per sleeping room not to exceed 576 square feet per sleeping room.
 - 3. The parking spaces in a private stand-alone garage or carport may be in addition to any parking spaces provided within the dwelling structure itself.
- b. An outdoor parking area for motor vehicles shall not exceed the maximum respective storage capacities listed in Sec. 4-18 (c)(2)a above; and provided that such space shall not be used for more than 1 commercial vehicle per family residing on the premises. See the Restrictions on Vehicle Parking Section of the Off-Street Parking Chapter of this Development Code regarding the parking of commercial vehicles in residential zoning districts.
- c. All enclosed sheds, tool rooms or other storage structures shall not exceed, collectively, 1,200 square feet of floor area unless approved by a special exception variance. Any area outside of a storage structure but covered by an extension of the roof of the storage structure (beyond the normal eave width from the storage structure walls) shall be counted as part of the floor area of the storage structure, regardless of the intended use of the outdoor covered area. The total such under-roof area inside and outside of the enclosed storage structure shall not exceed 1,500 square feet.
- d. A private recreational building such as a bathhouse or cabana, “man cave” or “she shed”, shall not be larger than 180 square feet in total floor area unless a larger floor area is approved as a Special Use.

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1. Any such structure that will contain separate electrical service or a bathroom or other plumbing shall be issued the appropriate building permits prior to construction or the installation of such fixtures. Written Health Department approval shall be required for any proposed plumbing facilities prior to issuance of any permits for construction of the structure.
 2. Any such structure must meet or exceed the standards of all applicable Buildings Codes and shall not be used as a "Guest House" (see Sec. 4-21).
- e. A television, radio, or satellite dish antenna shall be no larger than 1 meter in diameter or diagonally and no more than 13 feet high (measured from its base mount, whether on the ground or a roof).
 - f. Personal horse stable. See Sec. 4-31 .
- (3) Limitations on special exception variances.

If there is no principal dwelling located on the property, a special exception variance is required to authorize a customary accessory use or uses to a dwelling on the property.

- a. Each use or structure must be otherwise allowed as a customary accessory use to a dwelling under Sec. 4-18 (c)(1).
 - b. All of the accessory structures on the property shall be limited to no more than 1,200 square feet of total under-roof area collectively, including preexisting accessory structures whether grandfathered or previously allowed by a special exception variance.
 - c. Upon a finding of hardship or special circumstances as determined by the Zoning Board of Appeals, the total under-roof area of all accessory structures on the property may be increased to no more than 1,500 square feet of total floor area collectively.
- (d) The keeping of farm animals for personal use.

Certain farm animals may be kept on a residential property in the RR zoning district, as follows:

- (1) Personal farm animals, limited to any one of the following types: chickens, ducks, geese, goats, or sheep, or such other non-domestic animals as approved as a Special Use, are allowed on a property where the owner of the animals resides.
- (2) Only one type of personal farm animal is allowed on a property unless a Special Use is approved to allow more than one type.
- (3) The maximum number of personal farm animals allowed on a property shall be calculated as follows:
 - a. No more than 4 hens may be allowed per acre of property, plus 1 rooster total.
 - b. No more than 2 ducks or geese may be allowed per acre of property.

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- c. No more than 1 goat or sheep may be allowed per acre of property.
 - d. A greater number of animals per acre or the number of other types of animals must be approved as a Special Use, which number shall be established as a condition of the Special Use approval.
- (4) The minimum lot size for the keeping of personal farm animals shall be 2 acres, which may be reduced only with Special Use approval.
 - (5) No fence, pen, or structure for the keeping and housing of the personal use farm animals may encroach into any minimum required yard setback on the property, nor within 50 feet of any residence on an adjoining property.
 - (6) The pen or structure for the keeping and housing of the personal use farm animals shall be located in the rear yard of the property or otherwise to the rear of the residence on the property.
 - (7) No personal farm animals may be allowed on a property on which a personal horse stable is also located (see Sec. 4-31) unless the property contains 5 acres or more.
- (e) Customary accessory uses to a church or other place of worship.
- Each of the following uses is considered to be a customary accessory use to a church or other place of worship and may be situated on the same lot with the principal use to which it serves as an accessory:
- (1) Religious education buildings.
 - (2) Parish house, meeting or gathering facilities for members.
 - (3) Parsonage, along with the customary accessory uses to a dwelling.
 - (4) Cemetery.

Sec. 4-19 Chicken houses and feed lots.

Feed lots and poultry facility's animal husbandry structures (aka "chicken houses" and "stack houses") shall not be located closer than 1,000 feet from a property line or right-of-way line and 1,500 feet from any habitable residential dwelling on neighboring or adjacent property (excluding any residential dwelling on the same or neighboring property owned by the livestock/poultry landowner).

- (a) No feed lot, poultry facility's animal husbandry structures or stack houses shall be located within 300 feet of any areas designated as a 100-year flood zone.
- (b) Feed lot and poultry facility's animal husbandry structures shall not be located closer than 2,000 feet from any existing property which is zoned as RS-1, RS-2, PRD, PUD, RD, or RM.
- (c) Maximum size of buildings which house animals or fowl shall be 60 feet by 600 feet.
- (d) There shall be no more than 8 poultry facility's animal husbandry structures on the property.

Sec. 4-20 Event facilities.

(a) Use Restrictions

- (1) Event Facilities shall not be used for motorized vehicle events, other than car shows. No Event Facility shall be used for racing events or timed sport competitions. Event Facilities shall not be used as permanent worship facilities or as athletic fields.
- (2) Restrictions may be imposed by the Crisp County Board of Commissioners. Not all sites within zoning classification may be appropriate for an Event Facility, or for all events proposed. When considering a Special Use Permit for an Event Facility, particular emphasis will be given to the size of the facility, the character of the property involved, and its proximity to residential areas. Potential adverse impacts on adjacent or nearby residential areas will be considered.
- (3) Exceptions: Church events or events hosted by non-profit organizations held in exchange for a donation are not included.

(b) Site Requirements

- (1) The minimum lot size for Event Facilities shall be (5) acres and shall only be considered as a special use permit in an RR zone district. All structures, whether permanent or temporary (e.g. grandstands or tents) must meet the setbacks required by the zoning classification where the facility is located. When located adjacent to a single-family residence, the minimum setback shall be the required setback or twenty-five (25) feet, whichever is greater.
- (2) Certificates of Occupancy must be issued for all permanent structures. All other structures erected as part of an event must be removed within 48 hours after the end of an event. Set-up for any event shall not begin more than 48 hours prior to an event without approval from the Director of Planning and Zoning. Set-up and tear-down activities must occur between the hours of 7 a.m. and 9 p.m.

(c) General Requirements

- (1) All Event Facilities must have a valid Occupational Tax Certificate.
- (2) No Single event shall last longer than three (3) consecutive days, unless pre-approved by the Director of Planning and Zoning.
- (3) Adequate toilet facilities must be provided. Toilet facilities may include flush-type toilet facilities or non-sewered toilet facilities. Non-sewered toilets that are treated with chemicals must conform to the provisions of the International Plumbing Code, and all applicable regulations that apply to the disposal of sewerage per the rules and regulations of the Crisp County Health Department.
- (4) Ample trash cans must be provided.
- (5) All lighting shall be directed away and shielded from adjacent residential areas. Any event that takes place after dark or plans to allow persons who attend the event to

remain on the premises after dark, shall provide electrical illumination to insure that those areas which are occupied are lighted at all times. See Chapter 7.

- (6) The Event Facility owner or manager must coordinate all parking. Parking spaces must be provided for the maximum number of people to be assembled at a rate of at least one parking space for every four persons. Provisions must be provided for overflow parking.
- (7) The Noise Control Ordinance of the Crisp County Code of Ordinances will be enforced.

(d) Safety and Security

- (1) The Crisp County Sheriff's Office must be notified of pending events a minimum of 14 days prior to the event, and must be provided with the date, length of time and expected number of people. Information will be shared with other emergency services. The manager or owner of the Event Facility may be contacted if the Sheriff's Office or other EMS office has questions regarding the event.
- (2) Fire Extinguisher devices must be provided, sufficient to meet all state and local standards and sufficient (knowledgeable) personnel must be present to operate such devices.
- (3) All equipment, regardless of power source, must comply with all Federal, State and local safety codes.
- (4) All vending areas and tents are subject to inspection by the Crisp County Building Inspector and the Crisp County Health Department.

(e) Food and Alcohol

- (1) The Event Facility owner or manager is solely responsible for ensuring that all food concessionaires are properly licensed, if applicable.
- (2) Events selling alcoholic beverages must comply with Section 6 of the Crisp County Code of Ordinances.
- (3) Nothing contained in this section is intended to prohibit anyone from hosting private functions within the county where the host provides alcohol to guests free of charge.

(f) Signs.

Permanent business signs must comply with this Land Development Code. Temporary signs must comply with the following regulations for the purpose of advertising a pending event.

- (1) Two temporary signs of no more than four square feet each may be displayed on the property where the event facility is located (no sign permit required).
- (2) Two temporary signs of not more than two square feet each for the purpose of giving directions to the location of the event (no sign permit required).
- (3) Up to 3 temporary banner signs may be displayed up to 14 days prior to an event and shall be no larger than 24 square feet (4x6).

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- (4) Placement of temporary signs: The signs advertising the event as authorized by this Chapter shall:
 - a. Not be erected on public property or on public facilities;
 - b. Have permission to erect such signs from the owners of the property upon which such signs are to be placed;
 - (5) Erection of temporary signs: No sign or other form of advertisement shall be exhibited for more than three days prior to the date of an event, unless a sign permit is obtained or is approved by the Director of Planning and Zoning.
 - (6) Removal of temporary signs: Signs advertising or giving directions to an event must be removed within 24 hours of the end of the event.
 - (g) County Not Liable
 - (1) The Event Facility must sign an agreement to save and keep Crisp County free and harmless from any and all loss or damages, or claims for damages, including attorney's fees and litigation costs, arising from or out of any event.
 - (2) Prior to the issuance of an Occupational Tax Certificate each year, an affidavit must be signed by the owner or manager of the Event Facility acknowledging responsibility for all security needs and adherence to all Federal, State and local safety codes via self-inspections.
 - (3) Prior to the issuance of an Occupational Tax Certificate each year, the Event Facility shall provide to the Crisp County Board of Commissioners Proof of Liability Insurance.

Sec. 4-21 Guest house.

Where otherwise permitted by right or by approval as a special use, a guest house must comply with the following:

- (1) Guest house; accessory use only.

The guest house must be an accessory use to a detached single-family site-built or industrialized dwelling already existing on the lot and must be designed and intended for the temporary housing of visitors to a property at the behest of the property residents for no fee or other consideration.
- (2) Guest house; minimum standards.
 - a. The guest house must be of permanent construction and meet or exceed the Standards for Site-Built Single-Family and Two-Family Dwellings under this Chapter.
 - b. A guest house shall be permitted only on a lot having at least one acre in area.
 - c. The water supply and sanitary sewage disposal system for the lot must be certified by the Health Department as adequate to support the guest house in combination with the main house.

(3) Guest house; restrictions.

- a. The guest house must be placed to the rear of the main house at least 20 feet away unless otherwise approved as to placement by special use approval.
- b. No more than one guest house may be located on any lot.
- c. The building floor area of the guest house may not exceed 50% of the floor area of the main house.

Sec. 4-22 Family care dwelling.

Where otherwise permitted by approval as a Special Use, a family care dwelling must comply with the following:

(1) Need for family care.

A family care dwelling may be approved only for the purpose of providing continuous care or assistance to a related family member, as defined in this Section, below, for permanent medical care or permanent physical disability deemed valid by the Board of Commissioners involving the support of said family member.

(2) Family care dwelling; accessory use only.

The family care dwelling must be an accessory use to a single-family detached dwelling already existing on the lot.

(3) Family care dwelling; minimum standards.

The family care dwelling may only be a Class B single-family detached dwelling, as defined in this Code.

- a. The family care dwelling must meet or exceed the Standards for a Class B Single-Family Dwelling under this Chapter, except that a permanent continuous footing shall not be constructed. The dwelling shall be installed in accordance with the manufacturer's specifications and State regulations such that the removal of the dwelling will not be impeded.
- b. A family care dwelling shall be permitted only on a lot having at least 1½ acres in area, and zoned RR Rural Residential.
- c. The water supply and sanitary sewage disposal system for the lot must be certified by the Health Department as adequate to support the family care dwelling in combination with the main house.

(4) Family care dwelling; restrictions.

The family care dwelling must be placed to the rear of the main house at least 20 feet away.

- a. No more than one family care dwelling may be located on any lot.
- b. The building floor area of the family care dwelling may not exceed the floor area of the main house.

(5) Residency requirements.

a. Owner must occupy the property.

The owner of the residential lot on which the main house and the accessory family care dwelling are located must occupy either the main house or the accessory family care dwelling as their principal place of residence.

b. Relationship between the family care occupants and the owner.

At least one person in each family occupying the family care dwelling and the main house must be the owner/occupant and a relative of the owner/occupant of the residential lot. For the purposes of this Section, a "relative" is defined as a person related by blood, marriage or adoption, but extending in lineage no more than two generations (grandparent, parent, child or grandchild) or laterally no farther than brother, sister, niece or nephew.

(6) Removal of a family care home.

a. The family care home must be removed from the property within 60 days after the need for the home no longer exists; or by administrative exception.

b. No use of a family care home is allowed other than for the medical care or physical disability assistance of the relative.

(7) Standards for approval.

In addition to the standards for Special Use approval in the Procedures and Permits Chapter of this Development Code, the following standards shall guide the Board of Commissioners in considering a request for approval of an accessory dwelling for family care:

a. Whether or not a valid need for the family care dwelling has been demonstrated by the applicant based on a recommendation by a medical doctor, psychologist or physical therapist, as applicable.

b. Whether or not the owner of the lot resides on the lot as their principal place of residence;

c. Whether or not one member of each family occupying the lot is related, as defined under this Section, above.

d. Whether or not placement of the family care dwelling will be suitable in view of the zoning and development of adjacent and nearby property;

e. Whether or not placement of the family care dwelling will adversely affect the existing use or usability of adjacent or nearby property; and

f. Whether or not the family care dwelling does or will comply with all locational and other requirements of this Development Code.

(8) Occupancy by non-related families prohibited.

Occupancy on the lot by a family having no member related to the owner/occupant of the lot, as defined under this Section, above, shall be prohibited.

Sec. 4-23 Home occupations.

(a) Home office.

(1) Permitted activities.

A home office shall be limited to the personal conduct of a business within one's place of residence. There shall be no exterior indication that the business activity is taking place.

(2) Limitations on size and location.

- a. Not more than 25 percent of the gross floor area of the dwelling unit shall be used for all of the activities devoted to the home office.
- b. There shall be no activity or display associated with the home office outside of the residence.

(3) Activity controls.

a. Sales.

There shall be no exchange of merchandise of any kind on the premises.

b. Transfer of goods.

Goods, products or commodities received on the premises shall be intended for personal off-site delivery to customers.

c. Personal services.

There shall be no activities on the premises that are associated with personal service occupations such as a barber shop, beauty shop, hairdresser or similar activities.

d. Employees.

There shall be no associates or employees on the premises other than other members of the family who reside on the premises.

e. Outsiders and nonresidents on the premises.

There shall be no nonresident persons on the premises in conjunction with the home office.

f. Parking.

There shall be no parking spaces provided or designated specifically for the home office.

g. Signs.

Signage on the property indicating the home office or its activities on the premises, shall be limited to one wall sign no larger than one square foot in area.

h. Lights.

There shall be no exterior lighting of the building or property that is not in character with a residential neighborhood.

(b) Domestic-based business.

(1) Domestic activities that are normally carried on in a residence, such as baking, sewing, woodworking, cabinetry, appliance repair, craft-making, and musical instruction, may support the operation of a personal business in a residence without approval as a special use, provided that the business-related activities are limited as follows:

a. Limitation on use of the residence.

1. Not more than 25 percent of the gross floor area of the dwelling unit shall be used for all of the activities devoted to the domestic-based business.
2. There shall be no outside activity or display associated with the domestic-based business that is not normally associated with a residential environment.
3. Accessory buildings shall not be utilized for any aspect related to the operation of the domestic-based business.

b. Limitation on activities.

1. There shall be no activities on the premises that are associated with personal service occupations, such as a barber shop, beauty shop, hair-dresser, or similar activities.
2. There shall be no associates or employees on the premises other than other members of the family who are permanent residents of the dwelling.
3. There shall be no clients or other nonresident persons on the premises in conjunction with the business. All products of the business must be delivered to clients off site.
4. There shall be no parking spaces provided or designated specifically for the business.
5. There shall be no signs located on the premises indicating the business.
6. There shall be no outdoor storage of materials or supplies, no outdoor display of products, and no exterior lighting of the building or property, that is not in character with a residential neighborhood.

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- (2) A domestic based business allowed under Sec. 4-23 (b)(1) may be allowed to be operated in an accessory structure on the property only upon approval as a special use. Such accessory structure must be located on the same property as the residence of the business owner and must meet all applicable requirements of the Building Codes.
- (3) Licensing.
- The domestic based business must obtain and keep current a business license, and (where required) a Georgia professional license and Health Department approval.
- (c) Residential business.
- (1) Special use approval required.
- If approved as a special use, any of the following activities may be engaged in by persons who reside on the premises of the residential business and who are appropriately qualified and licensed, including business licenses, and (where required) Georgia professional licenses and Health Department approval:
- a. Medical or professional.

This shall include activities normally practiced by members of the medical and legal professions, designers and consultants in a variety of fields such as architecture, engineering and accounting.

 - b. Artistic.

This group shall include activities such as teaching, creation and production by professional artists, sculptors, craftspeople (craftmakers), musicians, writers and others who produce work on the premises for individual purchases, as differentiated from mass production or manufacturing.

 - c. Business.

This includes commercial trade activities such as those conducted by a manufacturer's representative or telephone salesperson, and may involve on-site delivery or on-site retail sale of goods directly to customers on the premises if specifically allowed by the special use approval. "On-site retail sales" involve the display of goods for immediate selection, sale and delivery to a customer transacted on the premises, in contrast to catalogue sales and sales transacted electronically with customers at remote locations.
- (2) Limitations on size and location.
- a. Not more than 25 percent of the gross floor area of the dwelling unit shall be used for all of the activities devoted to the residential business.
 - b. An accessory building constructed in accordance with all Building Code requirements may be used for the residential business, but in no case shall the accessory building devoted to such use be larger than 50% of the gross floor area of the dwelling unit.

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- c. If parts of the dwelling unit and an accessory building are devoted to a residential business, the combined gross floor area devoted to the residential business must not exceed 50% of the gross floor area of the dwelling unit, including no more than 25 percent of the gross floor area of the dwelling unit itself.
 - d. There shall be no activity or display associated with the residential business outside of any building or structure that is not normally associated with a residential environment.
- (3) Activity controls.
- a. Personal services.

There shall be no activities on the premises that are associated with personal service occupations such as a barber shop, beauty shop, hairdresser, masseuse, or similar activities unless specifically permitted as part of the Special Use approval.
 - b. Employees.

There shall be no associates or employees on the premises other than other members of the family who reside on the premises.
 - c. Outsiders and nonresidents on the premises.

There shall not be more than two (2) nonresident persons on the premises at the same time in conjunction with the residential business whether they are students, clients, patients or customers.
 - d. Parking.

There shall be no parking spaces provided or designated specifically for the residential business.
 - e. Signs.

No more than one sign may be located on the premises indicating the residential business, which shall be limited to a wall sign not larger than one square foot in area.
 - f. Lights.

There shall be no exterior lighting of the building or property that is not in character with a residential neighborhood.
 - g. Hours of Operation.

The Residential Business shall not be operated between the hours of 10:00 PM and 7:00 AM each day except Sunday. On Sunday, the Residential Business shall not be open before 11:00 AM or after 10:00 PM.

(d) Exclusions.

The following activities are not considered home occupations under this Section, and are regulated separately.

- (1) Automobile tune-up service.
- (2) Bed and breakfast inn.
- (3) Rooming or boarding house.
- (4) Family or group day care home.
- (5) Family or group personal care home.

Sec. 4-24 Manufactured home park.

(a) Area, density and other park standards.

- (1) The minimum land area of any manufactured home park shall be five acres.
- (2) A manufactured home park must have at least 100 feet of frontage along a major thoroughfare.
- (3) The overall density of a manufactured home park shall not exceed 8 dwelling units per acre.
- (4) All manufactured home park grounds shall be maintained with grass, trees and/or shrubs to enhance the appearance of the park and to prevent soil erosion or the creation of dust during dry weather.
- (5) No individual lot in any manufactured home park may be sold unless that lot meets the minimum lot size and setback requirements and subdivision procedural requirements of this Code.

(b) Minimum setbacks and building separation.

- (1) No manufactured home or other building within the park shall be located closer than 40 feet to adjoining property lines, and the front setback for each manufactured home or other building from an interior street shall be at least 25 feet from the front lot line.
- (2) Manufactured homes shall be separated from each other and from other buildings and structures by at least 30 feet.

(c) Service buildings.

Accessory structures and community service facilities may include but are not limited to the following uses:

- (1) Park management offices, repair shops and storage.
- (2) Community sanitary facilities.
- (3) Community laundry facilities.
- (4) Community postal delivery facilities.

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- (5) Indoor community recreation areas.
 - (6) Commercial uses supplying essential goods or services for the use of park residents, not exceeding 5,000 square feet of gross floor area.
- (d) Water supply and sewage disposal.
- (1) All manufactured home parks shall be served by a public water system. Individual mobile homes are to be served off the master meter for the park.
 - (2) Every manufactured home park must have a public, community or private sewer system, which shall be approved by the health department. Sewer approval shall be obtained prior to submission of a site plan to the Planning Department.
- (e) Project design standards.
- See “Manufactured Home Park Design Standards” under Chapter 9 of this Code for additional requirements and restrictions.

Sec. 4-25 Manufacturing and fabrication as accessory use.

If undertaken as an accessory use to an office or commercial use permitted by right, the manufacturing or fabrication activity may occupy no more than 50% of the gross floor area occupied by the office or commercial use, or 1,000 square feet, whichever is less. All products manufactured or fabricated on the premises must be sold on the premises, either as a retail activity or by customer order.

Sec. 4-26 Massage parlor.

- (a) No person may practice massage therapy in Crisp County who is not a currently licensed massage therapist or the holder of a valid provisional permit issued by the State of Georgia.
- (b) No business, or the employees, agents, or representatives of such business, shall render or offer massage therapy services for compensation unless such massage therapy is provided by a massage therapist currently licensed by the State of Georgia.
- (c) Unlawful acts.
 - (1) It is a violation of this Development Code and State law for any person to advertise massage therapy services unless such services are provided by a person who holds a valid license issued by the State of Georgia.
 - (2) It is a violation of this Development Code and State law for any person to advertise:
 - a. As a massage therapist unless the person holds a valid license issued by the State of Georgia in the classification so advertised; or
 - b. Massage therapy services combined with escort or dating services or adult entertainment.
 - (3) It is a violation of this Development Code and State law for any person, business, or board recognized massage therapy educational program to advertise:

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- a. Massage therapy services or to advertise the offering of massage therapy services unless such services are provided by a person who holds a valid license issued by the State of Georgia; or
 - b. Massage therapy services through any form of media or representation through the use of pictorial representations unless the persons depicted in such representations are attired and posed in a manner so as to avoid appealing to the prurient interest.
 - (4) It is a violation of this Development Code and State law for any business to:
 - a. Advertise the offering of massage therapy services combined with escort or dating services, adult entertainment, or illegal acts relating to sex related crimes; or
 - b. Employ unlicensed massage therapists to perform massage therapy.
 - (5) It shall be unlawful for a person or business entity or its employees, agents, or representatives to practice massage therapy or to use in connection with its name or business activity the terms “massage,” “massage therapy,” “massage therapist,” “massage practitioner,” or the letters “M.T.,” “L.M.T.,” or any other words, letters, abbreviations, or insignia indicating or implying directly or indirectly that massage therapy is provided or supplied unless such massage therapy is provided by a massage therapist licensed and practicing in accordance with State law.

Sec. 4-27 Night watchman residence.

A residence for a night watchman, otherwise allowed as an accessory use to a business or industrial operation, may be either of the following:

- (a) A Class A or Class B single-family detached dwelling; or,
- (b) Located within a commercial or industrial structure.

Sec. 4-28 Outdoor display areas.

- (a) Outdoor display of merchandise or goods.
 - (1) The following merchandise or goods may be located in outdoor display areas on a permanent basis (where the use is otherwise permitted):
 - a. Motorized vehicles that are in good running condition free from exterior damage or substantial wear.
 - b. Power boats and sailboats.
 - c. Manufactured homes and utility buildings.
 - d. Plant nursery items.
 - e. Light building materials such as lumber, patio pavers and decorative stone; yard furniture such as benches, swings and bird baths; and yard maintenance materials such as fertilizer, mulch, straw and seed.

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- (2) All other outdoor display of merchandise or goods shall be conducted on a temporary basis associated with special sales promotions. Such display shall be for a period not to exceed 2 weeks, and shall not occur more often than 3 times per year.
- (b) Outdoor display area exemption from restrictions with screening.
- Any area outside of a building where merchandise or goods are displayed for customer selection or direct sale but which is permanently screened by a fence or free-standing wall at least 6 feet in height shall not be considered an outdoor display area.

Sec. 4-29 Outdoor storage.

Outdoor storage, where the use is otherwise permitted, is limited as follows:

- (a) Outdoor storage in the GC zoning district.
- In the GC General Commercial zoning district, outside storage of materials is only permitted as a Special Use, and must be located in the rear yard. In addition, the outdoor storage area must be screened from view by an opaque fence or freestanding wall no less than 6 feet in height.
- (b) Outdoor storage in the HC and I zoning districts.
- In the HC Heavy Commercial and the I Industrial zoning districts, any outdoor junkyard or salvage yard operated as a principal use on a property shall be contained entirely within a building or shall be screened from view by an opaque fence or free-standing wall no less than 6 feet in height. The opaque fence may consist of a chain link fence with opaque vinyl strips or other opaque materials interwoven through all of the links such that the view of the contents of the junkyard or salvage yard is fully obscured.

Sec. 4-30 Personal care homes.

- (a) A personal care home of any type (family, group or congregate) in a residential zoning district shall be at least 500 feet from any other personal care home (of any type) in the same or any other zoning district.
- (b) Personal care services provided in a personal care home shall not include medical, nursing, or health services unless the State of Georgia has granted a waiver for such services.

Sec. 4-31 Personal horse stable.

A personal horse stable that is permitted as an accessory use to a residence must have at least one acre of lot area for each horse stabled on the property in addition to the minimum lot area required for the residence by zoning or Health Department requirements (whichever is greater).

Sec. 4-32 Private use heliport.

If approved as a Special Use, a private use heliport shall meet the following minimum standards:

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- (a) Compliance with FAA guidelines.

The development of a private use heliport shall be in accordance with the guidelines specified in the Federal Aviation Administration.

- (b) Takeoff and landing area.

- (1) Private use heliports shall, as a minimum, have a takeoff and landing area $1\frac{1}{2}$ times the overall length of the largest helicopter expected to use the facility. The surface of the area shall be grassed, paved or treated as may be required to minimize dust or blowing debris.
- (2) The owner of a private use heliport shall erect a safety barrier around the peripheral area surrounding the takeoff and landing area. The safety barrier shall be a fence, wall or hedge no less than three feet in height and fully enclosed with a self-locking gate.

Sec. 4-33 Recreational vehicle parks and campgrounds.

- (a) In general.

- (1) All RV parks and campgrounds, as defined in Sec. 4-33 (b), whether the camp spaces or lots are offered for ownership or rental, are subject to the requirements of this Section.
- (2) Permanent occupancy prohibited.
 - a. No recreational vehicle or tent shall be used as a permanent place of abode, dwelling or business. Continuous occupancy for 4 months or more during any calendar year of a recreational vehicle or tent, or of a camp space by the same recreational vehicle or tent, shall constitute permanent.
 - b. Removing the wheels of a recreational vehicle except for temporary purposes of repair or to attach the recreational vehicle to the ground for permanent stabilizing purposes is prohibited.
- (3) Development of an RV park or campground shall be based on a site plan meeting all requirements of this Section and other relevant requirements of this Development Code, and shall be issued a development permit in accordance with the provisions and requirements for such permits found in the Procedures and Permits Chapter of this Development Code.
- (4) Predevelopment review and approval by the Health department must be obtained prior to site plan approval and the issuance of a development permit.
- (5) Internal roadways and camp spaces within an RV park or campground shall be located outside of any flood hazard area (i.e., the 100-year flood plain).

- (b) Definitions related to recreational parks and campgrounds.

Campground: See "RV Park or Campground."

Camp Space: A specific and designated portion of the land in an RV park or campground intended for the placement of a single recreational vehicle or tent for the exclusive use of its occupants.

Motor Vehicle: Every vehicle which is self-propelled by a motor or engine and is authorized to operate on public streets and highways.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use which either has its own motive power or is mounted on or towed by another vehicle. Any of the following and similar vehicles are “recreational vehicles”:

Travel Trailer: A vehicular, self-propelled or portable structure built on a chassis, so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

- (1) *Dependent Trailer:* A travel trailer that is dependent upon a service building housing toilet facilities.
- (2) *Independent Trailer:* A travel trailer that has its own holding tank for waste and/or can be connected directly to a sewer connection.

House Trailer: A trailer or semitrailer that is designed, constructed and equipped as a temporary dwelling and is equipped to be towed as a conveyance on streets and highways.

Motor Home: Every motor vehicle designed, used or maintained primarily for temporary or transient occupancy for travel, recreation and vacation.

Truck Camper: Any structure designed, used or maintained primarily to be loaded on or affixed to a motor vehicle for temporary or transient occupancy for travel, recreation and vacation.

Camping Trailer: A canvas or folding structure mounted on wheels and designed for travel, recreation and vacation.

RV: Recreational vehicle.

RV Park or Campground: Any privately owned parcel of land that is accessible by motor vehicles and designed, maintained, intended or used for the purpose of supplying temporary accommodations to transients for overnight use by recreational vehicles and/or tents, and permanently designated as a developed camp area set aside for temporary camping purposes for two or more recreational vehicles or tents.

Tent: A portable shelter of canvas or strong cloth stretched and sustained by poles or ropes.

Trailer, dependent: See under “Recreation Vehicle.”

Trailer, independent: See under “Recreation Vehicle.”

Transient: A temporary occupant of living quarters (such as a motel room, recreational vehicle or tent) while away from their permanent place of residence.

- (c) Area, density and other park standards.

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- (1) The minimum land area of any RV park or campground shall be 5 contiguous acres. The maximum land area that can be devoted to an RV park or campground is 20 contiguous acres.
 - (2) An RV park or campground must have at least 100 feet of frontage along a major thoroughfare designated as an arterial or collector road. See the Street Classifications Section of the Project Design Standards Chapter of this Development Code for roads designated as arterials and collectors.
 - (3) The overall density of an RV park or campground shall not exceed 8 camp spaces per acre. Camp spaces may be clustered within the RV park or campground in order to create open space, natural areas or buffers.
 - (4) Grounds. The unpaved areas of an RV park or campground shall be maintained with grass, trees and/or shrubs to enhance the appearance of the park and to prevent soil erosion or the creation of dust during dry weather.
 - (5) No individual camp space in any RV park or campground may be sold as an individual lot unless that lot meets the minimum size and setback requirements and subdivision procedural requirements of this Code, or is transferred in accordance with the Georgia Condominium Act.
 - (6) Lighting. All park roadways, pedestrian walkways and areas around park service buildings shall be illuminated to at least 0.3 foot candles.
 - a. The park street system shall be adequately maintained and lighted by the owner. The lighting units shall be so spaced and equipped to provide for the safe movement of pedestrians and vehicle traffic at night.
 - b. Lighting shall be located, aimed and shielded so that it is focused away from adjoining properties and public rights-of-way. Lighting should be focused downward in order to avoid light trespass, glare and light pollution. Levels of illumination must be appropriate for the security of the area without having an adverse impact on adjacent properties.
 - c. No flashing, moving, neon or animated lights shall be allowed.
 - d. Lighting requirements shall apply to all individual camp spaces as well as to the common areas, parking lots, park service buildings and recreation areas.
 - e. Some or all of the lights may be extinguished after the RV park or campground is closed at night.
 - (7) Park boundary treatment.
 - a. An RV park or campground shall be bounded with buffer strip along all of the exterior lot lines of the park. The buffer strip shall meet the buffer standards of the Landscaping, Buffers and Tree Conservation Chapter of this Development Code

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- b. The buffer strip along the exterior side and rear lot lines shall be no less than 10 feet wide.
 - c. A buffer of at least 25 feet in width, across which there shall be no right of access other than the approved entrance/exit roadway, shall be provided along the frontage of the RV park or campground.
 - (8) Recreation areas.
 - a. At least 100 square feet of common open space per camp space shall be provided. Each recreation area provided shall contain at least 2,500 square feet and be improved with such recreation facilities as children's play equipment, outdoor cooking facilities, picnic tables or picnic shelters, as appropriate to the nature or operation of the RV park or campground.
 - b. Recreation areas shall be so located as to be free of traffic hazards and shall be equally accessible by all occupants of the park.
 - (d) Minimum setbacks and separations.

The size of individual camp spaces shall be adequate to meet all setback and separation requirements of this subsection. The minimum size of a camp space may vary depending on the type and size of the vehicle or tent occupying or intended to occupy such space.

 - (1) All camp spaces and all principal or accessory buildings within the park shall be located no closer than 40 feet to adjoining property lines.
 - (2) Recreational vehicles and other vehicles shall be parked so that the vehicle is at least 10 feet from the edge of any internal roadway giving access to the camp space.
 - (3) Camp spaces shall be so arranged that RVs and tents shall be separated from each other and from other buildings and structures by at least 15 feet, provided further that:
 - a. Any accessory structures or extensions (such as awnings, carports and individual storage facilities) and any separate vehicles (such as automobiles, trucks, motorcycles or towing vehicles) shall be considered part of the recreational vehicle or tent for the purpose of measuring separation from other RVs or tents; and
 - b. Separation between RVs and tents and an individual storage structure located on the camp space for use by the occupant of the RV or tent need only be at least 8 feet.
 - (e) Access and circulation.
 - (1) Entrances and exits. The entrances and exits to the RV park or campground shall be only from the major thoroughfare on which it fronts. Internal roadways connecting to the major thoroughfare must be designed and constructed to public street standards within the thoroughfare's right-of-way, but shall be maintained as private roadways.

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- (2) Internal streets.
 - a. Access to all camp spaces and all park service buildings shall be from internal roadways within the park and in no case directly from any public road, street or highway.
 - b. All internal roadways shall be private drives and shall be of adequate width to accommodate anticipated traffic. Internal roadways shall meet the following minimum requirements: One-way drive—minimum 11 feet in width; two-way drive—minimum 20 feet in width.
 - (3) Surfacing. All roadways and parking areas within the RV park or campground shall be surfaced with concrete or asphalt, or an equivalent all-weather surfacing approved by the Public Works Director.
 - (4) Off-street parking. Every RV park and campground shall provide sufficient parking and maneuvering space so that the parking, loading or maneuvering of recreational vehicles shall not necessitate the use of any public street or right-of-way.
 - (5) All road signs and lot identification numbers must be sufficient for and meet the requirements of the County's E-911 system.
- (f) Park service buildings.
- Accessory structures and community service facilities may include the following uses:
- (1) Park manager's permanent residence.
 - (2) Park management office and storage.
 - (3) Community sanitary and laundry facilities.
 - (4) Indoor community recreation center, not exceeding 1,800 square feet of gross floor area.
 - (5) Commercial uses supplying essential goods or services for the use of park occupants, not exceeding 800 square feet of gross floor area.
 - (6) An individual storage structure located on a camp space for use by the occupant of the camp space, not exceeding 320 square feet of gross floor area. Such storage structures shall not be used for temporary or permanent habitation.
 - (7) Such other structures or facilities directly related to and necessary for the proper management, operation or maintenance of the RV park or campground.
- (g) Health department requirements.
- Any RV park or campground must comply with all currently adopted rules and regulations of the Georgia Department of Human Resources regarding "tourist accommodations" and sewage disposal requirements of the Department of Human Resources or Department of Natural Resources (as applicable). Such rules and regulations, which may be amended from time to time, may include but are not limited to the following:
- (1) Water supply.

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- a. The water supply shall comply with all Federal, State and local laws and/or ordinances related to safe drinking water.
 - b. Hose used for filling travel trailer water tanks shall be stored under sanitary conditions, used for no other purposes and be so handled that back siphonage cannot occur and that contaminants will not be introduced into the travel trailer's water tank.
- (2) Toilet facilities.
- a. Where dependent trailers are located, central toilet facilities shall be provided for each ten camp spaces or fraction thereof, with not less than one commode, one lavatory and one tub or shower head for each sex. In addition, at least one urinal shall be provided in each central toilet designated for men. It is not required for independent trailer sites to have access to central toilet facilities.
 - b. Central toilets shall be plainly marked, separate for each sex, lighted at night and located within 200 feet of the camp spaces served.
 - c. Anti-slip tubs, slip strips, appliqués or slip-proof mats shall be provided in each bathing facility and shall be kept clean and in good repair.
- (3) Sanitary sewage and disposal facilities.
- a. Connection shall be made to a public sewer whenever possible and feasible as determined by the Health Department.
 - b. Each independent trailer camp space shall be provided with a sewer connection not less than three inches in diameter. Suitable fittings shall be provided at each sewer connection to permit a watertight junction to be made with the travel trailer outlet. Each sewer connection shall be so constructed that it can be closed and when not in use shall be capped to prevent escape of odors.
 - c. Where public sewers are not available, sewage disposal shall be provided to effectively dispose of all water carried wastes in a sanitary manner. No sewage, waste water, or other liquid effluent shall be discharged in such manner as to enter surface or subsurface water except following a treatment process approved prior to construction in conformity with existing State and local laws. Such sewage disposal systems shall be constructed and maintained in a manner to prevent the creation of unsanitary conditions. Existing private sewage disposal systems giving satisfactory service as determined by the Health Department may be approved by said department.
- (4) Garbage and refuse disposal.
- a. All outside refuse or garbage storage containers shall be constructed of durable metal or other approved types of materials, which do not leak and do not absorb liquids and shall be provided with tight-fitting lids or covers and shall, unless kept in a special vermin proof room or enclosure, be kept covered when stored. Each container shall be located within 100 feet of the camp spaces it

serves or in a location approved by the Health Department and shall be cleaned at such frequency as to prevent a nuisance or odor.

- b. Adequate cleaning facilities shall be provided and each garbage and/or recycling storage room, enclosure or container shall be thoroughly cleaned after the emptying or removal of refuse or garbage. Areas surrounding these rooms, enclosures and containers shall be kept clean and orderly. Liquid waste resulting from the cleaning of containers shall be disposed of as sewage.
- c. The RV park or campground shall dispose of the refuse in compliance with all Federal, State and local laws and/or ordinances.

(5) Insect and rodent control.

Effective measures, approved by the Health Department, intended to eliminate the presence of rodents and flies, roaches and other insects on the premises shall be utilized. The premises shall be kept in such condition as to prevent the harborage or feeding of insects or rodents.

(6) Laundry rooms.

Where laundry facilities are provided, they shall be separate from other facilities, of sound construction and shall be kept clean and in good repair. Laundry rooms for guest use shall be vented to the exterior and shall be well lighted, ventilated and provided with hot and cold water under pressure. Dryers shall be vented to the outside.

(h) Electrical service requirements.

- (1) All utilities, including electrical, shall be underground. Where on-site or off-site conditions require electrical supply lines to be above ground, there shall be no less than 18 feet of vertical clearance and 3 feet of horizontal clearance in all areas subject to recreational vehicle movement.
- (2) Any RV park or campground must comply with all requirements of the National Electrical Code regarding recreational vehicle parks which include but are not limited to the following:
 - a. Every recreational vehicle site with electrical supply shall be equipped with at least one 20-ampere, 125-volt receptacle. A minimum of 5 percent of all recreational vehicle sites, with electrical supply, shall each be equipped with a 50-ampere, 125/250-volt receptacle. A minimum of 70 percent of all recreational vehicle sites with electrical supply shall each be equipped with a 30-ampere, 125-volt receptacle. Dedicated tent sites with a 15- or 20-ampere electrical supply shall be permitted to be excluded when determining the percentage of recreational vehicle sites with 30- or 50-ampere receptacles.
 - b. Additional receptacles shall be permitted for the connection of electrical equipment outside the recreational vehicle within the recreational vehicle park.

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- c. All 125-volt, single-phase, 15- and 20-ampere receptacles shall have listed ground-fault circuit-interrupter protection for personnel.
 - d. Location.
 - 1. Where provided on back-in sites, the recreational vehicle site electrical supply equipment shall be located on the left (road) side of the parked vehicle, on a line that is 5 ft to 7 ft from the left edge (driver's side of the parked RV) of the stand and shall be located at any point on this line from the rear of the stand to 15 ft forward of the rear of the stand.
 - 2. For pull-through sites, the electrical supply equipment shall be permitted to be located at any point along the line that is 5 ft to 7 ft from the left edge (driver's side of the parked RV) from 16 ft forward of the rear of the stand to the center point between the two roads that gives access to and egress from the pull-through sites.
 - 3. The left edge (driver's side of the parked RV) of the stand shall be marked.

Sec. 4-34 Relative residence.

A second cooking facility may be constructed and used within a single-family residence for the exclusive use of a relative of the property owner subject to the following restrictions:

- (1) The property owner must live in the single-family residence.
- (2) The relative residing on the property must be a person related by blood, marriage or adoption to the property owner, but extending in lineage no more than two generations (grandparent, parent, child or grandchild) or laterally no farther than brother, sister, niece or nephew.
- (3) The area of the second cooking facility shall not exceed the area of the main cooking facility.
- (4) Access to the relatives' living area shall be required from the interior of the residence, although secondary access to the exterior of the dwelling is not prohibited.

Sec. 4-35 Self service storage, mini-warehouses.

Minimum standards for the use, site development, construction and placement of self-service storage facilities and mini-warehouses shall be as follows:

- (a) General regulations.
 - (1) No wholesale or retail sales shall be permitted within a storage bay.
 - (2) A self-storage facility shall not occupy a site larger than 10 acres.
 - (3) The only commercial activities permitted exclusively on the site of the self-service storage facility shall be rental of storage bays, pick-up and delivery of goods or property in dead storage, and the sale or rental of items related to moving and storage such as moving boxes, packing supplies and hand trucks.

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- (4) Storage bays shall not be used to manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; rehearsing or practicing utilizing band instruments; conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on site.
 - (5) Residential quarters for security purposes may be established on the site (see the Night Watchman Residence Section of this Chapter).
 - (6) A minimum 6-foot fence or wall shall enclose the self-storage facility. Said fence or wall shall be constructed of brick, stone, masonry units, wood, chain link or other similar materials. Said fence or wall shall be set back a minimum of 20 feet from the side and rear property lines. Fences and walls shall adhere to the required front yard setback for principal buildings. This requirement will be inapplicable should the facility comply with landscape requirements of self-storage.
 - (7) Individual storage bays within a self-service storage facility shall not be considered a "premises" for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.
 - (8) Except as provided, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals are prohibited.

(b) Access.

A self-service storage facility shall be located on a lot that gains access from a local commercial or industrial street, a minor or major collector, or an arterial street.

(c) Outside storage.

Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use, truck trailers, antique cars and other vehicles shall be permitted within a self-service storage facility provided the following conditions are met.

- (1) Such storage shall take place only within a designated area. The area so designated shall be clearly delineated on the site plan submitted for approval by the County.
- (2) The storage area shall not exceed 25 percent of the total area of the site.
- (3) The outdoor storage area shall be entirely screened from view from adjacent residential properties and public streets by a building, or by the installation of a 6-foot high opaque wall or fence located interior to and in addition to any required buffer.
- (4) Vehicles shall not be stored within the minimum principal building setbacks.
- (5) No vehicle maintenance, washing or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.

(d) Development regulations.

(1) Separation between storage buildings.

- a. If separate buildings are constructed, there shall be a minimum of 20 feet separating the individual buildings.
- b. Buildings shall be situated or screened so that overhead access doors do not face public roads or residentially zoned property.

(2) Maximum bay size.

The maximum size of a storage bay shall be 450 square feet.

(3) Maximum building height.

- a. With the exception of the structure used for security quarters, the maximum height of a self-service storage facility shall not exceed 1 story or 12 feet unless the Board of Commissioners approves additional stories.
- b. All self-service storage facilities shall utilize gable roofs with not less than a 2:12 slope.

(4) Maximum lot coverage.

Maximum lot coverage shall not exceed the maximum lot coverage allowed for the zoning district in which the use is located.

(5) Parking requirements.

- a. Designated customer parking is not required; however, a minimum of 5 parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site.
- b. Interior parking. Interior parking shall be provided in the form of aisle-ways adjacent to the storage bays. These aiseways may be used for both circulation of traffic and user parking while using the storage bays. The minimum width of these aiseways shall be as follows.
 1. If aiseways permit two-way traffic, minimum width shall be 24 feet.
 2. If aiseways permit only one-way traffic, minimum width shall be 20 feet.
- c. Prior to issuance of a certificate of occupancy, the traffic flow patterns in the aiseways shall be clearly marked. Marking shall consist at a minimum of the use of standard directional signage and painted lane markings with arrows. In order to assure appropriate access and circulation by emergency vehicles and equipment, the Fire Department shall approve the turning radii of the aiseways.

(e) Dumpsters and trash receptacles.

Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.

Sec. 4-36 Sexually-oriented businesses.

(a) Sexually-oriented businesses; where allowed.

- (1) A sexually-oriented adult use is allowed only in the HC Heavy Commercial and I Industrial zoning districts, and only in accordance with the Crisp County Adult Entertainment Ordinance.
- (2) It shall be unlawful to establish, operate, or cause to be operated a sexually oriented business in Crisp County, unless said sexually oriented business is at least:
 - a. 1,000 feet from any parcel occupied by another sexually oriented business or by a business licensed by the State of Georgia to sell alcohol at the premises; and
 - b. 500 feet from any parcel occupied by a church or other place of worship, licensed day-care center, public or private elementary or secondary school, public park, or any residence or residentially zoned district.
- (3) For the purpose of this section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of any structure, including signs and roof overhangs, used in conjunction with the sexually oriented business to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in subsections Sec. 4-36 (a)(2)a and b above. These distances shall be verified by plat showing distances furnished by the applicant, prepared by a registered land surveyor. This plat shall accompany and be made part of the application for a development permit, building permit or license approval.

(b) Definitions.

The following definitions are applicable to this section:

Adult Arcade: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are characterized by their emphasis upon matter exhibiting “specified sexual activities” or “specified anatomical areas.”

Adult Bookstore or Adult Video Store: A commercial establishment which, as one of its principal purposes, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of “specified sexual activities” or “specified anatomical areas.”

A “principal purpose” means that the commercial establishment:

- (1) has a substantial portion of its displayed merchandise which consists of said items, or
- (2) has a substantial portion of the wholesale value of its displayed merchandise which consists of said items, or
- (3) has a substantial portion of the retail value of its displayed merchandise which consists of said items, or
- (4) derives a substantial portion of its revenues from the sale or rental, for any form of consideration of said items, or
- (5) maintains a substantial section of its interior business space or floor area for the sale or rental of said items.

Adult Cabaret: a nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features persons who appear semi-nude.

Adult Motel: A motel, hotel, or similar commercial establishment which:

- (1) offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, other photographic reproductions, or live performances which are characterized by the display of “specified sexual activities” or “specified anatomical areas”; and which advertises the availability of such material by means of a sign visible from the public right-of-way, or by means of any on or off-premises advertising, including but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; or
- (2) offers a sleeping room for rent for a period of time that is less than 10 hours; or
- (3) allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than 10 hours.

Adult Motion Picture Theater: A commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of “specified sexual activities” or “specified anatomical areas” are regularly shown to more than five persons for any form of consideration.

Characterized by: Describing the essential character or quality of an item. As applied in this ordinance, no business shall be classified as a sexually oriented business by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.

Licensed Day-Care Center: A facility licensed by the State of Georgia, whether situated within the County or not, that provides care, training, education, custody, treatment or supervision for more than 12 children under 14 years of age, where such children are not related by blood, marriage or adoption to the owner or operator of the facility, for less than

24 hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.

Nudity or a State of Nudity: The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

Person: An individual, proprietorship, partnership, corporation, association, or other legal entity.

Premises of a Sexually Oriented Business: The real property upon which the sexually oriented business is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the sexually oriented business, the grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the license holder.

Regularly: Refers to the consistent and repeated doing of the act so described.

Semi-Nude or State of Semi-Nudity: The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks. This definition shall include the lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breasts exhibited by a dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

Semi-Nude Model Studio: A place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons.

This definition does not apply to any place where persons appearing in a state of semi-nudity did so in a modeling class operated:

- (1) By a college, junior college, or university supported entirely or partly by taxation;
- (2) By a private college or university which maintains and operates educational programs in which credits are transferable to college, junior college, or university supported entirely or partly by taxation; or:
- (3) In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and
 - b. Where, in order to participate in a class a student must enroll at least three days in advance of the class.

Sexual Device: Designed or marketed as useful primarily for the stimulation of human genital organs. This definition shall include devices commonly known as dildos, vibrators, penis pumps, and physical representations of the human genital organs. Nothing in this

definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

Sexual Device Shop: A commercial establishment that regularly features sexual devices. Nothing in this definition shall be construed to include any pharmacy, drug store, medical clinic, or any establishment primarily dedicated to providing medical or healthcare products or services, nor shall this definition be construed to include commercial establishments which do not restrict access to any portion of their premises by reason of age.

Sexual Encounter Center: A business or commercial enterprise that, as one of its principal business purposes, purports to offer for any form of consideration, physical contact in the form of wrestling or tumbling between persons of the opposite sex when one or more of the persons is semi-nude.

Sexually Oriented Business: An “adult arcade,” an “adult bookstore or adult video store,” an “adult cabaret,” an “adult motel,” an “adult motion picture theater,” a “semi-nude model studio,” a “sexual device shop,” or a “sexual encounter center.”

Specified Anatomical Areas means and includes:

- (1) Less than completely and opaquely covered: human genitals, pubic region; buttock; and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activity means any of the following:

- (1) intercourse, oral copulation, masturbation or sodomy; or
- (2) excretory functions as a part of or in connection with any of the activities described in (a) above.

Substantial: With regard to a sexually oriented business, at least ten percent (10%) of the item(s) so modified.

- (c) Purpose, Rationale and Findings.

The purpose, rationale and findings of the regulation of sexually-oriented adult uses are found in the Appendix C to this Unified Land Development Code.

Sec. 4-37 Solar energy systems.

- (a) Solar energy system, building mounted.

A building-mounted solar energy system as an accessory use shall be subject to the following regulations:

- (1) Placement.
 - a. No solar energy system shall be mounted or affixed to any freestanding wall or fence.

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- b. Panels and building mounts shall be installed per manufacturer's specifications.
 - c. Design Review and Certification.

Systems located on the roof shall provide, as part of their permit applications, evidence of design review and structural certification if the slope of the panel differs from the roof pitch. All panels on commercial roofs shall provide this information regardless of slopes, as well as any residential roof greater than 50 percent overage.

- d. In residential zoning districts, a solar energy system for aesthetic reasons shall not be located on the front slope of a pitched roof of a principal residential structure unless no other location for the solar energy equipment is feasible. The county may require sun and shadow diagrams specific to the installation to ensure compliance with this provision.
- e. Height.
Building-mounted solar panels or systems shall not exceed four feet above the height of any principal building on the site.
- f. Permits and Code Compliance.

A building permit shall be required for installation of all building-mounted solar energy systems, except for flush-mounted panels.

(b) Solar energy system, ground mounted.

In zoning districts when permitted as an accessory use, a "solar energy system, ground-mounted," as defined in this Development Code shall be subject to the following regulations:

(1) Placement.

- a. A ground-mounted solar energy system shall not be located within the required front yard of a lot.
- b. A ground-mounted system shall not be located over a septic system, leach field area or identified reserve area unless approved by the Health Department.
- c. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.
- d. Panels and ground-mounts shall be installed per manufacturer's specifications.

(2) Maximum area coverage.

For residential properties, a ground-mounted solar energy system shall not exceed 25% of the footprint of the principal building served. For non-residential properties, a solar energy system shall not exceed 50% of the footprint of the principal building served, unless a Special Exception Variance has been approved.

(3) Height.

The maximum height of a ground-mounted solar energy system shall not exceed the maximum building height for accessory buildings in the zoning district in which it is located, or 20 feet, whichever is less.

(4) Permitting.

A building permit is required for any ground-mounted solar energy system and for the installation of any thermal solar energy system.

(c) Solar energy facility or solar farm.

In districts where permitted as a principal use, a “solar energy facility” or “solar farm,” as defined in this Development Code, shall be subject to the following regulations:

(1) Mounting.

- a. Solar panels or solar arrays shall be mounted onto a pole, rack or suitable foundations, in accordance with manufacture's specifications, in order to ensure the safe operation and stability of the system. The mounting structure (fixed or tracking capable) shall be comprised of materials approved by the manufacturer, which are able to fully support the system components, in accordance with applicable building permit requirements. Electrical components of the facility shall meet applicable electrical code requirements.
- b. Multiple mounting structures shall be spaced apart at a distance to ensure safety and maximum efficiency.

(2) Setbacks.

A solar energy facility and its appurtenant components and structures shall be set back a minimum of 100 feet from all property lines of adjacent property owners; 500 feet from habitable residential use dwelling or neighboring/adjacent properties zoned RS2 and PRD. Setback requirements may be reduced if agreed to in writing by the adjacent property owner.

(3) Placement.

- a. When located in agricultural zoning districts, the solar energy facility shall be located as much as possible to minimize impacts on prime agricultural soils, as mapped in the Crisp County comprehensive plan.
- b. If located in the 100 year floodplain, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.
- c. Components of the facility shall not be located over a septic system, leach field area or identified reserve area unless approved by the Health Department.

(4) Screening

The facility may be screened from adjoining properties, except for those adjoining properties that are also a party to the Solar Farm. All adjacent roads

shall be screened using the natural topography or by installation of a vegetative buffer capable of reaching a height of 6 feet within five years of planting.

(5) Height

- a. Freestanding solar panels or solar arrays shall not exceed 25 feet in height as measured from the grade at the base of the structure to the highest point.
- b. Mounted solar panels or solar arrays shall not exceed eight feet above the apex of the structure on which it is mounted or the maximum height for buildings in the zoning district in which it is located.

(6) Security.

- a. Unless 24-hour security guards or video surveillance is provided at the installation, the solar energy facility shall be enclosed by a security fence no less than 6 feet nor greater than 8 feet in height.
- b. Access gates and equipment cabinets must be locked when not in use.

(7) Noise.

Inverter noise shall not exceed 40dBA, measured at the property line.

(8) Glare and Lighting

- a. The solar energy system components shall be designed with an antireflective coating or at least shall not produce glare that would constitute a nuisance to occupants of neighboring properties, aircraft, or persons traveling on adjacent or nearby roads.
- b. If lighting is required, it shall be activated by motion sensors, fully shielded and downcast type where the light does not spill onto any adjacent property or into the night sky.

(9) Maintenance and upkeep.

Systems shall be maintained in accordance with manufacturer's specifications. The operator of the facility shall maintain the facility, including all buffer screening, in compliance with the approved plans and shall keep the facility free from weeds, dust trash and debris.

(10) Site plan review and development permit.

A site plan reviewed and approved by the Planning Division shall be required prior to issuance of a permit. In addition to requirements for site plans generally, the site plan submission shall include the following information: The proposed location and dimensions of all solar panels, battery storage systems, inverters, existing and proposed structures, screening, fencing, property lines, parking, access driveways and turnout locations, ancillary equipment, transmission lines, vegetation, the location of any residences on site and within 500 feet of the perimeter of the facility, the location of any proposed solar access easements, and standard drawings of solar energy system components.

(11) Additional submission requirements.

In addition to requirements for information to be provided during the site plan review and development permitting process, the facility shall not be approved for operation until the following are submitted.

- a. Copy of all recorded agreements in relation to the Solar Farm.
- b. Where interconnection to an electric utility grid is proposed, the applicant shall submit evidence that the electrical utility provider has been informed of the customer's intent to install an interconnection with the local electric utility grid. A copy of the approval from the local utility must also be provided before operation of an interconnected facility will be authorized.
- c. A decommissioning plan for the anticipated service life of the facility or in the event that the facility is abandoned or has reached its life expectancy.
- d. The county may require other studies, reports, certifications, and/or approvals be submitted by the applicant to ensure compliance with this section.
- e. A building permit shall be required for installation of all solar energy systems facility or solar farm.

(12) Removal of obsolete or unused systems.

- a. Any solar collection device or combination of devices that is not operated for a continuous period of 12 months and for which there are no applications pending for permitted use of the structure at the end of such 12-month period, shall be considered abandoned, whether or not the owner or operator intends to make use of the device(s). The owner of an abandoned solar collection device and the owner of the property where the abandoned solar collection device is located shall be under a duty to remove such device. If such device is not removed within a reasonable time, not to exceed twelve (12) months, after receipt of notice from the governing authority notifying the owner(s) of such abandonment, the governing authority may remove such device(s) and place a lien upon the property for the costs of removal. The governing authority may pursue all legal remedies available to it to ensure that abandoned device(s) are removed. Delay by the governing authority in taking action shall not in any way waive the governing authority's right to take action.

(13) Within 90 days of the Commercial Operation Date, the owner shall provide the Board of Commissioners with a bond, issued by a surety acceptable to the Board, or a letter of credit from an FDIC-insured bank, or a guaranty from a company with assets of at least Twenty Million Dollars (the "Restoration Security"), which acceptance shall not be unreasonably withheld. The amount of the Restoration Security shall equal the estimated costs of decommissioning the Solar Farm and restoring the Property in compliance with Section 12, less the estimated salvage value of the Solar Farm. If the Parties are unable to agree upon the appropriate amount of the Restoration Security within sixty (60) days of the Parties' first discussion, they shall, at owners expense,

hire a mutually acceptable independent engineer, to provide an estimate of the appropriate amount of the Restoration Security, and such estimate shall be deemed the required amount of the Restoration Security. Owner shall keep such Restoration Security as long as the Solar Farm is in operation.

- (14) Solar panels shall not be placed in the vicinity of any airport in a manner that would interfere with airport flight patterns. Acknowledgement from the Federal Aviation Administration may be necessary.

Sec. 4-38 Special outdoor events.

Special outdoor events (such as a festival, carnival or exhibition) shall comply with the following:

- (a) Special outdoor events; frequency and duration.
- (1) A special outdoor event shall not last longer than 15 days, and may not occur more often than four times in any calendar year on the same property.
 - (2) Any two special outdoor events on the same property must be separated by at least 30 consecutive days.
- (b) Special outdoor events; requirements.
- (1) Adequate parking and traffic maneuvering space must be located on the same property as the special event.
 - (2) Evidence of liability insurance in an amount acceptable to the County Attorney shall be submitted as part of the application for Special Use approval.
 - (3) Signage proposed for the special event must be specified and approved as a part of the Special Use approval.
 - (4) Alcohol sales must be approved and licensed by the Crisp County Finance Department.

Sec. 4-39 Telecommunications satellite station.

- (a) Definitions.

Telecommunications Satellite Station: An installation of equipment and associated facilities connected with one or more terrestrial systems and capable of transmitting telecommunications to, and receiving telecommunications from, satellites.

Telecommunications Satellite Station Lease Area: A portion of a larger parcel of land that is leased to a telecommunications company for the installation and maintenance of a telecommunications satellite station.

- (b) General guidelines and requirements.
- (1) Principal or accessory use.

A telecommunications satellite station may be considered either a principal or an accessory use. A different existing use or an existing structure on the same parcel of land shall not preclude the installation of a satellite station on such parcel.

- a. For the purposes of determining whether the installation of a satellite station complies with zoning district regulations, including, but not limited to, setback requirements, lot coverage requirements and other such requirements, the dimensions of the entire parcel shall control, even though the satellite station may be located on leased property within such parcel.
- b. A satellite station that is installed in accordance with the provisions of this Section shall not be deemed to constitute the expansion of a nonconforming use or structure.

(2) Security fencing.

The satellite station shall be enclosed by security fencing not less than six feet in height and an access gate of equal height that can be securely locked.

(3) Landscaping.

The following requirements shall govern the required landscaping surrounding the satellite station.

- a. The satellite station shall be landscaped with a buffer of plant materials that effectively screens the view of the satellite station installation. The buffer shall consist of a landscaped strip at least 5 feet wide around the perimeter of the fenced in area;
- b. Buffer reductions may be allowed when existing mature tree growth and vegetation on the surrounding parcel are preserved and effectively block the view of the satellite station installation from any adjacent road or property. In certain instances where the satellite station is located on large wooded lots, natural growth around the property perimeter may be a sufficient buffer; and
- c. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible.

(4) Maximum height.

The height of all equipment installed as part of the satellite station (other than any attendant power pole) shall not exceed 8 feet from finished grade.

(c) Applications for approval.

(1) Information required.

Each applicant requesting a special use approval under this Section shall submit a scaled site plan, elevation view, and other supporting drawings, calculations, and documentation, signed and sealed by appropriate licensed professionals, showing the following:

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- a. The dimensions and minimum yard setbacks of the parcel within which the satellite station lease area will be located;
 - b. The location and dimensions of the satellite station lease area and the proposed equipment therein;
 - c. All temporary or permanent easements associated with access to or construction of the installation that will be disturbed;
 - d. Proposed landscaping of the site and disturbed areas, and
 - e. Information that will be required to obtain a soil and erosion control permit.
- (2) Additionally, information may be required by the Board of Commissioners concerning topography, setbacks, drives, parking, fencing, landscaping, adjacent uses, and any other information deemed by the Board to be necessary to assess compliance with this Section.
- (3) Factors considered in granting approval.

The following factors shall be considered by the Board of Commissioners in determining whether to approve the special use. Provided, however, the Board of Commissioners may vary any of such factors if the Board concludes that the goals of this Development Code are better served thereby. The following factors shall be in addition to the standards for special use consideration contained in the Procedures and Permits Chapter of this Development Code.

- a. Maximum height of the proposed equipment;
- b. Proximity of the installation to other structures and zoning district boundaries;
- c. Nature of uses on adjacent and nearby properties;
- d. Surrounding topography;
- e. Surrounding tree coverage and foliage;
- f. Design of the satellite station, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- g. Such other and additional standards of review as the Board of Commissioners may consider relevant to the special use request.

Sec. 4-40 AG telecommunications tower.

- (a) AG telecommunications tower defined: A specialized telecommunications tower erected, intended and used solely in support of agricultural activities, which are:
- (1) The establishment of a global positioning system for the purpose of coordinating and controlling precision agricultural services, such as row guidance for tractors and other agricultural cultivation or harvesting machinery, autosteer positioning control and field preparation.; and

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- (2) Weather monitoring for the transmission of weather information to farmers in order to best schedule spraying, spreading and irrigation activities.
 - (b) AG telecommunications towers are allowed by right in the RR and RS1 zoning districts, or by special exception variance when associated with an active agricultural operation in any other zoning district in accordance with the provisions of Chapter 2.
 - (c) Exceptions for AG telecommunications towers.
 - (1) The requirements of Sec. 4-41 shall not apply to AG telecommunications towers that are 200 feet or lower in height, except the following shall continue to apply:
 - a. Sec. 4-41 (e)(5), federal requirements, as applicable.
 - b. Sec. 4-41 (e)(6), building code requirements.
 - (2) AG towers that are taller than 200 feet must comply with all requirements of Sec. 4-41 as apply to all such telecommunications towers and antennas.
 - (d) Removal of abandoned antennas, towers or structures. Bond Required.
 - (1) Any AG tower that is not operated for a continuous period of 12 months shall be considered abandoned, and such tower shall be removed upon receipt of notice from the Planning Department notifying the owner of such abandonment. If such AG tower is not removed within 30 days, the County may remove such tower at the owner's expense.
 - (2) Prior to the issuance of a permit for placement of an AG tower, the owner shall provide the Board of Commissioners with a bond, issued by a surety acceptable to the Board, which acceptance shall not be unreasonably withheld, insuring the proper removal of the antenna, tower or structure.

Sec. 4-41 Telecommunication towers and antennas.

This Section of the Development Code is enacted for the purpose of safeguarding the public health, safety and welfare by establishing general guidelines for the location and placement of antennas and towers pursuant to the Federal Telecommunications Act.

- (a) The goals of this Section are to:
 - (1) Encourage the location of towers in nonresidential areas and minimize the total number of towers throughout the county;
 - (2) Encourage strongly the joint use of new and existing tower locations;
 - (3) Encourage users of antennas and towers to locate them, to the extent possible, in areas where the adverse impact on the citizens of the county is minimal;
 - (4) Encourage users of antennas and towers to configure them in a way that minimizes the adverse visual impact of the antennas and towers; and
- (b) Enhance the ability of the providers of telecommunication services to render such services to the community quickly, effectively and efficiently.

(c) Definitions related to telecommunications towers and antennas.

Alternative Tower Structure: Man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures.

Antenna: Any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves.

Microcell: A telecommunication facility composed of no more than four antennas and no more than two equipment boxes. Microcell antennas may be either of a panel design having dimensions of approximately one foot in width and five feet in length, or of an omni (whip) design having dimensions of approximately four inches in diameter and six feet in length. Dimensions of such antennas may vary from operator to operator and as industry standards and designs are modified or revised.

Telecommunications Tower: Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas including self-supporting lattice, guy towers or mono-pole towers. The term shall include, but not be limited to, the following: radio and television transmission towers, microwave towers, comm-carrier towers and cellular towers. See also, in contrast, “AG Tower” and “Telecommunications Satellite Station”.

(d) Applicability.

(1) District limitations.

The requirements set forth in this Section shall govern the location of telecommunication towers that exceed, and antennas that are installed at a height in excess of, the minimum regulated height specified for each zoning district on the following Table. The height limitation applicable to such structures shall be 200 feet, unless a greater height is allowed by special use approval.

Table 4.2: Approval Process for Telecommunications Facilities

Zoning District	Attachment to an Existing Alternative Tower	Co-location on a Pre-existing Tower	New Tower		
			Minimum Regulated Height	But not over 200 feet	Over 200 feet high
RR	E	E	50	SU	SU
RS1	*	Not Allowed	35	Not Allowed	Not Allowed
RS2	*	Not Allowed	35	Not Allowed	Not Allowed
PRD	*	Not Allowed	35	Not Allowed	Not Allowed
RD	*	Not Allowed	35	Not Allowed	Not Allowed
RM	*	Not Allowed	50	Not Allowed	Not Allowed
PUD	E	E	**	SU	SU
OI	E	E	50	SU	SU

NC	E	E	35	TP	SU
GC	E	E	35	TP	SU
HC	E	E	50	TP	SU
I	E	E	35	TP	SU
PCID	E	E	**	TP	SU

E = Exempt (see Sec. 4-41 (g)).

TP = Telecommunications Permit (only) required (see Sec. 4-41 (f)).

SU = Special use approval and Telecommunications Permit required (see Chapter 2 and Sec. 4-41 (g)).

* Not Allowed except on nonresidential properties only, such as churches, schools, etc

** Minimum regulated height = maximum allowed height established as part of the zoning approval for the PUD or PCID.

(2) County property.

Antennas or towers located on property owned, leased, or otherwise controlled by the county shall be exempt from the requirements of this Section, provided a license or lease authorizing such antenna or tower has been approved by the Board of Commissioners.

(3) Exceptions for amateur radio and receive-only antennas.

- a. This Section shall not govern towers or antennas not exceeding 35 feet in height that are owned and operated by federally licensed amateur radio station operators and do not exceed the minimum regulated height for the zoning district shown on Table 4.2. For such a tower or antenna to exceed the minimum regulated height, a Special Exception Variance must first be granted in accordance with the Appeals Section of the Procedures and Permits Chapter of this Development Code.
- b. This Section shall not govern satellite dishes or other receive-only antennas used exclusively for radio or television reception purposes.

(4) Pre-existing antennas and towers.

Any tower or antenna, for which a building permit has been properly issued prior to the effective date of this Chapter, shall not be required to meet requirements of this Section except for the requirements of Sec. 4-41 (e)(5) and Sec. 4-41 (e)(6). Any such antenna or tower shall be referred to in this Section as a “pre-existing antenna” or “pre-existing tower.”

(5) Temporary towers and antennas.

Antennas or towers to be temporary located on property for a period not exceeding 60 days shall not require a telecommunications permit, but may require a building permit for electrical service or as otherwise required by the Building Codes. Provided,

however, these temporary antennas or towers shall meet all other requirements of this Section, in addition to the following, conditions:

- a. Prior to the erection or construction of any temporary antenna or tower, an application for a temporary permit shall be filed with the Planning Department. The department shall make recommendations to the Board of Commissioners for approval or denial.
- b. All temporary permits shall be approved by the Board if:
 1. The maximum height for any temporary antenna or tower shall be 70 feet;
 2. The maximum number of temporary antenna or tower permits to be issued for a single location shall be one per year; and
 3. Provisions that shall govern the application and consideration for issuing a temporary antenna or tower permit shall be the same as those considerations set forth in Sec. 4-41 (f). Provided, however, the Board may vary any of the provisions contained therein if it concludes that the goals of this Section are better served thereby.

(e) General guidelines and requirements.

(1) Principal or accessory use.

Antennas and towers may be considered either a principal or an accessory use. A different existing use or an existing structure on the same parcel of land shall not preclude the installation of an antenna or tower on such parcel. For the purposes of determining whether the installation of a tower or antenna complies with zoning district regulations, including, but not limited to, setback requirements, lot coverage requirements and other such requirements, the dimensions of the entire parcel shall control, even though the antennas or towers may be located on leased property within such parcel. Antennas that are installed and towers that are constructed in accordance with the provisions of this Section shall not be deemed to constitute the expansion of a nonconforming use or structure.

(2) Inventory of existing sites.

Each applicant for a building permit to install or construct an antenna and/or tower shall provide to the Planning Department an inventory of its existing antennas and towers that are either within the jurisdiction of the county or within one-quarter mile of the border thereof, including specific information about the location, height and design of each antenna and tower. The department may share such information with other applicants applying for telecommunications permits under this Section, or other organizations seeking to locate antennas and/or towers within the jurisdiction of the county.

(3) Co-location design requirements.

In addition to all applicable building and safety codes, all towers, except amateur radio towers, shall be designed to accommodate the co-location of telecommunication antennas according to the following:

- a. For towers up to 100 feet in height, the structure and fenced compound shall be designed to accommodate at least two providers;
- b. For towers greater than 100 and up to 200 feet in height, the structure and fenced compound shall be designed to accommodate at least three providers; and
- c. For structures greater than 200 feet in height, the structure and fenced compound shall be designed to accommodate at least five providers.

(4) Aesthetics; lighting.

The guidelines set forth in this subsection shall control the installation of all antennas and the location of all towers governed by this Section, provided, however, that the Board may waive or vary the terms of these requirements if it determines that the goals of this Section are better served thereby.

- a. Towers shall be constructed and maintained with either a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness;
- b. At a tower site, the design of the building and related structures shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend the tower facilities to the natural setting and built environment;
- c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment shall be a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible; and
- d. Antennas and towers shall not be artificially lighted, unless required by the FAA or other applicable governmental authority. If lighting is required, the Permitting Authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

(5) Federal Requirements.

All antennas and towers shall meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate antennas and towers. If such standards and regulations are changed, the owners of the antennas and towers governed by this Section shall bring such antennas and towers into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations. Provided, however, if a more stringent compliance schedule is mandated by the controlling federal agency, the owners of the antennas and towers shall be required to comply

with the more stringent compliance schedule. Failure to bring antennas and towers into compliance with such revised standards and regulations shall constitute grounds for the removal of the antennas or towers by the Planning Department at the owner's expense. Any such removal caused by the department shall be in the manner provided in O.C.G.A. §41-2-8 to 41-2-17.

(6) Building codes; safety standards.

To ensure the structural integrity of all antennas and towers, all owners of pre-existing antennas and towers, and owners of antennas and towers governed by this Section, shall ensure that they are maintained in compliance with standards contained in applicable county building codes and the applicable standards for antennas and towers that are published by the electronic industries association, as amended from time to time. If, upon inspection, the Planning Department concluded that any antenna and/or tower fails to comply with such codes and standards, or constitutes a danger to persons or property, then, upon notice being provided to the owner of the antenna or tower, the owner shall have 30 days to bring such antenna or tower into compliance with such codes and standards. If the owner fails to bring such antenna or tower into compliance within said 30 days, the department may cause the removal of such antenna or tower at the owner's expense. Any such removal by the department shall be in the manner provided in O.C.G.A §41-2-8 to 41-2-17.

(f) Telecommunications permits.

(1) General.

The following provisions shall govern the application and consideration for granting telecommunications permits, whether the use is allowed by right or special use approval in a zoning district for the installation of telecommunications antennas and the erection and location of transmission towers within the county:

- a. Telecommunications permits that require special use approval shall be applied for and considered in accordance with Procedures and Permits Chapter of this Development Code.
- b. Telecommunications permit requests shall be filed with the Planning Director, and shall be considered by the Board of Commissioners at its first regular meeting following 15 days after receipt of the request (or after due notice of a public hearing if special use approval is required).
- c. In considering a telecommunications permit, the Board of Commissioners may impose conditions to the extent that it concludes such conditions are necessary to minimize any adverse effect the proposed antenna or tower may have on adjoining properties.
- d. Any information of an engineering nature that the applicant submits, whether civil, mechanical or electrical, shall be certified by a licensed professional engineer.

(2) Information required.

Each applicant requesting a telecommunications permit under this Section shall submit a scaled site plan, elevation view and other supporting drawings, calculations and documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements and a soil and erosion control permit. Additionally, information may be required by the Board of Commissioners concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses and any other information deemed by the Board to be necessary to assess compliance with this Section.

(3) Factors considered in granting permits.

The following factors shall be considered by the Board of Commissioners in determining whether to issue a permit. Provided, however, the Board of Commissioners may vary any of such factors if the Board concludes that the goals of this Chapter are better served thereby. If special use approval is required, the following factors shall be in addition to the standards for special use consideration contained in the Procedures and Permits Chapter of this Development Code.

- a. Height of the proposed antenna or tower;
- b. Proximity of the antenna or tower to other structures and zoning district boundaries;
- c. Nature of uses on adjacent and nearby properties;
- d. Surrounding topography;
- e. Surrounding tree coverage and foliage;
- f. Design of the antenna or tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- g. Availability of suitable existing antennas or towers and other structures;
- h. Proximity of the antenna or tower to other antennas or towers; and
- i. Such other and additional standards of review as the Board of Commissioners may consider relevant to the permit request.

(4) Availability of suitable existing antennas, towers or other structures.

No new antennas or towers shall be permitted, unless the applicant demonstrates to the reasonable satisfaction of the Board of Commissioners that no existing antenna, tower or structure can accommodate the applicant's proposed antenna or tower. Evidence submitted to demonstrate that no existing antenna, tower or structure can accommodate the applicant's proposed antenna, tower or structure may consist of any of the following:

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- a. No existing antennas, towers or structures are located within the geographic area required to meet applicant's engineering requirements;
 - b. Existing antennas, towers or structures are not designed to meet applicant's engineering requirements;
 - c. Existing antennas, towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment;
 - d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna;
 - e. The fees, costs or contractual provisions required by the owner in order to share an existing tower or structure, or to adapt an existing tower or structure for sharing, are unreasonable. Costs exceeding new tower development are presumed for purposes of this paragraph to be unreasonable; or
 - f. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(5) Setback and separation.

The following setback and separation requirements shall apply to all antennas and towers. Provided, however, the Board of Commissioners may, in its sole discretion, grant a variance to reduce the standard setback and separation requirements if the goals of this Section would be better served thereby.

- a. Antennas and towers must be set back a distance equal to the height of the prospective antenna or tower from the boundary line of property upon which the tower is located (effectively creating a buffer equal to the height of the antenna or tower); and
- b. Guy wires and accessory facilities to a telecommunications tower must satisfy the minimum zoning district setback requirements for a principal building.

(6) Security fencing.

Antennas and towers shall be enclosed by security fencing not less than six feet in height and shall also be equipped with an appropriate anti-climbing device. Provided, however, that the Board of Commissioners may vary such requirements, as it deems appropriate.

(7) Buffer's and landscaping.

The following requirements shall govern the buffers and landscaping surrounding antennas and towers. Provided, however, that the Board of Commissioners may vary such requirements if the goals of this Section would be better served thereby or if the imposition of the requirements were to be unreasonable.

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- a. Antenna and tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the antenna or tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip at least 25 feet wide outside the perimeter of the compound;
 - b. Buffer reductions may be allowed when existing mature tree growth and natural land forms on site are preserved to the maximum extent possible. In certain instances where such antennas or towers are located on large wooded lots, natural growth around the property perimeter may be a sufficient buffer; and
 - c. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible.

(g) Telecommunications permits not required.

The following uses are specifically allowed without a telecommunications permit within any zoning district where a telecommunications tower or antenna is allowed by right or special use approval:¹

- (1) Installing an antenna (excluding a microcell) on an existing alternative tower structure, or structure other than a tower (such as a building, sign, light pole, water tower or similar freestanding nonresidential structure), that is 50 feet in height or greater, so long as the additional antenna adds no more than 20 feet to the height of the existing structure;
- (2) Installing a microcell on an existing alternative tower structure, or nonresidential structure other than a tower (such as a building, sign, light pole, water tower or similar freestanding structure), so long as the microcell adds no more than six feet to the height of the existing structure; and
- (3) Installing an antenna on any existing tower of any height, so long as the addition of the antenna adds no more than 20 feet to the height of the existing tower. Such specific permitted use shall also include the placement of any additional building or other supporting equipment used in connection with the antenna. Provided, however, the additional building shall be consistent in type of exterior material and quality of design and construction with any other building constructed upon the premises. The criteria relative to consistency with an existing building and to which existing building, if more than one building previously exists, shall be within the sole discretion of the department.

(h) Removal of abandoned antennas, towers or structures. Bond Required.

- (1) Any antenna, tower or structure that is not operated for a continuous period of 12 months shall be considered abandoned, and such antenna, tower or structure shall be removed within 90 days of receipt of notice from the Planning Department notifying the owner of such abandonment. If such antenna, tower or structure is not

¹ Such uses are subject to the County's Building Codes and must obtain building permits as applicable.

removed within 90 days, the Planning Department may, in the manner provided in O.C.G.A. § 41-2-8 to §41-2-17, remove such antenna or tower at the owner's expense.

- (2) Prior to the issuance of a permit under this Section, the owner shall provide the Board of Commissioners with a bond, issued by a surety acceptable to the Board, which acceptance shall not be unreasonably withheld, insuring the proper removal of the antenna, tower or structure.

Sec. 4-42 Temporary events.

- (a) Temporary events; frequency and duration.

- (1) A temporary event that normally has an identifiable time of initiation and termination, such as an election or construction of a building, is permitted for the normal duration of the event.
- (2) A temporary event that normally does not have an identifiable time of initiation and termination, such as a temporary business promotion or sale, is permitted for no more than 30 consecutive days per event. A longer period may be approved by the Planning Director if the temporary event normally and traditionally lasts more than 30 days.
- (3) The same type of temporary event may occur no more often than 4 times in a calendar year on the same property. Any two temporary events of the same type on the same property must be separated by at least 14 consecutive days.

- (b) Temporary events; signage.

For provisions regarding all signage associated with a temporary event, see the provisions for “temporary event signs” under the Sign Regulations Chapter of this Code.

- (c) Temporary events; yard sales.

See “yard sales” in this Chapter, below, for special provisions regarding such activities.

Sec. 4-43 Temporary sales office for a subdivision.

A temporary sales office, where otherwise allowed, shall meet the following criteria:

- (a) Temporary sales office; location.

- (1) The temporary sales office shall be located on a lot or two contiguous lots within an area that has received Final Plat approval and has been recorded with the Clerk of the Superior Court.
- (2) If the temporary sales operation occupies two contiguous lots in the subdivision, the two lots will be considered a single property for the purpose of allowing principal and accessory uses, and a single nonresidential use for the purpose of determining signage allowed on the property.

- (b) Temporary sales office; restrictions.

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- (1) Sales shall be limited to the lots and buildings within the subdivision where the temporary sales office is located, as defined by the recorded Final Plat.
 - (2) The temporary sales office may be a manufactured home or industrialized building, or may be located in a model home.
- (c) Temporary sales office; removal.
- The temporary sales office shall be removed within 30 days after Certificates of Occupancy or connections to permanent power have been approved on 90 percent of the lots in the subdivision.

Sec. 4-44 Yard sales.

- (a) Yard sales; defined.
- A yard sale is a Temporary Event involving the sale of used household belongings by an individual at his principal residence or by a group of residents combining such items for a group yard sale at one of their principal residences.
- (b) Yard sales; frequency and duration.
- A yard sale may be held no more often than 4 times in a calendar year on the same property, with each individual sale lasting no more than 3 consecutive days.
- (c) Yard sales; restrictions.
- (1) All merchandise must be the property of those holding the sale and not be purchased for the purpose of resale.
 - (2) See also the Sign Regulations Chapter of this Code for restrictions on signs related to Temporary Events.

ARTICLE VII. PROHIBITED USES.

Sec. 4-45 Uses not allowed.

- (a) Pre-1976 mobile home: A mobile home as defined in this Code (i.e., manufactured prior to June 15, 1976) is not allowed in any zoning district, in accordance with State law.
- (b) A manufactured home otherwise allowed under this Development Code may not be used primarily for storage as a principal or accessory use.
- (c) A shipping container placed on a property for any purpose, whether placed upon or affixed to the ground or other surface, or placed on a foundation, is not allowed. Provided that a shipping container may be temporarily located on a property zoned GC General Commercial, HC Heavy Commercial, or I Industrial for the sole purpose of being loaded or unloaded in the process of trans-shipment to or from the property. Provided further that a shipping container may be temporarily located on a property in any zoning district for the sole purpose of relocating the possessions and furniture of the occupant to or from another property.

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- (1) Shipping container defined: A reusable container designed for and normally used for the transport of freight, articles, goods, or merchandise by truck, rail, or ship, having no independent means of locomotion or wheels. Such containers are generally constructed of metal and are accessible through a door. Such containers include dry van shipping containers, high cube shipping containers, refrigerated shipping containers, and portable shipping containers. Also known as a “cargo container” or a “transport container”.
 - (2) Examples of shipping containers include:



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- (d) A recreational vehicle as defined in this Development Code may not be occupied as a temporary or permanent place of abode, dwelling, or business unless located in a recreational vehicle park or campground in compliance with the provisions of Sec. 4-33 .

Sec. 4-46 Noxious manufacturing or industrial activities not allowed.

- (a) Prohibited noxious or hazardous products.

A manufacturing or industrial activity that produces any of the following as products or by-products of the manufacturing process is prohibited:

- (1) Caustic or corrosive acids.
- (2) Chlorine or other noxious gasses.
- (3) Explosives, except alternative fuel production and storage.
- (4) Fertilizer or glue.
- (5) Products involving hair or fur.

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- (b) Prohibited noxious or hazardous processes.

A manufacturing or industrial use that involves any of the following processes is prohibited:

- (1) Tanning or finishing of leather or other hides, except taxidermy.
- (2) The disposal of hazardous waste.
- (3) Petroleum refining.
- (4) Processing of sauerkraut or vinegar.
- (5) Rendering or refining of fats and oils.