

STATE OF GEORGIA
EFFINGHAM COUNTY

AMENDMENT TO PART II – OFFICIAL CODE- APPENDIX C-ZONING ORDINANCE-
ARTICLE II- DEFINITIONS ROADS
OF THE EFFINGHAM COUNTY ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE II- DEFINITIONS OF THE EFFINGHAM COUNTY ZONING ORDINANCE AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the Effingham County Board of Commissioners in regular meeting assembled and pursuant to lawful authority thereof:

The text of Sections 2.1 through 2.93 is deleted in its entirety and replaced with the following:

ARTICLE II. DEFINITIONS

For the purpose of the administration and enforcement of this ordinance, and unless otherwise stated in this ordinance, the following words shall have a meaning as indicated herein.

Words used in the present tense shall include the future tense; words used in the singular number shall include the plural number; words used in the plural number shall include the singular number; the word "shall" is mandatory, not directory.

- 2.1 *Abattoir*. A facility where animals are humanely slaughtered and processed into meat. These are regulated environments where both animal welfare and public health are top priorities.
- 2.2 *Acceleration/deceleration*. One or more paved traffic lanes traversing the frontage of a property for the purpose of allowing traffic to accelerate or decelerate outside of higher speed traffic lanes.
- 2.3 *Access*: The ability and right to enter a property.
- 2.4 *Accessory Structure* -A separate, non-habitable building that is located on the same property as a main building. These structures are used for various purposes such as storage, workshops, garages, pole barns, carports, and swimming pools.
- 2.5 *Accessory Dwelling Unit*. A secondary, self-contained residential unit located on the same lot as a principal dwelling. An ADU provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating,

cooking, and sanitation. The ADU may be attached to, detached from, or located within the principal dwelling. A subordinate residential dwelling unit is located on the same lot as a principal single-family dwelling. An ADU provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. The ADU may be attached to, detached from, or located within the principal dwelling. The size of an ADU shall not exceed 75% of the gross floor area of the principal dwelling.

- 2.6 *Accounting, Tax, Bookkeeping, and Payroll Services.* A comprehensive suite of financial services is provided by professionals or firms specializing in managing financial records, ensuring regulatory compliance, and offering strategic financial advice. Accounting services involve the preparation of financial statements, auditing, and financial analysis. Tax services focus on preparing and filing tax returns, tax planning, and advising clients on tax compliance and strategies to minimize liabilities. Bookkeeping services include the maintenance of accurate financial records, tracking transactions, and managing accounts payable and receivable. Payroll services involve processing employee wages, calculating tax withholdings, and ensuring compliance with labor laws.
- 2.7 *Adult Education Services.* Programs designed to help adults improve their academic skills, gain new knowledge, or learn practical skills to enhance their personal and professional lives.
- 2.8 *Adult Entertainment Club.* A type of venue that provides adult-oriented entertainment, often in the form of performances, dances, or other activities that are intended for adult audiences. These clubs typically cater to adults aged 18 or 21 and older, depending on local laws and regulations. Adult entertainment clubs vary widely in terms of their offerings, from strip clubs to venues with more niche themes.
- 2.9 *Advertising Services.* Involve creating, planning, and executing advertising campaigns across multiple platforms, including print, digital, television, radio, and outdoor media. These services focus on developing creative concepts, managing media buys, and measuring the effectiveness of campaigns to reach target audiences and drive sales.
- 2.10 *Advertising signs.* A surface whereon advertising material is set in public view, including reference to any use of premises whereon it is displayed or posted.
- 2.11 *Agritourism.* Defined as the activities conducted on a working farm and offered to the public or invited groups for the purpose of recreation, education, and/or active involvement in the farm operation. These activities link agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating supplemental income for the farm or ranch owner.
- 2.12 *Air Conditioning Supply.* This refers to the provision of cooled and dehumidified air to control indoor climate conditions. It can be used for comfort cooling (in homes or offices) or process cooling (in data centers, labs, and manufacturing).

- 2.13 *Aircraft and Accessories*. Refers to the airplanes and their related parts, components, and equipment that are used to facilitate air travel, cargo transport, and other aviation operations. (Drones and other unmanned aircraft systems, UAS)
- 2.14 *Air Freight Transportation*. Refers to the movement of goods, cargo, or merchandise via aircraft, typically using dedicated cargo planes or the cargo hold of commercial passenger flights.
- 2.15 *Airport and support Establishments*. Encompass the physical facilities, services, and operations that make up an airport and the organizations that support its function. This includes the infrastructure required to handle passengers, cargo, and aircraft, as well as the specialized services that ensure smooth and safe operation of airports, such as ground handling, security, air traffic control, and maintenance.
- 2.16 *Air Passenger Transportation*. It refers to the movement of people via aircraft, typically provided by commercial airlines, but also involves other forms of air transport such as charter flights, private aviation, or cargo services that include passengers.
- 2.17 *Alley*. A narrow thoroughfare dedicated or used for public passageway up to 20 feet in width, which usually abuts the rear of the premises, or upon which service entrances or buildings abut, and which is not generally used as a thoroughfare by both pedestrians and vehicles, is not used for general traffic, and is not otherwise officially designated as a street. This way affords only a secondary means of access to abutting property.
- 2.18 *Alteration*. Any change in the arrangement of a building, including any work affecting the structural parts of a building, or an enlargement, or any change in wiring, plumbing, heating, or cooling system, and includes the words "to alter" and "alter."
- 2.19 *Alternative Education School*. An educational setting designed to meet the needs of students who may not thrive in traditional public or private school environments.
- 2.20 *Alternative Energy*. This refers to any energy source other than fossil fuels (like coal, oil, or natural gas). These sources are considered more sustainable, environmentally friendly, and renewable.
- 2.21 *Amenities*. Refer to the features, facilities, and services provided within a residential subdivision (or housing development) that are intended to enhance the quality of life for residents and make the community more attractive. These amenities are typically shared by all property owners or residents and maintained by a homeowners' association (HOA) or property management company. Recreational amenities include swimming pools, clubhouses or community centers, tennis courts or sports facilities, playgrounds, golf courses, and fitness centers. Outdoor and Green Space: Parks, walking or biking trails, Ponds or lakes, Community gardens, Picnic areas, Dog Parks.
- 2.22 *Amusement Parks*. Recreational spaces feature various types of rides, games, and attractions that focus primarily on providing thrilling experiences. These parks

may have a variety of general entertainment, from roller coasters to carnival games and arcade-style fun.

- 2.23 *Animal and Pet Services*. A wide range of businesses and professionals that provide care, grooming, breeding, training, boarding, and wellness services for pets and companion animals.
- 2.24 *Animal Production*. Refers to the raising of animals for human use, including for meat, milk, eggs, wool, leather, and labor.
- 2.25 *Antique Shop*. A retail establishment primarily engaged in the buying, selling, and display of antique items, typically defined as collectible objects that are at least 50 to 100 years old. These items may include furniture, artwork, jewelry, books, household goods, and other artifacts of historical or cultural significance. Antique shops may operate from a permanent location or participate in antique fairs, markets, or online sales.
- 2.26 *Apartments*. Individual housing units within a larger residential building or complex, where multiple households live in separate units but share common structural elements like walls, roofs, and sometimes amenities.
- 2.27 *Apiculture or Beekeeping*. The practice of raising and managing honeybees for the production of honey, beeswax, royal jelly, propolis, and other bee products.
- 2.28 *Aquaculture*. The controlled breeding, rearing, and harvesting of aquatic organisms such as fish, crustaceans, mollusks, and aquatic plants. It's basically the aquatic version of animal and crop farming.
- 2.29 *Arboretum*. An arboretum is a specialized type of botanical garden focused on the collection, cultivation, and study of trees and other woody plants. Arboreta are often used to promote research in dendrology (the study of trees) and to conserve rare, endangered, or under threat tree species.
- 2.30 *Architectural, Engineering, and Related Services*. A sector of professional services that includes the design, planning, and consulting related to the development of infrastructure and buildings. Architectural services encompass the design, drafting, and planning of buildings and other structures, ensuring functionality, aesthetics, and compliance with zoning laws and building codes. Engineering services include the design, analysis, and implementation of technical solutions across various disciplines such as civil, mechanical, electrical, environmental, and structural engineering. Related services may include urban planning, surveying, landscape architecture, and construction management. These services are typically provided by licensed professionals or firms and play a crucial role in the planning, construction, and maintenance of infrastructure and built environments.
- 2.31 *Archives*. The collection, preservation, and access to historical documents and records that are typically not part of the regular library collection. These can include government records, private papers, photographs, manuscripts, and other historical documents. Archives may be organized by topic, creator, or period, and they serve

as essential resources for historical research and the preservation of cultural heritage.

- 2.32 *Art dealers, supplies, sales, and services.* Refers to the businesses and professionals involved in the sale of artwork and art materials, as well as providing services to artists, collectors, and institutions.
- 2.33 *As-built Plans.* "As-built" plans are site plans depicting improvements made in any subdivision or planned development that were previously not accepted by the approving authority, or site plans that varied substantially from the preliminary or final plans previously submitted for review and approval. Their purpose is to provide a permanent record of the location, size, and design of infrastructure improvements that will aid county departments in future maintenance efforts.
- 2.34 *Assisted Living Services.* This refers to the range of personal care and support services provided in assisted living facilities for individuals, typically seniors, who need help with daily activities but do not require the intensive medical care provided in a nursing home.
- 2.35 *Asphalt Plant.* An industrial facility used to produce asphalt concrete by combining aggregates (such as sand, gravel, or crushed stone) with bitumen (a petroleum-based binder). This material is commonly used for paving roads, parking lots, and other surfaces.
- 2.36 *Automotive sales, services, and storage.* The sale, service, or storage of new or used automobiles, including paint and body repair shops. Any business that stores automobiles shall only store automobiles that will be put back in use on the roadways of the United States.
- 2.37 *Automobile Paint and Body.* A type of automotive repair service that specializes in painting, repairing, and restoring the body of vehicles. These services typically involve the cosmetic and structural restoration of a vehicle's exterior, including fixing dents, scratches, rust, and applying protective or aesthetic paint finishes.
- 2.38 *Bakery.* A retail establishment primarily engaged in the production and sale of baked goods, including bread, cakes, pastries, cookies, and other confectioneries. Bakeries may offer a variety of products for immediate consumption or take-home, and often include custom-made goods such as wedding cakes or specialty items. They may operate as standalone businesses or as part of larger establishments such as grocery stores or cafes. Bakeries may also provide additional services such as coffee or catering.
- 2.39 *Bank.* A financial institution licensed to receive deposits and make loans may also offer a variety of other financial services, including savings and checking accounts, credit and debit cards, mortgages, investment products, and currency exchange. Banks serve individuals, businesses, and governments, and are regulated by federal and/or state financial authorities.
- 2.40 *Bar or Drinking Place.* An establishment where alcoholic beverages such as beer, wine, cocktails, and spirits are served to customers. These places typically

provide a social atmosphere where patrons can enjoy drinks, socialize, listen to music, or watch live performances.

- 2.41 *Barbershop*. A business establishment that specializes in haircuts, grooming, and shaving services for men and boys. Traditional barbershops often focus on short hairstyles, beard trimming, straight razor shaves, and classic grooming techniques.
- 2.42 *Beauty Schools*. Educational institutions that offer training in various beauty and cosmetology fields.
- 2.43 *Bed and breakfast lodging facility*. Transient accommodation with on-site staff that provides no more than nine guestrooms. At least one meal shall be offered and served on the premises to registered evening guests. The facility must meet all requirements of the county health department, and parking requirements shall be the same as for hotels and motels.
- 2.44 *Beef Cattle Ranch*. A type of livestock farm dedicated to raising cattle primarily for meat production.
- 2.45 *Beer, Wine, and Liquor Store*. A retail establishment specializing in the sale of fresh, raw fruits and vegetables, typically sourced from local or regional farms. These stores may offer a variety of seasonal and year-round produce, catering to customers seeking high-quality, fresh food options. In addition to fruits and vegetables, such stores may also offer related products such as herbs, spices, and organic items. Fruit and vegetable stores may operate as standalone businesses or as sections within larger grocery or health food stores.
- 2.46 *Bicycle Sales*. The retail or wholesale sale of bicycles, including manual, electric (e-bikes), and specialty bikes, along with related parts, accessories, and equipment. This may be conducted through physical storefronts, online platforms, or bike dealerships.
- 2.47 *Billiards and Pool Halls*. These are recreational venues where people play cue sports such as 8-ball, 9-ball, snooker, and other billiard games on felt-covered tables using cue sticks and balls.
- 2.48 *Blood and Organ Banks*. Essential healthcare facilities that collect, store, and distribute blood and organ donations to save lives. These banks play a critical role in ensuring that there is a ready and sufficient supply of blood and organs for individuals in need of medical procedures, surgeries, or treatments. T
- 2.49 *Boarding house or rooming house*. Any residential structure, supervised or not, used as living and sleeping arrangements for more than four unrelated individuals and up to 15. To be a boarding house or rooming house, it is usually intended for individuals to reside in the residential structure for more than 30 consecutive days and/or for the residents of the residential structure to be students of the same educational institution (e.g., college, university, or boarding school), to work for the same employer, or to have some other similar common relationship to an institution or organization. Residents may share the common areas of the home, and provision for meals may be made, provided cooking is done in a central kitchen and not in individual rooms or suites

- 2.50 *Boat and Marine Craft Dealer.* A business or individual licensed to buy, sell, or lease boats, yachts, and other marine craft, as well as related accessories, parts, and equipment. These dealers typically offer new and used vessels and may also provide repair, maintenance, and customization services.
- 2.51 *Boat house.* A house or shed for sheltering one or more boats.
- 2.52 *Bowling.* Bowling alleys are indoor recreational facilities where people play ten-pin bowling (most common), or variations such as candlepin or duckpin. Customers roll a heavy ball down a lane to knock down pins.
- 2.53 *Books, magazines, and stationery sales.* This market refers to the retail and distribution of written or printed materials, as well as the accessories and supplies used for writing, organizing, and office tasks. It covers a wide range of products aimed at individuals, educational institutions, offices, and businesses.
- 2.54 *Botanical Gardens.* Landscaped areas dedicated to the cultivation, study, and display of a wide variety of plant species.
- 2.55 *Boundary of district.* The centerline of a street or right-of-way or the centerline of an alleyway between the rear or side property lines, or, where no alley or passageway exists, the rear or side property lines or all lots bordering on any zoning district limits or any zoning district boundary shown on the maps adopted by section 4.2.
- 2.56 *Bridge and Tunnel Construction.* This business specializes in the design, construction, and maintenance of bridges and tunnels that provide essential transportation routes and infrastructure. It undertakes large, complex projects that require specialized knowledge in engineering, materials science, and construction techniques.
- 2.57 *Breezeway:* A roofed passageway for the purpose of connecting the principal structure to another building or structure.
- 2.58 *Buffers.* To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for storm water; to make the environment more visually attractive; and to preserve the tree canopy in the county.
- 2.59 *Buildable area.* That portion of any lot which may be used or built upon in accordance with the regulations governing the given zoning district within which the particular lot is located, once the various front, side, and rear yard requirements required for the district have been subtracted from the total lot area.
- 2.60 *Building.* Any structure having a roof entirely separated from any other structure by space or by walls, having no communicating doors or windows or similar opening, and being erected for the purpose of providing support of shelter for persons, animals, things, or property of any kind, and having a foundation to which it is anchored.

- 2.61 *Building height.* The height of a building with a gabled or hip roof shall be the vertical distance measured from the average elevation of the finished building site to the top of the roof of the uppermost story or the deck line of a mansard roof. The height of a building with a flat or nearly flat roof, less than seven degrees from the horizontal, shall be measured from the footing as stated above to the highest point of the roof.
- 2.62 *Building inspector.* Any person hired by the county commissioners to inspect, determine compliance with, and render minor decisions concerning the compliance of structures and lots within the county.
- 2.63 *Building line.* A line delineating the minimum allowable distance between the street right-of-way and the nearest extreme projection of a building (including all areas covered by any vertical projections to the ground or overhang, walls, roof, or any other part of the structure).
- 2.64 *Building Materials.* The essential components used in the construction of buildings, roads, bridges, and other infrastructure projects. They provide the structural integrity, durability, and aesthetic qualities of a structure. The choice of materials depends on factors like the type of project, environmental conditions, cost, and aesthetic preferences.
- 2.65 *Building site.* The ground area of a building or buildings, together with all open spaces surrounded by said building or buildings.
- 2.66 *Building Equipment and Machinery installation contractors.* They specialize in the installation of a variety of equipment and machinery used in residential, commercial, and industrial buildings. This includes heating, ventilation, and air conditioning (HVAC) systems, elevators, escalators, plumbing systems, electrical systems, and other mechanical or technological equipment crucial for building operations.
- 2.67 *Buses.* All vehicles manufactured as traditional passenger-carrying buses with two axles and six tires or three or more axles. This category includes only traditional buses (including school buses) functioning as passenger-carrying vehicles. Modified buses should be considered to be trucks and should be appropriately classified.
- 2.68 *Business associations and professional membership organizations.* Formal groups that bring together individuals or businesses within specific industries, professions, or interest areas. Their purpose is to promote collaboration, set industry standards, support professional development, influence policy, and advance the shared interests of their members.
- 2.69 *Business Management School.* An educational institution that offers programs designed to teach students how to manage businesses and organizations effectively.
- 2.70 *Business Support and Reservation Services.* Refer to a range of administrative, logistical, and customer-focused services that help companies operate efficiently and manage bookings or scheduling processes. These services are commonly offered by internal departments or outsourced to third-party providers and are

especially important in industries like hospitality, travel, events, and corporate administration.

- 2.71 *Butcher Shop*. A retail or wholesale outlet that specializes in the preparation, cutting, and sale of meat. These shops can range from small local businesses to large-scale meat counters in supermarkets.
- 2.72 *Cable Networks and Distribution*. Refer to the infrastructure and business systems used to deliver television content to consumers via coaxial or fiber-optic cables, as well as the networks that produce and schedule that content. This industry bridges content creators with viewers through cable TV packages, on-demand services, and digital streaming hybrids.
- 2.73 *Cafeteria or Limited-Service Restaurant*. A type of dining establishment where customers order food at a counter or self-serve station, and either pay before or after receiving their meal. Unlike full-service restaurants, cafeterias and limited-service restaurants typically do not provide waitstaff or table service.
- 2.74 *Camper*. A motor home, tent, trailer, or other self-contained vehicle designated for recreational purposes.
- 2.75 *Camera and photographic supplies sales*. This refers to the selling of cameras, photographic equipment, and related accessories, as well as the supplies necessary for capturing, developing, and storing images. This market encompasses a broad range of products designed for both professional photographers and hobbyists and for consumers interested in photography.
- 2.76 *Campground*. A designated outdoor area where people can set up tents, park RVs, or use cabins for overnight stays or recreational camping. Campgrounds are designed for people looking to enjoy nature and outdoor activities.
- 2.77 *Cars, Passenger*. All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers, including passenger cars pulling recreational or other light trailers.
- 2.78 *Car Dealer*. A business or individual licensed to buy, sell, or lease new or used vehicles to consumers. Car dealers may represent one or more manufacturers (as franchised dealers) or operate independently (independent dealers), selling pre-owned cars.
- 2.79 *Car Rental*. A business that provides vehicles for temporary use by customers, typically for a short-term period ranging from a few hours to several weeks. Car rental companies offer a range of vehicle types, from economy cars to luxury vehicles, vans, and trucks, to meet the diverse needs of customers.
- 2.80 *Car Wash*. A facility or service that provides the cleaning and detailing of vehicles, typically using water, soap, cleaning agents, and mechanical or manual processes. Car washes are designed to remove dirt, debris, and other contaminants from the exterior and sometimes the interior of the vehicle.
- 2.81 *Care homes*. Includes rest and nursing homes, convalescent homes, and boarding homes for the aged established to render nursing care for chronic or

convalescent patients, but excludes facilities for care of active or violent patients such as feeble-minded or mentally ill patients, people with epilepsy, alcoholics, senile psychotics, or drug addicts.

- 2.82 *Carpet and Upholstery Cleaning Services*. Professional cleaning techniques designed to remove dirt, stains, allergens, and odors from carpets, rugs, and furniture upholstery are essential for maintaining a clean, healthy, and attractive home or office environment. These services extend the life of fabrics and carpets while improving indoor air quality.
- 2.83 *Carpentry, Floor, and Tile Contractor Business*. Construction trade service that specializes in the installation, repair, and finishing of wood structures, flooring systems, and tile surfaces. These contractors are essential in both new construction and renovation projects for residential, commercial, and industrial properties.
- 2.84 *Carport*: A partially enclosed structure used for the housing of motor vehicles, the property of, and for use only by the occupants of the lot upon which such structure is located. For purposes of zoning, a carport attached to a principal structure shall be regarded as part of that principal structure and not as an accessory structure. A detached carport shall be classified as an accessory structure.
- 2.85 *Casino or Gambling Establishment*. A business or venue where various forms of gambling and betting are offered to the public. These establishments typically feature a range of games such as slot machines, card games (e.g., poker, blackjack), table games (e.g., roulette, craps), and sports betting, providing a space for entertainment and chance-based activities.
- 2.86 *Caterer*. A business or individual who prepares, transports, and serves food and beverages at off-site locations for various events and occasions. Catering services can range from small, intimate gatherings to significant, elaborate events like weddings, corporate functions, and parties.
- 2.87 *Cattle Feedlot*. (Also known as a feed yard) It is a type of animal feeding operation where beef cattle are raised in confined pens and fed high-energy diets (mainly grains) to promote rapid weight gain before slaughter.
- 2.88 *CBD store*. A retail shop that specializes in selling products made with CBD (cannabidiol).
- 2.89 *Cemeteries*. Designated grounds where the remains of the deceased are respectfully buried or interred. Cemeteries may be public, private, religious, or military in nature, and they can offer a range of interment options to accommodate diverse preferences and traditions.
- 2.90 *Centerline, highway*. The line runs parallel with the highway right-of-way, which is halfway between the extreme edges of the official right-of-way width as shown on maps approved by the county tax assessor.
- 2.91 *Certified survey*. A survey, sketch, plat, map, or other exhibit is said to be certified when a written statement regarding its accuracy or conformity to specified standards is signed by the specified professional engineer, registered surveyor, architect, or other legally recognized person.

- 2.92 *Certificate of Occupancy*: A permit issued by the building official indicating that a structure has been constructed in accordance with all codes and that the structure or land is in conformity with provisions of this title or that there has been a legal variance granted as provided by this title.
- 2.93 *Chassis*. The base frame or structure of a vehicle on which the rest of the components, such as the engine, transmission, wheels, cab, and cargo body, are mounted. It serves as the structural backbone of the vehicle.
- 2.94 *Chemicals Manufacturing and Wholesale Trade*. Chemical manufacturing includes the transformation of raw materials like oil, natural gas, minerals, air, and water into chemical compounds. These can be either basic chemicals used as inputs for further production or specialty and consumer chemicals.
- 2.95 *Child and Youth Services*. Refer to a broad range of programs, facilities, and services designed to support the well-being, development, and protection of children and young people, typically ranging from infancy to adolescence (or up to age 18).
- 2.96 *Church*. A structure consecrated to the honor of God or other supreme being or beings for religious purposes; or an assembly of persons united by the profession of the same religious faith, meeting together routinely for religious worship.
- 2.97 *Civic and Social Organizations*. Groups formed to promote community engagement, cultural enrichment, volunteerism, social welfare, and personal development. These organizations focus on the betterment of society through activities that strengthen civic life, build social bonds, and often support causes related to education, health, equity, the arts, or local governance.
- 2.98 *Clearing*. The removal of trees or other vegetation, but not including grubbing activities, from a property, whether by cutting or other means.
- 2.99 *Clinics*. A healthcare facility that provides outpatient medical services to patients.
- 2.100 *Clothing Sales*. The buying and selling of clothing items, which can be done through various channels like physical stores, online shops, pop-up shops, or at special sales events. Clothing sales can include a wide range of categories, from everyday wear to high-fashion items, and can be driven by seasonal changes, special promotions, or inventory clearance.
- 2.101 *Club, private*. An organization or association of persons for some common purpose, such as, but not necessarily limited to, a fraternal, social, educational, or recreational purpose, but not including clubs organized primarily for profit or to render a service, which is customarily carried on as a business. Such organizations and associations must be incorporated under the laws of Georgia as nonprofit corporations, and such corporations' central purpose shall not be for the purpose of serving alcoholic beverages to their members or others. This may not be located on or in connection with any commercial activity.
- 2.102 *Cluster Development*. A type of land use planning where homes or buildings are grouped closely together on a portion of a property, while the remaining land is preserved as open space, like parks, trails, or natural habitats.

- 2.103 *Coal*. Refer to the businesses, facilities, and operations that are involved in the extraction of coal from the earth. Coal is a fossil fuel used primarily for electricity generation, industrial processes, and heating. The mining and extraction of coal is a critical part of the energy sector, although its environmental impact has led to growing concerns over sustainability and alternative energy sources.
- 2.104 *College or university*: An institution of higher learning providing facilities for teaching and research and authorized to grant academic degrees.
- 2.105 *Collection Agency*. A company that specializes in recovering unpaid debts on behalf of creditors.
- 2.106 *Cold Storage Warehouse*. Specialized facility designed to store perishable goods at controlled low temperatures to preserve their quality and extend shelf life. These warehouses are commonly used for products such as fruits, vegetables, meat, seafood, dairy, pharmaceuticals, and other temperature-sensitive items.
- 2.107 *Computer Training*. Refers to educational programs and courses that teach individuals how to use computers and software applications effectively.
- 2.108 *Commissioners*. The board of commissioners of the county is the county's local governing authority.
- 2.109 *Common outdoor open space*. Areas are accessible from all parts of the development. Common open space can include passive or active recreation areas, pathways, swimming pools, and open areas for congregating. Ponds, lakes, buffers, or other spaces that are not usable by the residents of a development for recreational purposes shall not be included in common outdoor open space.
- 2.110 *Computer and software sales*. Refer to the process of selling computers (hardware) and software (programs, applications, or systems) to individuals, businesses, or organizations. This includes a wide range of activities, from the sale of physical devices like laptops, desktops, and servers, to the sale of digital products like operating systems, productivity software, business applications, and games.
- 2.111 *Commercial or commercial use*: Any activity involving the sale of goods or services for profit.
- 2.112 *Community Food Services*. Programs and organizations that work to alleviate hunger, improve nutrition, and increase access to food within a community.
- 2.113 *Community Pool*. A publicly accessible swimming facility that is typically owned and operated by a local government, community organization, or homeowners' association. It is intended for use by residents of a specific area or members of a particular group.
- 2.114 *Concrete Contractor*. Specializes in the installation, repair, and finishing of concrete surfaces and structures.
- 2.115 *Concrete Plant*. It is a facility that combines various ingredients, such as water, cement, sand, gravel, and admixtures, to produce concrete.
- A) Dry Mix Plant – All ingredients except water are combined and loaded into a truck mixer; water is added during transit.

B) Wet Mix Plant – All ingredients, including water, are mixed at the plant before being loaded into a truck.

- 2.116 *Concrete Plant, Permanent.* A fixed, long-term facility designed for the continuous production of concrete at a specific location. Unlike temporary or mobile batching plants used for short-term projects, a permanent concrete plant is constructed with durable infrastructure. It is intended to operate for many years to supply concrete to multiple construction projects in the region.
- 2.117 *Concrete Plant, Temporary.* A short-term setup used to mix and produce concrete on or near a construction site for the duration of a specific project.
- 2.118 *Conditional use.* These uses are allowed within a district only after specific requirements are met. The commissioners, at their discretion, may require additional restraints, restrictions, qualifications, or limiting factors to make a particular use acceptable. A public hearing shall be required with regard to all proposed conditional uses.
- 2.119 *Condominium.* A building or series of buildings on the same lot or portions thereof containing more than one dwelling unit under separate ownership, with joint ownership of shared open spaces.
- 2.120 *Congregate Living Services.* Refer to supportive, shared living arrangements where individuals reside in a group setting and receive assistance with daily living activities. These services are typically provided in facilities like assisted living homes, residential care facilities, or group homes.
- 2.121 *Consulting Services.* Professional services are provided by experts or specialists who offer advice, guidance, and strategies to organizations or individuals in a specific area of expertise. Consulting services can span various industries, including management, finance, marketing, human resources, technology, legal, healthcare, and more.
- 2.122 *Consumer Goods Rentals.* A business that provides the rental of everyday consumer goods for temporary use, typically including items such as furniture, appliances, electronics, tools, and home or office equipment.
- 2.123 *Convenience Store:* This is a small retail shop that sells a variety of everyday items in a quick, easy-to-access format.
- 2.124 *Continuation School.* This is an alternative educational option for students who are at risk of not graduating on time from traditional high school. These schools are designed to help students who may have struggled with regular school attendance, performance, or personal challenges.
- 2.125 *Correctional Institutions.* Facilities are designed to manage and rehabilitate individuals who have been convicted of crimes.
- 2.126 *Cosmetic and Beauty Supply.* A retail establishment primarily engaged in the sale of cosmetics, skincare products, hair care items, fragrances, and other personal grooming and beauty-related supplies. These stores may cater to both individual consumers and professional clientele, such as salons and spas. Products typically

include makeup, shampoos, conditioners, hair coloring agents, lotions, nail care items, and beauty tools or accessories. Some establishments may also offer limited beauty services or product demonstrations.

- 2.127 *Courts*. Play a crucial role in any judicial system, ensuring justice, resolving disputes, interpreting laws, and protecting individual rights.
- 2.128 *Courier Services*. Specializing in the transportation and delivery of parcels, packages, and documents, often focusing on speed, security, and reliability. These services are frequently used by businesses and individuals to send items both locally and internationally.
- 2.129 *Cremation Services*. A method of final disposition in which the body of the deceased is reduced to ashes through high-temperature burning.
- 2.130 *Credit union*. A member-owned, not-for-profit financial cooperative that provides a range of financial services, including savings and checking accounts, loans, credit cards, and other banking products.
- 2.131 *Crop Harvesting*. Is the process of gathering mature crops from the field, either manually or mechanically. Timing, tools, and techniques are essential to avoid damage and maintain quality.
- 2.132 *Crop Production*. Agricultural crop production refers to the cultivation and harvesting of plants for various purposes, including food, fiber, and raw materials. This process plays a crucial role in feeding the global population and sustaining economies. Agricultural crop production involves several stages, including land preparation, sowing, growing, harvesting, and post-harvest handling.
- 2.133 *Cross-Dock Facilities*. A type of logistics warehouse designed to handle the quick transfer of goods from incoming transportation (such as trucks, ships, or railcars) directly to outbound transportation, with minimal or no storage. The primary purpose of a cross-dock facility is to speed up the distribution process by reducing or eliminating storage time, allowing for faster turnaround and more efficient delivery to customers, retailers, or other distribution centers.
- 2.134 *Culvert*. A sewer or drain crossing under a road, driveway, or embankment.
- 2.135 *Dairy Cattle Farming*. The raising of cattle for continuous milk production. Unlike beef cattle, dairy breeds are selected and managed specifically for high milk yield, quality, and efficiency.
- 2.136 *Daycare*. A supervised care service for infants and young children.
- 2.137 *Data Center*. A physical facility used to house computer systems and associated components, such as telecommunication and storage systems. It is the central hub for processing, storing, and managing data, often for organizations that rely heavily on cloud computing, enterprise applications, or big data services.
- 2.138 *Decibel (dB)*: The physical unit commonly used to measure noise levels; the unit of level, such as the sound pressure level.
- 2.139 *Density*. The number of units or buildings per acre, or the number of people per unit, building, acre, or mile; the quantity of people, structures, or units within a

specified area. The overall intensity of land use for the total project. When referring to residential areas, density is defined as the number of housing units permitted per acre in the respective land development district.

- 2.140 *Department Store*. A large retail establishment that offers a wide variety of consumer goods organized into distinct departments within the same building. Each department specializes in a particular product category, such as clothing, furniture, home goods, cosmetics, toys, electronics, or housewares.
- 2.141 *Depth of lot*. The depth of a lot is the depth between its mean front street line and its mean rear line, measured along the median between the two side lot lines.
- 2.142 *Detached Units*. Refer to standalone residential structures that are not physically connected to any other dwelling. These units are fully independent in terms of structure and often utilities, offering privacy and separation from neighboring homes.
- 2.143 *Diameter breast height (dbh)*: The outside diameter of the trunk of a tree, measured four and one-half feet above ground level.
- 2.144 *Disaster Emergency Housing*. Refers to temporary shelter or living arrangements provided to individuals or families who have been displaced by a disaster.
- 2.145 *Diesel Truck Service Station*. A service facility that specializes in the maintenance, repair, and fueling of diesel-powered trucks, including semi-trucks, commercial trucks, and heavy-duty vehicles. These stations provide services tailored to the unique needs of diesel engines and are often equipped with specialized tools and equipment.
- 2.146 *District*: An area, region, or section with a distinguishing character; i.e., a zoning district.
- 2.147 *Domestic Violence Shelter*. A safe, confidential place where individuals—usually women and children—can go to escape abuse or threats from a partner or family member. These shelters offer more than just a bed—they provide a wide range of support services to help survivors rebuild their lives.
- 2.148 *Driveway*. A vehicular access way in private ownership, other than a Private Street, which provides access to one or more uses or properties.
- 2.149 *Drinking Water Supply*. Refers to the systems, infrastructure, and processes involved in providing safe, clean, and potable water to communities, households, businesses, and institutions for consumption, cooking, and sanitation. Access to safe drinking water is a fundamental human need and a public health priority.
- 2.150 *Driving Education*. Refers to the formal training programs designed to teach individuals how to drive safely and effectively.
- 2.151 *Dry Cleaner*. A business that provides professional cleaning services for clothing and textiles using chemical solvents instead of water. This process, known as dry cleaning, is used to clean delicate fabrics such as wool, silk, or suits that could be damaged by traditional washing methods.
- 2.152 *2 Duplexes*. A residential building designed for, or used as, the separate homes or residences of two separate and distinct families, but having the appearance of a

single-family dwelling unit. Each unit in the duplex shall comply with the definition of a single-family detached dwelling.

- 2.153 *Durable Goods*. Products that are made to last a long time—typically three years or more—and can withstand repeated use over time without wearing out quickly. (Appliances, Vehicles, Electronics, Furniture,)
- 2.154 *Dusting (Agriculture)*. Applying dry powdered chemicals (usually insecticides or fungicides) to crops.
- 2.155 *Dwelling*. A building or portion of a building arranged or designed to provide living quarters for one or more families on a permanent or long-term basis. A structure or portion thereof which is designed or used exclusively for residential purposes, including single-family, two-family, multifamily dwellings, rooming and boardinghouses, fraternities, sororities, dormitories, manufactured homes, and modular dwellings, but not including hotels or motels.
- 2.156 *Dwelling unit*. A structure or a portion of any structure designed, arranged, and used for living quarters for one or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels, motels, boarding houses, or like uses.
- 2.157 *Dwelling unit*. A structure or a portion of any structure designed, arranged, and used for living quarters for one or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels, motels, boarding houses, or like uses.
- 2.158 *Dwelling, group*. A building or portion of a building occupied or intended for occupancy by several unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes, but is not limited to, rooming houses, apartment hotels, fraternity houses or sorority houses, YMCA, or YWCA. A hotel, motel, or tourist home shall not be deemed to be a group dwelling as herein defined
- 2.159 *E-911*. An advanced version of the 911 emergency call system is designed to improve the ability of emergency response teams to locate and assist individuals who dial 911 for help quickly.
- 2.160 *Easement*: A grant of the right to use a strip of land for specific purposes.
- 2.161 *Electric vehicle charging station*: A public or private parking space that is served by electric vehicle supply equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery in an electric vehicle.
- 2.162 *Electronics and Appliance Sales*. The retail or wholesale sale of consumer electronics and household appliances, including both small and large devices used for communication, entertainment, cleaning, cooking, and other home or office functions. These products are sold through specialty stores, department stores, superstores, and online retailers.
- 2.163 *Electrical Equipment, Appliances, and Components Manufacturing*. This industry includes the design, production, and assembly of electrical equipment, household

appliances, and components used for power generation, distribution, and end-use applications. It covers products ranging from switchboards and motors to refrigerators, lighting systems, and batteries.

- 2.164 *Electrical Contractor*. Specializes in providing electrical services for residential, commercial, and industrial clients. These services include the installation, maintenance, and repair of electrical systems, as well as upgrades to wiring, lighting, and power distribution systems.
- 2.165 *Elementary School*. Refers to the first stage of formal education, typically covering the grades from Kindergarten through 5th or 6th grade, depending on the country or educational system. This usually involves children aged approximately 5 to 11 years old.
- 2.166 *Emergency Management Agency*. A governmental or organizational body that is responsible for coordinating responses to various types of emergencies, disasters, and crises. The main role of an EMA is to ensure the safety, security, and well-being of communities by preparing for, mitigating, responding to, and recovering from emergencies, whether they are natural, technological, or human-caused.
- 2.167 *Emergency Medical Services*. Refers to a system of medical care that provides urgent medical treatment and transport to individuals experiencing a medical emergency. The primary goal of EMS is to deliver life-saving interventions as quickly as possible, whether in response to injuries, heart attacks, strokes, or other emergencies.
- 2.168 *Employment Agency*. A business or organization that helps connect job seekers with employers.
- 2.169 *Enclosed mini storage* is a type of self-storage facility designed for personal or business use. It consists of small, individual storage units located inside a fully enclosed building, often with indoor access and added security.
- 2.170 *Engineer*. Any person having an acceptable degree from a recognized institution of higher learning who is capable of determining the correct manner in which to construct roads, streets, highways, water and sewerage systems, drainage systems, structures, or other technically related areas. The State of Georgia must recognize the person to be county engineer as one.
- 2.171 *Equestrian facilities*: A structure or area for horseback riding activities, including boarding, training, lessons, and shows.
- 2.172 *Erosion*. The process by which the land surface is worn away by the action of wind, water, ice, or gravity.
- 2.173 *Estate*. Any residential site comprising five acres or more shall come within the meaning of the word "estate."
- 2.174 *Excavation Contractor*. A professional responsible for digging, removing earth, and preparing the ground for construction projects.
- 2.175 *Extermination and Pest Control Services*. Professional services focused on preventing, managing, and eliminating unwanted pests from homes, businesses,

and other properties. These pests may include insects, rodents, birds, or other wildlife that pose health risks, cause damage, or create nuisances.

- 2.176 **Facility Support Services.** These refer to a set of services and operations that ensure a workplace, building, or physical environment is safe, functional, clean, and well-maintained. These services support a facility's day-to-day operations and help create an efficient and comfortable space for employees, clients, and visitors.
- 2.177 **Family Planning Centers.** Facilities dedicated to providing reproductive health services and helping individuals and couples make informed choices about their reproductive health.
- 2.178 **Family.** One person, or a group of two or more persons, living together and interrelated by bond or consanguinity, marriage, or legal adoption, occupying a dwelling unit as a single-family unit, with a single set of kitchen facilities.
- 2.179 **Family Services.** Refer to a broad range of support programs and resources designed to strengthen and assist families in achieving safety, stability, and well-being. These services aim to help families overcome challenges such as poverty, relationship issues, parenting struggles, domestic violence, mental health concerns, and child welfare needs. Government agencies, nonprofits, and community organizations typically offer them.
- 2.180 **Farm.** A piece of land used for growing crops and/or raising animals for food, fiber, or other agricultural products. It is the basic unit of agricultural production and can range in size from small family-run operations to large commercial enterprises.
- 2.181 **Fast Food Restaurant.** A type of eatery that specializes in quickly prepared and served meals, often at low prices and designed for convenience, speed, and affordability. These establishments typically offer a limited menu of standardized items like burgers, fries, fried chicken, sandwiches, and soft drinks. (counter service or drive-thru- excluding snack and non-alcoholic restaurants).
- 2.182 **Farm Management Services.** Refers to the planning, organizing, and overseeing of agricultural operations to ensure profitability, sustainability, and productivity. These services can be tailored to small family farms or large commercial agribusinesses.
- 2.183 **Federal Emergency Management Agency (FEMA).** The Federal Agency that administers the National Flood Insurance Program. This Agency prepares, revises, and distributes the maps and studies referenced in this ordinance.
- 2.184 **Fee Simple.** A form of property ownership in which the buildings and surrounding lands are owned with absolute title without limit to inheritance of heirs, and unrestricted as to transfer of ownership.
- 2.185 **Fence.** A structural barrier for enclosure, screening, or demarcation, presenting a solid face or having openings amongst or between its constituent members.
- 2.186 **Fast food restaurant:** A drive-through restaurant serving food from an ordering counter. Food can either be consumed on or off the premises.

- 2.187 *Financial Institution* is an organization that deals with money-related services, such as managing, lending, investing, or safeguarding money for individuals, businesses, and governments.
- 2.188 *Fine and Performing Arts Education*. Refers to academic and practical training in creative disciplines such as visual arts, music, theater, dance, film, and literature.
- 2.189 *Fire and Rescue*. A specialized building or complex where fire-related emergency services, including firefighting, rescue operations, and medical assistance, are coordinated and executed. These facilities are designed to house fire trucks, rescue equipment, and personnel who are ready to respond to emergencies such as fires, natural disasters, accidents, hazardous material spills, and other life-threatening situations.
- 2.190 *Fishery*. Any activity that involves catching, harvesting, managing, or farming fish and aquatic organisms for food, trade, recreation, or research.
- 2.191 *Fish Hatchery*. A specialized facility where fish are bred, their eggs are fertilized, hatched, and the young fry are reared until they reach a size (usually fingerlings) suitable for stocking into grow-out ponds or natural water bodies.
- 2.192 *Fishing*. The activity of catching fish for food, sport, or commercial purposes. It plays an essential role in the global food supply, especially in coastal and inland communities, and supports numerous industries, including fishing, aquaculture, and tourism.
- 2.193 *Fishing Preserves*. Designated area where fish populations are carefully managed and protected for recreational fishing. These preserves may be freshwater or saltwater locations.
- 2.194 *Fitness, Recreational Sports, Gym, or Athletic Club*. A facility or organization that provides space, equipment, and programs for physical exercise, recreational sports, health improvement, and overall wellness. These establishments serve a wide variety of users—from casual gym-goers to serious athletes—and often offer memberships, personal training, group classes, and wellness amenities.
- 2.195 *Flea Market*. A temporary or permanent marketplace where individual vendors or sellers rent space to offer a wide variety of new, used, vintage, or antique goods directly to the public. Flea markets may be held indoors or outdoors and typically consist of multiple independent merchants operating under a typical organizational structure. Items sold often include clothing, collectibles, household items, crafts, and secondhand merchandise.
- 2.196 *Flex Space*. A type of commercial real estate that combines office space with warehouse, manufacturing, or storage space—all under one roof. It's called "flex" because it can be easily adapted to suit different business needs.
- 2.197 *Flight Training*. Refers to the structured education and hands-on instruction that individuals receive in order to become qualified pilots.

- 2.198 *Flood Insurance Rate Map (FIRM)*: An official map on which the Federal Emergency Management Agency has delineated both the areas of Special Flood Hazard and the applicable risk premium zones.
- 2.199 *Flood-prone areas*. That land adjacent to a creek, stream, river, channel, canal, or other body of water that is designated as a floodplain or flood-prone area by a governmental agency.
- 2.200 *Floor area*. The sum of the gross floor area for each of the several stories under roof, measured from the interior limits or faces of a building or structure.
- 2.201 *Floor area ratio*. The floor area of any building or buildings on any lot is divided by the area of the lot.
- 2.202 *Florist*. A professional who specializes in selling and arranging flowers and plants for various occasions, such as weddings, funerals, holidays, and personal celebrations. Florists work in retail stores, online platforms, and sometimes even in event planning or horticulture businesses.
- 2.203 *Floriculture*. The branch of horticulture concerned with the cultivation of flowering and ornamental plants for gardens, the floral industry, and landscape use. It includes the production of cut flowers, pot plants, bedding plants, and flowering bulbs.
- 2.204 *Food and Beverage Manufacturing and Wholesale Trade* refers to the production, processing, packaging, and large-scale distribution of edible products and drinks. These businesses operate at the industrial or commercial level, supplying retailers, restaurants, institutions, or other wholesalers rather than selling directly to consumers.
- 2.205 *Food Service Contractor*. A business or individual that provides food service operations on a contract basis, typically for institutions, corporations, government organizations, schools, hospitals, or significant events. These contractors are responsible for managing food preparation, service, and sometimes procurement, based on the terms of the contract.
- 2.206 *Forest Nurseries*. Specialized facilities or operations focused on the production of tree seedlings and saplings for forest restoration, reforestation, afforestation, or land reclamation projects.
- 2.207 *Fossil Services*. Refer to the operations and services associated with the extraction, production, refining, distribution, and consumption of fossil fuels—coal, oil, and natural gas. These services are essential for the energy and manufacturing sectors, as fossil fuels have historically been the primary source of global energy.
- 2.208 *Fraternal or Sorority Housing*. Refers to residential properties used by fraternity or sorority members, which are social organizations typically associated with colleges or universities.
- 2.209 *Freeboard*: The distance between the maximum water surface elevation and the top of a stormwater detention structure.
- 2.210 *Freight Truck*. A type of truck used to transport a wide variety of goods that do not require special handling, such as refrigeration or hazardous material

containment. These trucks are designed for versatile, non-specialized cargo, making them ideal for transporting packaged goods, pallets, boxes, and other general merchandise.

- 2.211 *Freight Truck, specialized.* A freight transportation service that involves the hauling of goods requiring specialized handling, equipment, or permits due to their size, weight, shape, or sensitivity. This includes the transport of oversized loads, hazardous materials, refrigerated goods, vehicles, heavy machinery, or other cargo that cannot be accommodated by standard freight trucking. Specialized freight carriers often utilize custom trailers, specialized safety protocols, and may be subject to additional regulatory requirements.
- 2.212 *Frontage.* The distance or width of a parcel of land abutting a public right-of-way and as measured upon such right-of-way.
- 2.213 *Fruit and Tree.* The cultivation of various fruit-bearing trees, shrubs, and plants that produce edible fruits. This type of farming is crucial for providing a wide variety of fresh, nutritious fruits to consumers worldwide. It can be done on both small and large scales, with farmers selecting tree species that are well-suited to their climate, soil, and market demands.
- 2.214 *Fruit and Vegetable Store.* A retail establishment specializing in the sale of fresh, raw fruits and vegetables, typically sourced from local or regional farms. These stores may offer a variety of seasonal and year-round produce, catering to customers seeking high-quality, fresh food options. In addition to fruits and vegetables, such stores may also offer related products such as herbs, spices, and organic items. Fruit and vegetable stores may operate as standalone businesses or as sections within larger grocery or health food stores.
- 2.215 *Fuel Service Station.* A structure designated or used for the retail sale or supply of fuel, lubricants, air, water, and other operating commodities for motor vehicles and including the customary spacing and facilities for the installation of such commodities on or in such vehicles, but not including space or facilities for the storage, painting, repair, refinishing, body work, or other servicing of motor vehicles.
- a) *Fewer than six pumps.* A small-scale gas station that provides fueling services (such as gasoline or diesel) through five or fewer fuel dispensers may also offer Basic vehicle services (like oil changes or tire inflation), a convenience store with snacks, beverages, or auto supplies, Limited hours, or a self-service model.
 - b) *Fewer than 10 pumps.* A moderate-sized gas station that operates with nine or fewer fuel dispensers with the components of a small scale station.
 - c) *More than 10 pumps.* These may include convenience stores, restrooms, food services, or car washes. They typically offer gasoline, diesel, and sometimes other fuels like ethanol blends, compressed natural gas (CNG), or electric charging stations. Stations with 10+ pumps are considered large-scale operations, often found on highways, interstates, or in high-traffic urban areas.
- 2.216 *Full-Service Restaurant.* A dining establishment where customers are provided with a wide range of food and beverage options, with waitstaff attending to their

needs. These restaurants offer a full menu with multiple courses, including appetizers, entrees, desserts, and drinks, served in a sit-down setting.

- 2.217 *Funeral Homes and Services*. These services provide essential support and guidance to families and individuals during one of life's most difficult times—the death of a loved one. These services assist with the respectful care, preparation, and disposition of the deceased and often include ceremonial, legal, and emotional support components.
- 2.218 *Fur-Bearing Animal Production*. This industry involves breeding, raising, and harvesting animals for their fur, which is used in the fashion industry to create items such as coats, jackets, scarves, hats, and gloves. It includes both wild trapping and farmed animals, with a focus on high-quality pelts for luxury products.
- 2.219 *Furniture or Home Furnishings Sales*. The retail or wholesale sale of furniture and decorative or functional items used in residential or commercial interiors. This includes products designed for seating, sleeping, storage, lighting, and decoration, typically offered through showrooms, stores, or online platforms.
- 2.220 *Furniture and related products manufacturing and Wholesale Trade*. Furniture and related products manufacturing involves the design, production, and assembly of furniture and furnishings using a variety of materials like wood, metal, plastic, glass, and fabric. This includes items such as chairs, tables, beds, couches, and storage units. Wholesale trade in this context refers to the distribution of furniture and related products in bulk to retailers, contractors, and other businesses that either resell or use the products in their operations (e.g., hospitality or office spaces).
- 2.221 *Games Arcade Establishment*. A commercial establishment that features a variety of electronic gaming machines, such as video games, pinball machines, skill games, and redemption games, designed for entertainment and recreational purposes.
- 2.222 *Game Retreats*. Private properties or wildlife sanctuaries are designed for hunting, wildlife viewing, and other outdoor recreational activities.
- 2.223 *Garage, community*. A structure or series of structures under one roof, and under one ownership, for the storage of vehicles by three or more owners or occupants of property in the vicinity, where said structure has no public shop nor mechanical services in connection therewith.
- 2.224 *Garage, private*. A structure for the private use of the owner or occupant of a principal building, situated on the same lot as the principal building, for the storage of motor vehicles, with no facilities for mechanical service or repair of a commercial or public nature for profit.
- 2.225 *Garage, public*. A structure for the storage, care, repair, or refinishing of motor vehicles, or a structure containing a public shop, or where automotive mechanical service is provided.
- 2.226 *General Truck Parking*. Designated areas where commercial trucks (such as semi-trailers, big rigs, or delivery trucks) can safely park and remain stationary, either temporarily or for extended periods.

- 2.227 *Glass and Glazing Contractor*. Specializes in the installation, repair, and maintenance of glass systems in both residential and commercial buildings. This business involves handling a wide range of glass-related services, such as windows, mirrors, storefronts, glass facades, shower doors, and more.
- 2.228 *Graphic Design Services*. Involve creating visual content for print and digital media, including branding, marketing materials, websites, advertisements, and packaging. Graphic designers work to communicate ideas and messages visually while maintaining a strong brand identity.
- 2.229 *Greenhouse*. Involves growing crops under controlled conditions using structures made from glass, polycarbonate, or plastic film. It allows year-round cultivation by managing temperature, humidity, light, and irrigation—ideal for high-value crops.
- 2.230 *Green Space*. Refers to any land that is partly or completely covered with vegetation. It includes areas that are natural or landscaped, primarily found in urban and suburban environments, and intended for recreation, aesthetics, or environmental functions. Public parks and gardens, Community gardens, Urban forests or woodlands, Greenways or trails, Lawns and grassy fields, Natural habitats and wetlands (in urban areas).
- 2.231 *Grocery Store*. A retail establishment primarily engaged in the sale of food and beverage products for off-site consumption. Grocery stores typically offer a wide range of items including fresh produce, meats, dairy products, baked goods, canned and packaged foods, beverages, and household essentials. Larger grocery stores may also feature in-store departments such as deli counters, bakeries, or pharmacies.
- 2.232 *Grubbing*: The removal of stumps or roots from a property.
- 2.233 *Hair salon*. Professional business establishment that specializes in providing hair-related services such as haircuts, styling, coloring, treatments, and other hair care services. Hair salons may offer a range of services for both men and women, including basic grooming, special event styling, and hair treatments.
- 2.234 *Hardware Sales*. The retail or wholesale sale of tools, building materials, fasteners, and home improvement supplies typically used for construction, repair, maintenance, or DIY projects. These items are sold through hardware stores, home improvement centers, or specialty suppliers.
- 2.235 *Hazardous Waste Collection*. Involves the safe identification, handling, transport, and storage of waste materials that pose a risk to human health or the environment due to their toxic, flammable, corrosive, or reactive properties. This service is critical for industries, healthcare facilities, laboratories, construction sites, and sometimes households.
- 2.236 *Hazardous Waste Treatment and Disposal* is the process of neutralizing, reducing, or safely containing hazardous materials so they do not pose a risk to public health or the environment. This process is highly regulated and requires specialized facilities, certified handlers, and detailed documentation.

- 2.237 *Heating and Plumbing Equipment Sales*. The retail or wholesale sale of heating systems, plumbing fixtures, and related equipment and components used for residential, commercial, or industrial heating and water systems. These businesses typically serve contractors, builders, and homeowners, offering both new installations and replacement parts.
- 2.238 *Heavy Equipment Parking and Storage*. The secure placement of large machinery, construction equipment, or vehicles that are not in use. This service is critical for businesses in the construction, agriculture, mining, and logistics sectors, where large and often expensive equipment needs to be safely stored when not in operation.
- 2.239 *Heavy Lumber Yard*. A commercial facility that specializes in the storage, distribution, and sale of large quantities of structural and industrial-grade wood products used primarily in construction, contracting, and heavy-duty building projects. These yards typically serve builders, contractors, and commercial clients and may handle large or bulk materials.
- 2.240 *Height, Building*: The vertical distance from average grade to the average height of the highest roof surface.
- 2.241 *Highest Adjacent Grade*: The highest natural (original) elevation of the ground surface, prior to construction, next to the proposed foundation of a structure.
- 2.242 *High School, Senior*. This is the final stage of secondary education, typically covering grades 9 through 12 and serving students ages 14 to 18. It prepares students for higher education, careers, or other post-graduation paths.
- 2.243 *Highway*. Any public thoroughfare of paving 22 feet or wider, including a street, which affords primary access to abutting property, and any thoroughfare of less width which is not classified as an alley (street).
- 2.244 *Highway and Street Construction*. Specializes in the planning, design, and construction of roadways, highways, streets, and other transportation infrastructure. This industry is essential for the development and maintenance of public and private road systems that enable the movement of people and goods. It involves large-scale projects, including urban streets, interstates, bridges, overpasses, and other vital infrastructure components.
- 2.245 *Historical or Archaeological Institutions*. Organizations dedicated to the preservation, study, and public exhibition of objects and knowledge related to the past. These institutions serve as repositories of history, offering insights into past cultures, civilizations, and significant historical events.
- 2.246 *Historic structure*. A structure that is at least 50 years old and meets one of the following requirements: Listed on either the National or Georgia Register of Historic Places; Eligible for listing on either the National or Georgia Register of Historic Places; or Currently receiving or eligible to receive tax credits for rehabilitation of historic properties.
- 2.247 *Hog and Pig Farming*. A livestock operation focused on raising pigs.

- 2.248 *Horse and Equine Production*. Refers to the breeding, raising, training, and management of horses for various purposes, such as riding, racing, working, and companionship.
- 2.249 *Home Center*. A retail store that specializes in providing products and services for home improvement, maintenance, and decoration. These stores typically offer a wide range of items needed for building, repairing, remodeling, and decorating residential properties.
- 2.250 *Home Occupation*. An occupation or profession that is conducted entirely within a dwelling, that is carried on only by family members residing therein, that does not involve customers or clients coming onto the premises, and that is clearly incidental and secondary to the use of the dwelling for residential purposes.
- 2.251 *Homeowners' Association*. A homeowners' association is an organization formed to maintain and operate the common areas of a development. The membership in the association must be automatic with the purchase of a dwelling unit or other property in the planned development. The association's principal source of funds shall be an assessment levied against each dwelling unit or other property, which assessment shall be enforceable as a lien against the property.
- 2.252 *Hospice*. A public agency or private organization or unit of either providing to persons terminally ill and their families, regardless of ability to pay, a centrally administered and autonomous continuum of palliative and supportive care, directed and coordinated by the hospice care team primarily in the patient's home but also on an outpatient and short-term inpatient basis
- 2.253 *Hospital*. An institution providing health services, primarily for in-patients, and medical and surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.
- 2.254 *Hotel*. A building occupied as the more or less temporary residence of individuals who are lodged, with or without meals, and in which there are ten or more sleeping rooms with entrances through a common lobby or office.
- 2.255 *Hunting and Trapping*. Hunting involves pursuing and killing wild animals for food, sport, or population control. It has been practiced for millennia and remains significant in modern society for both recreational and management purposes.
- 2.256 *Hydroelectric Services*. Refer to the generation, distribution, and maintenance of electricity derived from hydropower—the process of generating power through the use of water's energy. This typically involves the use of hydroelectric dams, waterfalls, or river currents to harness kinetic or potential energy and convert it into electrical power.
- 2.257 *Indoor Shooting Range*. Fully enclosed facility designed for the safe discharge of firearms in a controlled environment. It allows individuals to practice target shooting, receive training, or test firearms regardless of weather conditions.
- 2.258 *Industrial and Other Nonbuilding Construction*. Focuses on building and maintaining infrastructure that is not primarily residential or commercial in nature.

This can include large-scale projects for manufacturing facilities, power plants, transportation networks, environmental systems, and more. These projects are typically specialized and complex, often requiring advanced engineering, project management, and expertise in various fields.

- 2.259 *Industrial Design Services*. This includes the design and development of products for manufacturing, ensuring they are functional, aesthetically pleasing, and user-friendly. It also includes product design, ergonomics, and material selection for various industries, such as consumer electronics, furniture, and transportation.
- 2.260 *Institutional or institutional use*: A non-profit or quasi-public use, such as a religious institution, private school, hospital, medical center, nursing home, cemetery, as well as the ancillary uses directly affiliated with these institutional uses.
- 2.261 *Insurance-related establishment*. A business primarily engaged in providing, selling, or facilitating insurance products and services. This includes agencies, brokerages, and offices representing insurance carriers that offer coverage such as life, health, property, casualty, auto, and business insurance.
- 2.262 *Investment banking*. A specialized sector of the financial services industry focused on providing advisory and capital-raising services to corporations, governments, and other institutions. Investment banking activities typically include the underwriting of securities, facilitating mergers and acquisitions, corporate restructuring, and strategic financial advisory services.
- 2.263 *Investigation and Security Services*. Professional activities are designed to protect people, property, and information, as well as to gather intelligence and conduct inquiries into legal, financial, or personal matters.
- 2.264 *Intellectual Property Rental*. A business model in which the rights to intellectual property (IP), such as patents, trademarks, copyrights, or trade secrets, are leased or licensed to another party for a specified period. This arrangement allows the lessee to use the intellectual property for commercial or creative purposes while the owner retains ultimate ownership and control.
- 2.265 *Interior Design Services*. Specializing in the design and decoration of indoor spaces, considering both form and function. Interior designers work on residential, commercial, and public spaces, selecting furniture, layouts, color schemes, lighting, and materials to create environments that meet aesthetic, safety, and practical needs.
- 2.266 *Interurban, Charter Bus, and Other Similar Establishments*. Companies or services that use buses or motorcoaches to provide non-local, long-distance, private, or group travel. These services differ from public local bus systems in that they typically cover intercity, regional, or customized routes, often by reservation or contract.
- 2.267 *Irrigation and Industrial Water Supply*. Ensure that water is delivered for crop production, manufacturing, cooling, cleaning, and processing in various settings.
- 2.268 *Janitorial Services*. Professional cleaning and maintenance services are provided to keep buildings clean, sanitary, and well-maintained. These services are typically

performed on a regular schedule in commercial, industrial, and residential properties and are essential for ensuring a healthy and professional environment.

- 2.269 *Jewelry Manufacturing*. Jewelry manufacturing refers to the design, crafting, and production of ornamental items made from precious metals, gemstones, and other materials. This includes everything from fine jewelry (gold, silver, diamonds) to fashion and costume jewelry, and involves techniques like casting, metalworking, stone setting, engraving, and polishing.
- 2.270 *Jewelry Sales*. This refers to the buying and selling of jewelry items, which can include rings, necklaces, earrings, bracelets, watches, and other adornments. These sales can take place through various channels such as physical retail stores, online platforms, pop-up shops, and special sales events.
- 2.271 *Junk*. Old and dilapidated automobiles, trucks, tractors, and other such vehicles and parts thereof, wagons and different kinds of vehicles and parts thereof, scrap building material, scrap piping, bottles, glass, old iron, machinery, rags, paper, excelsior, hair, mattresses, beds or bedding, or any other kind of scrap or waste materials which is stored, kept, handled, or displayed within the county limits.
- 2.272 *Industrialized home*. A dwelling manufactured in accordance with the Georgia Industrialized Building Act (O.C.G.A. title 8, chapter 2, article 2, part 1) and the rules of the commissioner of the state department of community affairs issued pursuant thereto, bearing an insignia of approval issued by the commissioner.
- 2.273 *Junkyard*. Any land or building used for commercial storage and/or sale of paper, rags, scrap metals, other scrap, or discarded materials, or for the dismantling, storage, or salvaging of automobiles or other vehicles not in running condition, or of machinery or parts thereof, but not to be used as a dump. A "junk yard" also includes any outdoor area that is used exclusively for the temporary storage of wrecked automobiles, which are automobiles that do not get repaired and put back in use on the roadways of the United States, provided that no work shall be performed on any wrecked automobile while it is in storage.
- 2.274 *Kennels*: Facility for the boarding (overnight) of domestic animals, usually limited to dogs and cats. Breeding and training of dogs and cats, and the sale to the public of puppies and kittens, is classified as a kennel activity.
- 2.275 *Labor and Political Organizations*. These organizations play vital roles in shaping public policy, advocating for workers' rights, organizing collective action, and influencing political and social change. While distinct in focus, these organizations often overlap in their goals—empowering individuals, improving workplace and societal conditions, and representing group interests in government and industry.
- 2.276 *Landscaping Services*. Involve the design, maintenance, and enhancement of outdoor spaces to improve aesthetics, functionality, and overall environment. These services are typically provided for residential properties, commercial properties, parks, and public spaces.
- 2.277 *Land Development and Subdivision Business*. This business includes acquiring land, planning and designing the development, dividing the land into smaller lots,

and ensuring the installation of necessary infrastructure such as roads, utilities, and drainage.

- 2.278 *Large Vehicle Rental*. A business that provides rental services for large vehicles, typically including trucks, vans, buses, trailers, and recreational vehicles (RVs). These vehicles are rented for a variety of purposes such as moving, commercial transportation, events, or travel. Large vehicle rental companies may offer short-term or long-term rentals and provide additional services such as delivery, vehicle insurance, and equipment for loading or towing.
- 2.279 *Large Vehicle Sales*. The commercial sale, resale, or lease of large motor vehicles, typically including trucks, buses, vans, recreational vehicles (RVs), or other heavy-duty or oversized vehicles. These vehicles are generally used for commercial, industrial, agricultural, or recreational purposes.
- 2.280 *Laundromat*- A self-service facility where customers can wash and dry their clothes using commercial-grade washing machines and dryers. Laundromats provide an affordable and convenient option for individuals who don't own washing machines or dryers or prefer not to do laundry at home.
- 2.281 *Lawn & Garden Supplies Sales*. The retail or wholesale sale of tools, building materials, fasteners, and home improvement supplies typically used for construction, repair, maintenance, or DIY projects. These items are sold through hardware stores, home improvement centers, or specialty suppliers.
- 2.282 *Leather and Allied Products Manufacturing and Wholesale Trade*. Refers to the processing of hides and skins into leather and the creation of finished goods such as footwear, bags, belts, wallets, apparel, saddlery, and accessories. The wholesale trade side involves bulk distribution of these leather goods to retailers, designers, and other businesses.
- 2.283 *Leasing of Commercial, Industrial Machinery, and Equipment*. A business that provides leasing services for commercial and industrial machinery, equipment, and tools used in various sectors such as construction, manufacturing, agriculture, and logistics. This includes equipment like forklifts, cranes, bulldozers, generators, and specialized machinery.
- 2.284 *Leasing Trucks, Trailers, and RVs*. Leasing involves a contractual agreement where an individual or business pays to use these vehicles for a set period rather than purchasing them outright. It can be beneficial for short—or long-term needs, and it's commonly used in both commercial and recreational contexts.
- 2.285 *Legal Services*. Licensed attorneys or legal firms provide professional services to individuals, businesses, and organizations. These services encompass a broad range of legal matters, including but not limited to legal representation in court, legal advice, contract drafting and review, dispute resolution, regulatory compliance, intellectual property protection, estate planning, and corporate law.
- 2.286 *Legislative and Executive Functions*. Key components of the separation of powers in a government system, particularly in democratic nations. They refer to the roles and responsibilities of different branches of government — the legislature and

the executive — in managing public policy, creating laws, and implementing government actions. (Government and administrative facilities)

- 2.287 *Less Than Truckload (LTL)*. It refers to a freight transportation service for relatively small shipments that do not require a full truck. Multiple shipments from different customers are combined into a single truckload to optimize space and reduce costs.
- 2.288 *Libraries are public* or private institutions that collect, catalog, and make available books, magazines, journals, audiovisual materials, and digital media. They serve as information hubs for learning, research, and entertainment. Libraries can be physical locations, digital collections, or both.
- 2.289 *Life Care or Continuing Care Services*. Refer to a long-term housing and healthcare option that provides a continuum of care, from independent living to assisted living and eventually to skilled nursing care, all within the same community.
- 2.290 *Limousine Service*. A luxury transport service that typically involves chauffeur-driven vehicles. Limousines are often booked in advance and are usually more expensive than taxis due to their upscale nature and added amenities.
- 2.291 *Local Transit Systems- Mixed Mode* – A public transportation system that integrates two or more transit modes—such as buses, light rail, commuter rail, streetcars, or bicycles—within a coordinated network to provide efficient and flexible mobility options across a metropolitan area.
- 2.292 *Local Transit Systems- Commuter Rail*. A form of public transit that uses trains to carry passengers between suburban or outlying areas and central urban centers, primarily during peak commuting hours.
- 2.293 *Local Transit Systems—Mixed Mode*. *This refers* to a public transportation network that combines multiple types of transit vehicles and infrastructure, such as buses, light rail, streetcars, commuter rail, and subways, to move people efficiently within urban and metropolitan areas.
- 2.294 *Logging*. The process of cutting, processing, and transporting trees for timber and other wood products.
- 2.295 *Logging and timber contractor*. A professional or business that specializes in the harvesting, processing, and transportation of timber (trees) from forests to mills or buyers. They play a key role in the forestry and wood products industry.
- 2.296 *Lot*. Parcel of land shown on a recorded plat or the zoning map, or any piece of land described by a legally recorded deed.
- 2.297 *Local government*. Any county or municipality that exercises zoning power within its territorial boundaries.
- 2.298 *Lot, corner*. Any lot situated at the junction of and abutting on two or more intersections or intercepting streets or public highways. If the angle or intersection of the direction lines of two highways is more than 135 degrees, the lot fronting on said intersection is not a corner lot.

- 2.299 *Lot depth*: The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line, except on flag lots, where the depth shall be measured at the midpoint of the main body of the lot and does not include the pole or access portion.
- 2.300 *Lot frontage*: That portion of a lot adjacent to a street.
- 2.301 *Lot, interior*. Any lot that is not a corner lot that has frontage only on one street, other than an alley.
- 2.302 *Lot lines, front*. In the case of a lot abutting upon only one street, the front lot line is the line separating such lot from such street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the front lot line. In the case of any other lot, one such line shall be elected to be the front lot line for this article, provided it is so designated by the building plans, which meet the approval of the building and zoning inspector.
- 2.303 *Lot lines, rear*. The rear lot line is the boundary opposite and most distant from the front lot line. In the case of a lot pointed at the rear or any odd-shaped lot, the building and zoning inspector shall determine the rear lot line.
- 2.304 *Lot lines, side*. A side lot line is any lot boundary line not a front lot line or a rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.
- 2.305 *Lot, through*. Any lot having frontage on two parallel or approximately parallel streets or other thoroughfares.
- 2.306 *Lot width*: The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line. The lot width shall be measured beginning at the front lot line, except for lots entirely fronting turnaround areas of cul-de-sacs, where the lot width shall be measured at the minimum required front setback line.
- 2.307 *Luggage Sales*. Refer to the buying and selling of suitcases, bags, and other travel-related storage items. These sales events can happen throughout the year and often coincide with seasonal changes, major holidays, or special promotions.
- 2.308 *Lumber yard*: A commercial facility where various types of wood and building materials are stored, sold, and sometimes cut or prepared for construction and woodworking projects.
- 2.309 *Machinery Manufacturing*. Machinery manufacturing involves the design, production, and assembly of machines and equipment used across a wide variety of industries such as construction, agriculture, manufacturing, energy, mining, and transportation. This sector produces both specialized and general-purpose machinery and often includes customized engineering and automation components.
- 2.310 *Mail Order or Direct Selling Establishment*. A business operation primarily engaged in retailing merchandise through non-store methods, including the distribution of goods via mail, telephone, online platforms, or in-person sales conducted outside of a fixed retail location. This includes enterprises that take orders through catalogs, websites, or direct contact with customers (e.g., door-to-door

sales, pop-up events, or home demonstrations) and deliver products directly to the consumer.

- 2.311 *Manufactured home*. A dwelling fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.).
- 2.312 *Manufactured home site*. A parcel of land designed and designated for the location of one manufactured home, its accessory buildings or structures, and accessory equipment for the exclusive use of the home.
- 2.313 *Manufactured home stand*. That area of a manufactured home site that has been reserved for the placement of a manufactured home.
- 2.314 *Mapped streets*. A mapped street is any approved street shown on an official map or the projection of any existing street through an unsubdivided parcel of land, whether the street is dedicated or in existence or not.
- 2.315 *Marina or Yachting Club Facility Operators*. An entity that manages and maintains a waterfront facility designed to accommodate, service, and store recreational boats and yachts. These operators provide a range of services to boat owners, including docking, fueling, repairs, maintenance, storage, and access to club amenities and social events, especially in the case of private yachting clubs.
- 2.316 *Marine Craft Dealer*. A business or individual licensed to sell, lease, or broker watercraft,
- 2.317 *Marine Cargo Handling and Dry Dock Services*. Critical elements of maritime operations include ensuring that goods are safely loaded, unloaded, stored, and that vessels are properly maintained. These services support the global shipping industry and ensure that maritime logistics run efficiently, safely, and on schedule.
- 2.318 *Marine Freight Transportation*. Refers to the shipping of goods via waterborne vessels across oceans, seas, and rivers. This form of transportation is a cornerstone of global trade and commerce, as a significant percentage of goods worldwide are transported by sea.
- 2.319 *Marine Passenger Transportation*. Refers to the movement of people via waterborne vessels, such as ferries, cruise ships, tour boats, and yachts. This form of transportation is often used for both long-distance travel and short-range commuting, typically between ports, islands, or along coastlines.
- 2.320 *Marine Port and Harbor Operations*. Ports and harbors serve as the entry and exit points for ships, facilitating the loading and unloading of cargo, fueling and maintaining vessels, and storing goods.
- 2.321 *Marine Navigational and Other Services*. Marine navigational and other related services are vital to ensure the safe and efficient movement of vessels across waterways. (Faries, Boat Tours, Fishing Charters, Boat Taxi)
- 2.322 *Masonry and Drywall Contractors*. Specialized contractor who provides services related to the construction, repair, and finishing of masonry structures (such as brick, stone, and concrete) and drywall installations.

- 2.323 *Marshland*. All land subject to tidal action, which is comprised of generally unstable soil materials commonly known as "hard or soft" marsh, which in its natural state is vegetated with marsh grass, reeds, and similar growth, and is usually characterized by poor load-bearing capacity. Marshland lies below an elevation of six feet above mean sea level.
- 2.324 *Media Services*. Encompass activities related to media planning and buying, public relations, content creation, social media management, and strategic communication.
- 2.325 *Medical and Diagnostic Laboratories*. Specialized facilities where medical tests and diagnostic procedures are conducted to assist healthcare providers in diagnosing, treating, and monitoring various medical conditions.
- 2.326 *Messenger Services*. Typically smaller-scale and focuses on the delivery of documents or messages rather than packages. These services often emphasize personalized service and local deliveries.
- 2.327 *Metals*. These facilities focus on the extraction of metals from ores. Metals are often found in the Earth's crust and must be mined and processed to extract valuable material.
- 2.328 *Middle School*. An educational level between elementary school and high school, typically serving students aged 11 to 14 years old, or covering grades 6th through 8th.
- 2.329 *Military and National Security*. Specialized establishments that are designed to support a country's defense capabilities and protect its sovereignty. These facilities serve a range of functions, from training personnel to housing defense equipment, intelligence gathering, and ensuring cybersecurity. The facilities can be military bases, research centers, intelligence operations hubs, or infrastructures that enable the country to respond quickly to internal or external threats.
- 2.330 *Mining, State-Approved*. Mining operations that have received official authorization and permits from a state government to extract minerals or other natural resources within that state's jurisdiction. This approval ensures the mining activity complies with state laws, environmental regulations, land use policies, and safety standards.
- 2.331 *Miniature Golf Establishment*. A recreational facility where people can play a scaled-down version of traditional golf.
- 2.332 *Mini Storage*. A facility consisting of individual, small-scale storage units or compartments that are rented or leased to the general public for the purpose of storing personal or commercial goods.
- 2.333 *Mixed-use residential*. The mixing of principal residential uses with nonresidential uses. Mixed-use residential may occur in the following ways:
- A) Nonresidential and multifamily in the same building (e.g., retail on ground floor, multifamily above), or

- B) Multifamily and other primary nonresidential use are located in different buildings sited on the same lot or parcel (e.g., multifamily situated on the same parcel as an office building).
- C) Both options shall be designed, located, and oriented on the site so that nonresidential uses are directly accessible to residents of the development. For the purposes of this section, "directly accessible" shall mean pedestrian access by way of improved sidewalks or paths and streets that do not involve leaving the development or using a major thoroughfare. "Directly accessible" does not necessarily mean that nonresidential uses need to be located in a particular location, but that the siting of such uses considers the accessibility of the residential component of the development to the nonresidential use. Parking areas shall be designed to minimize distances between uses.

2.334 *Mobile Food Services*. These refer to food establishments that operate out of a vehicle or a movable structure, allowing them to serve food and beverages to customers at various locations. Examples include food trucks, trailers, carts, and pop-up stands.

2.335 *Mobile home*. A dwelling manufactured prior to June 15, 1976, which is transportable in one or more sections; in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet in floor area; is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. All mobile homes must be installed in accordance with O.C.G.A. § 8-2-160, et. seq. Mobile homes must meet the construction standards specified in ANSI A119.1. The following procedures shall determine compliance with ANSI A119.1:

For mobile homes that are proposed to be relocated within the county, the county building inspector or designee must inspect the unit to determine if the unit meets the standards of ANSI A119.1 standards and all other applicable county ordinances are met, after which the county administrator or designee may issue the building permit for placement of the mobile home on site. An inspection fee determined from time to time by the board of commissioners shall be charged for each inspection of a mobile home.

2.336 *Mobile Home Parks*. A mobile home park is an area or tract of land subdivided into smaller spaces and rented to owners of mobile or manufactured homes. It is also called a "trailer park."

2.337 *Mobile Home Subdivisions*. A subdivision of mobile homes where owners own individual lots.

2.338 *Motel*- A building or group of two or more buildings designed to provide sleeping accommodations for transient or overnight guests with no common entrance or lobby. Each building shall contain a minimum of ten residential units or rooms, which generally have direct, private openings to a street, drive, or patio, etc.

- 2.339 *Motion Picture and Video Production, Publishing, and Distribution*. Industry encompasses all the creative, technical, and commercial activities involved in creating, marketing, and delivering movies, TV shows, and digital video content to audiences worldwide. This includes everything from blockbuster films to independent documentaries, streaming series, music videos, commercials, and more.
- 2.340 *Motion Picture Viewing and Exhibition Services*. These refer to the businesses and venues responsible for presenting films to the public, typically through movie theaters, cinemas, and film festivals and increasingly through special formats like IMAX, 3D, or outdoor screenings.
- 2.341 *Motorcycles*. This category includes all two—or three-wheeled motorized vehicles. Typical vehicles in this category have saddle-type seats and are steered by handlebars rather than steering wheels. It also includes motorcycles, motor scooters, mopeds, motor-powered bicycles, and three-wheel motorcycles.
- 2.342 *Motorcycle Sales*. The commercial sale, resale, or lease of motorcycles, including new and used motorbikes, as well as related equipment, parts, and accessories. Motorcycle sales are typically conducted by licensed dealers, either franchised by manufacturers or independently operated.
- 2.343 *Musical Instruments Manufacturing*. Musical instrument manufacturing is the process of designing, crafting, assembling, and finishing devices that produce sound when played.
- 2.344 *Musical Instrument Sales*. Refers to the retail and distribution of various instruments used for creating music, from beginner-level instruments to professional-grade equipment. These products cater to a wide range of customers, including musicians, educators, schools, and hobbyists.
- 2.345 *Multifamily-* A type of residential building or property that contains multiple separate housing units within one structure or complex, designed to be occupied by more than one household. Examples include apartments, duplexes, triplexes, and fourplexes, townhomes (when individually owned or rented), and condominium buildings.
- 2.346 *Museums and other Special-Purpose Recreational Institutions*. Establishments dedicated to education, culture, history, art, or other specific themes. These venues provide visitors with opportunities to engage with exhibits, artifacts, or interactive experiences related to various subjects, such as science, history, art, and culture.
- 2.347 *Nail Salon*. A beauty salon that specializes in providing nail care services, including manicure, pedicure, and other nail treatments.
- 2.348 *Net Usable Acres*. To calculate Net Usable Acres, you start with the Gross Acres of a site and subtract areas that are not usable for the intended development, which include jurisdictional wetlands or inaccessible uplands.
- 2.349 *Newspaper, Books, and Periodicals Publishing*. Refers to the industry involved in the creation, editing, production, and distribution of written content for public consumption, whether in print or digital formats.

- 2.350 *News Syndicate*. An organization or agency that gathers, produces, and distributes news content to multiple media outlets, such as newspapers, magazines, websites, and broadcasters.
- 2.351 *Nonconforming lot*. Any lot that is smaller than the minimum dimensions, area, or other regulations of the district in which the lot is located.
- 2.352 *Nonconforming use*. Use of any property or premises in any manner that does not comply with the regulations provided for the district in which the property or premises are situated, if such use was originally legally established at the effective date of this ordinance or any amendment thereof.
- 2.353 *Nondurable Goods*. Products that are used up quickly or have a short lifespan, typically less than three years. These are items that are consumed in one use or a few uses and then need to be replaced. (Food and beverages, paper products, clothing, fuel)
- 2.354 *Nonmetallic Mining*. Refer to the industries and facilities involved in the extraction and processing of nonmetallic minerals. These minerals do not contain metal elements and are typically used for their physical properties, such as durability, density, or insulation properties. Nonmetallic minerals are vital to various industries, including construction, agriculture, and manufacturing.
- 2.355 *Nonmetallic Mineral Products Manufacturing*. Nonmetallic mineral products manufacturing involves transforming natural, inorganic raw materials—like stone, sand, clay, and glass—into finished products primarily used in construction, infrastructure, and industrial applications. These products do not contain significant amounts of metal and are typically nonconductive, noncombustible, and durable.
- 2.356 *Nuclear Services*. Encompass the operations and activities related to the generation of nuclear energy, as well as the maintenance, safety, and decommissioning of nuclear facilities. These services are essential in the power generation industry, where nuclear power plants provide a significant portion of electricity in many countries.
- 2.357 *Nursery*. It is a form of early childhood education and care for infants and toddlers, usually from birth up to around 3 years old.
- 2.358 *Office and Administrative Services*. Professional activities that involve managing office operations, supporting business functions, and maintaining organizational efficiency through clerical, organizational, and communication tasks.
- 2.359 *Office Supplies and Inks Manufacturing*. Office supplies and inks manufacturing involves the production of everyday office products such as pens, pencils, paper, markers, binders, and notebooks, alongside the formulation and production of ink used in writing instruments, printers, and copiers.
- 2.360 *Oil and Natural Gas*. Refer to the various facilities, businesses, and operations involved in the exploration, extraction, refining, distribution, and marketing of petroleum products and natural gas.

- 2.361 *One Additional Single-Family Detached Dwelling*. Refers to a second, standalone residential unit located on the same lot as an existing single-family home. It's also sometimes called a detached accessory dwelling unit (ADU), granny flat, or backyard cottage.
- 2.362 *Online Information Services*. These encompass businesses and organizations that provide access to a wide range of data, information, and content over the Internet. These services can include news, entertainment, databases, educational content, and digital tools for communication, research, or business purposes.
- 2.363 *Open Space*. Refers to any land that is preserved in its natural state or developed for public recreation, scenic beauty, or conservation. It is typically free of buildings and infrastructure, aside from minimal amenities like benches or signage. Examples include parks, greenbelts, nature reserves, and undeveloped natural areas. Can be natural or manufactured (paved, gravel). Parks and recreational fields, courtyards and plazas, greenbelts and buffer zones, cemeteries or natural preserves, undeveloped land within or near urban areas, and paved but non-building areas like civic squares are also available.
- 2.364 *Optical Store*. A retail establishment primarily engaged in the sale of eyewear products and vision care services. This includes prescription eyeglasses, contact lenses, sunglasses, and related accessories. Optical stores may also offer on-site eye examinations performed by licensed optometrists or ophthalmologists, as well as fitting and adjustment services.
- 2.365 *Outdoor Shooting Range*. An open-air facility designed for the safe practice and training with firearms, including handguns, rifles, and shotguns. These ranges vary in size and setup, and are commonly used for recreational shooting, hunting practice, competition, and law enforcement or military training.
- 2.366 *Outfall*. The location where stormwater in a discernible, confined, and discrete conveyance leaves a facility or site, or, if there is a receiving water on site, becomes a point source discharging into that receiving water.
- 2.367 *Outpatient Care Centers*. Healthcare facilities that provide medical services to patients who do not require overnight hospitalization. These centers are designed to handle routine medical visits, minor procedures, diagnostic tests, and follow-up care.
- 2.368 *Overnight Truck Stop*. A designated or permitted location where commercial trucks (such as semi-trucks, tractor-trailers, or delivery trucks) can legally and safely park and remain stationary for an extended period, typically overnight (6–10 hours), to allow drivers to rest or sleep in compliance with Hours of Service (HOS) regulations.
- 2.369 *Packing, Crafting, and Convention & Trade Show Services*. These services encompass a variety of support services designed to facilitate the logistics, design, and organization of events, trade shows, and conventions. These services are essential for companies, vendors, and participants who need assistance with preparing exhibits, booths, displays, and products for these large-scale events.

- 2.370 *Painting and Wall Covering Contractor*. Specializes in providing services related to the application of paints, coatings, wallpapers, and other wall coverings. These contractors work in both residential and commercial sectors,
- 2.371 *Paper and Printing Materials Manufacturing and Wholesale Trade*. Paper and printing materials manufacturing involves the production of paper, cardboard, and other materials used in printing, such as inks, coatings, and printing presses. Wholesale trade in this context refers to the distribution of paper products and printing materials in bulk to printers, publishers, packaging companies, and other businesses that require these materials for their operations.
- 2.372 *Park*. A public area of land, often set aside for recreation, relaxation, and enjoyment of nature. It typically includes green spaces, trees, grass, playgrounds, walking paths, benches, and sometimes features like lakes, gardens, or sports facilities.
- 2.373 *Parking space*. That area required for the parking or storage of one automobile, including necessary aisle or driveway space providing access thereto.
- 2.374 *Parts, Accessories, or Tire Sales*. The retail or wholesale sale of automobile parts, accessories, or tires used to maintain, repair, or customize vehicles. This category includes both replacement parts (for wear and tear) and performance or aesthetic accessories (for upgrades and personalizations).
- 2.375 *Passive recreation space*: A common area designated on the final plans of a development permanently set aside for the use by the residents and/or the public that accommodates activities such as walking, jogging, biking, sitting, picnicking, and any activity that does not require improved structures or formal recreation fields.
- 2.376 *Pedestrian path*: A graded, cleared way for individuals who travel on foot. When located along any improved street or parking area, these paths shall be adjacent to the curb at curb level.
- 2.377 *Performing Arts, Sports, and similar events*. Refer to live entertainment or competitive activities presented to an audience, often in venues such as theaters, stadiums, arenas, or outdoor spaces.
- 2.378 *Permitted use*: That use of a lot which is among the uses allowed as a matter of right under the zoning classifications.
- 2.379 *Pet or Pet Supply Store*. A retail business that sells animals, pet food, accessories, grooming products, and other pet-related items. Some stores also offer pet grooming, training, adoption, or veterinary services.
- 2.380 *Petroleum and Coal products*. Petroleum and coal products manufacturing involves the refining of crude oil into various petroleum products, including fuels, lubricants, asphalt, and other petrochemical products. It also includes the production of coal and coal-based products. Wholesale trade refers to the bulk distribution of these products to retailers, fuel distributors, chemical manufacturers, and industrial users.

- 2.381 *Pharmacy or Drug Store*. A retail establishment that primarily sells prescription medications, over-the-counter drugs, health and wellness products, personal care items, and sometimes medical equipment. Pharmacies or drug stores may also offer additional services such as prescription filling, health consultations, immunizations, and wellness screenings. These establishments are often staffed by licensed pharmacists who provide expert guidance on the proper use of medications and health products. Some pharmacies are also integrated with grocery stores, supermarkets, or healthcare facilities.
- 2.382 *Photography Services*. Specialize in the creation of professional visual content for commercial purposes, including product photography, event coverage, advertising campaigns, corporate portraits, and real estate imagery.
- 2.383 *Pipeline Transmission*. Refers to the transport of gases or liquids through pipelines over long distances, typically from production sites to processing facilities, storage terminals, or distribution centers.
- 2.384 *Place of Worship*. A building or location where individuals or groups gather to practice, observe, or participate in religious activities, ceremonies, or rituals associated with their faith or belief system.
- 2.385 *Plant Nursey*. A place where plants are propagated, grown, and sold for landscaping, gardening, and agriculture. Nurseries specialize in providing young plants (seedlings, saplings, or clones) either for retail customers or for commercial growers.
- 2.386 *Pools*. A swimming pool, whether in the ground, is hereby defined as any pool, lake, or open tank, other than a farm pond, which is not located within a completely enclosed building and which contains, or is capable of containing, water at a depth at any point greater than 1½ feet.
- 2.387 *Post- Harvest Crop Activities*. Once crops are harvested, post-harvest management begins. This includes cleaning, sorting, processing, storage, and transport. Effective handling ensures crop quality and reduces post-harvest losses.
- 2.388 *Powerlines, Communications and Transmission lines*. Specializes in the installation, maintenance, and upgrading of utility infrastructure, including powerlines, communication cables, and transmission systems. These systems are essential for the delivery of electricity, telephone services, internet connectivity, and other forms of communication.
- 2.389 *Planned manufactured home community*. A tract used or intended for use as a residential area occupied by manufactured homes; conforming to an approved development plan with appropriate and adequate community services, recreation facilities, utilities, streets, and sidewalks provided by the developer; and in which the resident owns or rents the manufactured home and rents the manufactured home space. All manufactured homes located within a manufactured home community must be installed in accordance with O.C.G.A. § 8-2-160 et seq.
- 2.390 *Planned single-family home community*. A subdivision used or intended for use as a residential area occupied by single-family homes; conforming to an approved

development plan with appropriate and adequate community services, recreation facilities, utilities, streets, and sidewalks provided by the developer; and in which the subdivision is under single ownership or control.

- 2.391 *Planning board*. The county planning board, which is a body of people appointed by the commissioners whose responsibilities include the guidance of growth and development within the county.
- 2.392 *Plastics Manufacturing*. Plastics manufacturing involves converting petrochemicals or bio-based materials into resins or polymers, which are then molded or extruded into finished or semi-finished plastic products.
- 2.393 *Plat*. A diagram, drawing, or replat containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision.
- 2.394 *Plumbing, Heating, and Air Conditioning*. Contractor business provides essential services for maintaining and installing plumbing systems, heating units, and air conditioning systems in residential, commercial, and industrial buildings. These services ensure that buildings remain comfortable, safe, and functional throughout the year, with appropriate systems for water supply, waste management, and temperature control.
- 2.395 *Pond*. An artificial depression designed to hold water that is less than one acre in size. These include retention, detention, and borrow pits less than one acre.
- 2.396 *Preschool*. An educational program for children usually between 3 and 5 years old, before they enter kindergarten.
- 2.397 *Primary Metal Manufacturing*. Primary metal manufacturing refers to the production and processing of metals from raw ore or scrap, transforming them into semi-finished forms (such as ingots, billets, sheets, bars, and coils) that can be further fabricated into end-use products. This sector covers ferrous and non-ferrous metals and includes activities such as smelting, refining, alloying, rolling, drawing, and extruding.
- 2.398 *Principal building*. The building is situated or to be placed nearest the front property line and the use of which conforms to the primary use permitted by the zoning classification in which it is located.
- 2.399 *Principal Use*: The primary or predominant purpose for which a lot or building is occupied and/or used.
- 2.400 *Private street*: A street which serves several lots over which the general public has no right of use, as opposed to a driveway which is meant to serve one lot.
- 2.401 *Professional buildings*. Structures used for the conduct of business in any of the following or related categories: law; architecture; accounting; engineering; medicine; dentistry; optometry; osteopathy; chiropractors; optician; planning, or consulting of the nature of the a forestated categories, not including outside storage space for business vehicles or equipment.
- 2.402 *Property Management, Commercial*. A business engaged in the operation, oversight, and administration of commercial real estate properties on behalf of

property owners. This includes office buildings, retail centers, industrial facilities, and other income-generating commercial properties. Services typically provided include tenant leasing and relations, rent collection, maintenance and repairs, budgeting, financial reporting, and ensuring compliance with applicable laws and lease agreements.

- 2.403 *Property Management, Rental.* A service-oriented business that oversees the daily operations and long-term management of residential or commercial rental properties on behalf of property owners. This includes tasks such as marketing and leasing units, tenant screening, rent collection, property maintenance, handling tenant relations, and ensuring compliance with lease agreements and applicable housing laws. Rental property management may apply to single-family homes, apartment complexes, condominiums, or mixed-use developments, and is typically performed by licensed property managers or management firms.
- 2.404 *Police.* A specialized building or complex where law enforcement personnel work to maintain public order, enforce laws, and ensure the safety and security of a community. These facilities are equipped with various resources, technologies, and spaces that enable police officers to carry out their duties effectively.
- 2.405 *Postal Services.* Refer to government-regulated or private-sector organizations that handle the collection, transportation, sorting, and delivery of letters, parcels, and packages.
- 2.406 *Poultry Farming.* Involves raising domesticated birds—primarily chickens, but also ducks, turkeys, quail—for meat (broilers) or eggs (layers). Involves- Broiler production, layer production, and hatcheries.
- 2.407 *Public body.* Any government or governmental agency in Effingham County, the State of Georgia, or the United States Government.
- 2.408 *Public Safety.* Refers to the protection and well-being of the general public, typically ensured through the efforts of government agencies and services such as police, fire departments, emergency medical services (EMS), disaster response teams, and public health organizations.
- 2.409 *Public Street:* A street that is owned and/or maintained by Effingham County.
- 2.410 *Public use.* Quasi-judicial officers, boards, or agencies. An officer, board, or agency appointed by a local government to exercise delegated, quasi-judicial zoning powers including hearing appeals of administrative decisions by such officers, boards, or agencies and hearing and rendering decisions on applications for variances, special administrative permits, special exceptions, conditional use permits, or other similar permits not enumerated herein as a zoning decision, pursuant to standards for the exercise of such quasi-judicial authority adopted by a local government.
- 2.411 *Quarrying and Stone-Cutting Establishments.* These establishments refer to businesses and operations engaged in extracting and processing natural stone materials from quarries. These establishments play a crucial role in the construction, landscaping, and manufacturing industries by providing various types of stone for

both decorative and structural purposes. The materials extracted in quarries include limestone, granite, marble, sandstone, slate, and other types of rock, which are then cut, shaped, and polished for a range of applications.

- 2.412 *Racetrack Establishment*. A facility designed and maintained for the purpose of organizing and hosting races, competitions, and events involving various types of vehicles, animals, or athletes. Racetracks are used for a variety of sports, including motor racing (such as car, motorcycle, and truck races), horse racing, and greyhound racing.
- 2.413 *Radio and Television Broadcasting*. This industry transmits audio and visual content to the public over airwaves, cable, or satellite, including news, music, entertainment, sports, and educational programming. It plays a central role in mass communication, public discourse, and advertising.
- 2.414 *Rail Freight Transportation*. The movement of goods, materials, and commodities by trains across dedicated rail networks.
- 2.415 *Rail Passenger Transportation*. Refers to the movement of people by train along established rail networks. It is one of the most efficient, environmentally friendly, and reliable methods of mass transit, especially in regions with well-developed rail infrastructure.
- 2.416 *Rail Transportation Support Establishment*. Businesses or facilities that provide essential services, infrastructure, and logistical support to ensure the smooth, safe, and efficient operation of rail transportation systems, both freight and passenger.
- 2.417 *Real Estate Office*. A business establishment primarily engaged in providing services related to the buying, selling, leasing, or management of real property. Real estate offices may represent clients in residential, commercial, industrial, or agricultural real estate transactions.
- 2.418 *Recreational Goods Rentals*. A business that offers the rental of equipment and goods intended for recreational activities, including but not limited to bicycles, kayaks, camping gear, skis, snowboards, boats, and outdoor sports equipment.
- 2.419 *Recreational Vehicle (RV)*. A motorized or towable vehicle designed for travel, recreation, and temporary living. RVs typically include sleeping areas, kitchen facilities, and bathroom amenities, making them suitable for road trips, camping, or full-time living.
- 2.420 *Recreational Vehicle Park*. A designated area where people can park and live or vacation in their RVs, which include motorhomes, camper vans, and travel trailers. These parks provide temporary or long-term accommodations for travelers or seasonal residents.
- 2.421 *Rehabilitative Services*. Healthcare services are designed to help individuals regain, maintain, or improve their physical, mental, and emotional functioning after an illness, injury, or surgery.

- 2.422 *Religious Housing*. This refers to any residential space connected to or operated by a religious organization or intended for individuals who are part of a faith-based community. It can take different forms depending on the context and religion.
- 2.423 *Repairs*. Restoration of portions of a building to its condition as before decay, wear, or damage, but not the alteration of the shape or size of any portion.
- 2.424 *Rental Property Management*. A service-oriented business that oversees the daily operations and long-term management of residential or commercial rental properties on behalf of property owners. This includes tasks such as marketing and leasing units, tenant screening, rent collection, property maintenance, handling tenant relations, and ensuring compliance with lease agreements and applicable housing laws. Rental property management may apply to single-family homes, apartment complexes, condominiums, or mixed-use developments, and is typically performed by licensed property managers or management firms.
- 2.425 *Residential*. The term "residential" or "residence" applies herein to any lot, plot, parcel, tract, area, piece of land, and/or any building used or intended to be used exclusively for family dwelling purposes, including concomitant uses specified herein.
- 2.426 *Residential Business*. An occupation or profession that is conducted entirely within a dwelling, which is carried on only by family members residing therein and by no more than one employee who does not reside therein, and which is clearly incidental and secondary to the use of the dwelling for residential purposes.
- 2.427 *Residential Construction*. Refers to the process of building or assembling structures that are intended for people to live in, such as single-family homes, apartments, townhouses, and condominiums. It encompasses all the stages of planning, designing, building, and finishing homes and residential complexes.
- 2.428 *Research and Development Services*. Professional services focused on the systematic investigation, innovation, and creation of new products, technologies, processes, or solutions to meet specific needs or market demands.
- 2.429 *Restaurant*. A building, room, or rooms where food is prepared and served to a group of families, a club, or to the public for consumption within the enclosed structure.
- 2.430 *Religious Housing*. This refers to any residential space connected to or operated by a religious organization or intended for individuals who are part of a faith-based community. It can take different forms depending on the context and religion.
- 2.431 *Retail Front*. The portion of a commercial building or tenant space that directly faces a public street, pedestrian walkway, or other customer-accessible area, and is designed to accommodate direct interaction with the public for the display, sale, or promotion of goods and services.
- 2.432 *Retail sales and service*: A business established for the sale of goods or services to consumers, usually in small quantities

- 2.433 *Right-of-way line*. The outside boundaries of a highway right-of-way, whether such right-of-way is established by usage, dedication, or by the official right-of-way.
- 2.434 *Roofing, Siding, and Sheet Metal Contractors*. Specializes in the installation, repair, and maintenance of roofing systems, exterior siding, and sheet metal components for residential and commercial buildings. These services are essential for protecting properties from the elements, improving energy efficiency, and enhancing a building's overall aesthetic.
- 2.435 *Rooming and Boarding*. A housing arrangement is one in which an individual pays to live in someone else's home or facility. This arrangement is often found in group homes, care facilities, student housing, or transitional housing. It differs from renting an apartment, where meals and other personal services are usually not included.
- 2.436 *Rubber Products Manufacturing*. This sector produces items from both natural and synthetic rubber. Products can be molded, extruded, or fabricated for various applications.
- 2.437 *Rural Business*. An occupation or profession that is conducted either entirely or partially within a dwelling, which is carried on by a principal practitioner who at all times maintains said dwelling as their permanent residence, and which employs no more than one employee who does not reside therein.
- 2.438 *Savings Institution*. A financial institution that primarily focuses on accepting savings deposits from individuals and providing loans, particularly for residential mortgages and personal needs.
- 2.439 *School and Employee Bus Transportation*. Are specialized transit operations that use motor buses, vans, or minibuses to transport students to and from schools and employees to and from workplaces.
- 2.440 *Screened Storage*. An area where items are stored out of direct view, using some form of screening or enclosure for privacy, security, or visual appeal. The screening can be made of fencing, walls, landscaping, or other barriers.
- 2.441 *Screened Storage Yard*. An outdoor area used for storing materials, equipment, or goods, which is partially or fully enclosed by a physical barrier (such as a fence or screening material) to restrict visibility and provide security. This type of storage is often used for construction materials, vehicles, industrial equipment, or waste.
- 2.442 *Securities and Brokerage Establishment*. A financial services business primarily engaged in the buying, selling, and trading of securities such as stocks, bonds, mutual funds, and other investment instruments on behalf of individual and institutional clients.
- 2.443 *Sediment*. Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice, or gravity as a product of erosion.
- 2.444 *Self-Storage*. Refers to a service that provides individuals or businesses with secure, rentable storage space—typically in the form of individual units—where they

can store personal belongings, inventory, equipment, or documents for short or long-term use.

- 2.445 *Senior care housing*. Refers to a range of residential options designed specifically for older adults, typically aged 55 and up, who may need varying levels of assistance, healthcare, or community support. The term can cover a spectrum of care, from fully independent living to 24-hour medical support. Examples include: Retirement Housing Services.
- 2.446 *Septic Tank*. A watertight container buried underground, typically made of concrete, fiberglass, or plastic. It receives wastewater from a home or building. It allows the waste to settle, decompose, and undergo primary treatment before being released into a drain field or leach field for further filtration.
- 2.447 *Septic Tank Services*. These include the installation, maintenance, and repair of septic systems, ensuring they function effectively and minimize environmental contamination.
- 2.448 *Setback*. The minimum horizontal distance between the right-of-way line, rear, or side lines of the lot, and the front, rear, or side lines of the building. When two or more lots under one ownership are used, the exterior property line so grouped shall be used to determine offsets.
- 2.449 *Sewer or Sewer Line*. Any pipe or conduit used to collect and carry away sewage from the generating source to the treatment plant and other facilities.
- 2.450 *Sheep and Goat Farming Establishments*. Livestock systems that offer meat, milk, wool, and even manure. These animals thrive in diverse environments and are ideal for both smallholders and commercial operations.
- 2.451 *Shipping container*. A receptacle designed for intermodal transport of cargo aboard ship, truck trailer, or rail car, and which exhibits features intended to facilitate the movement of containerized cargo, including but not limited to corner fittings for pins, design for stacking, size dimensions of eight feet wide by eight or ten feet high by 20, 35, or 40 feet in length, and which is otherwise designed and constructed in conformance with standards for shipping containers as set forth by the international standards organization.
- 2.452 *Shipping container facility*. A facility that provides storage for shipping containers awaiting transport or subsequent use.
- 2.453 *Signs and sign shops manufacturing*. Signs and sign shops manufacturing refers to the design, production, and installation of visual signage used for commercial, industrial, and personal purposes. This includes a wide range of indoor and outdoor signs, such as storefront signs, billboards, wayfinding signs, and vehicle wraps.
- 2.454 *Silverware Manufacturing*. Silverware manufacturing involves the design, production, and finishing of eating utensils and flatware such as forks, knives, spoons, serving pieces, and sometimes decorative tableware like trays, bowls, and teapots.

- 2.455 *Single-family, attached dwelling*. A single-family attached home is designed for one household but shares one or more walls with another unit. Each unit has its own entrance and is located on a separate lot or parcel.
- 2.456 *Single-family, detached dwelling*. A building or structure designed for and occupied as a residence exclusively by one family.
- 2.457 *Site-built single-family detached dwelling*. A single-family detached dwelling constructed on the building site from basic materials delivered to the site and constructed in accordance with all requirements of the building codes as adopted by the county.
- 2.458 *Site*. An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded subdivision plat or a legally recorded deed.
- 2.459 *Skating Rinks*. A facility designed for recreational or competitive skating activities on ice or smooth surfaces. These venues can accommodate ice skating, roller skating, rollerblading, or inline skating, and are popular for both casual fun and organized events like hockey games, figure skating competitions, or themed skate nights.
- 2.460 *Skilled Nursing Services*. Refers to medically necessary care provided by licensed healthcare professionals, typically in a Skilled Nursing Facility (SNF) or sometimes in a home health setting. These services go beyond basic personal care and are ordered by a physician.
- 2.461 *Solid Waste Collection*. The process of gathering, transporting, and preparing solid waste for treatment, recycling, or disposal. It's a core service provided by municipalities, private waste management companies, or industrial facilities, ensuring public health, environmental protection, and sanitation.
- 2.462 *Solid Waste Combustor or Incinerator*. A waste treatment facility that burns solid waste at high temperatures to reduce its volume and sometimes generate energy. This process helps minimize landfill use and can recover useful byproducts such as heat or electricity.
- 2.463 *Solid Waste Landfill*. A carefully engineered site designed for the long-term disposal of solid waste. It is the final step in the waste management hierarchy when waste cannot be reused, recycled, composted, or incinerated.
- 2.464 *Small-Scale Manufacturing*. The production of goods in limited quantities using relatively modest facilities, labor, and capital investment. It typically involves local or niche production rather than mass production and often focuses on customized, high-quality, or specialized products.
- 2.465 *Snack or Nonalcoholic Bar*. A type of establishment where customers can enjoy light refreshments, snacks, and beverages, but without alcoholic drinks. These bars focus on offering quick bites, sweet and savory snacks, smoothies, coffee, fresh juices, and other nonalcoholic beverages in a casual, social setting.

- 2.466 *Space Research and Technology*. This field involves the scientific study of outer space and the development of technological innovations that enable exploration, observation, and utilization of space.
- 2.467 *Special Purpose Transit Transportation*. Scenic and sightseeing transit is a form of special-purpose transportation designed specifically to offer recreational, educational, or tourism-based experiences. Unlike standard transit, the goal here is not just to move people from point A to point B but to offer a memorable journey, often through natural landscapes, historic areas, or urban attractions.
- 2.468 *Specialty Food Store*. A retail shop that focuses on specific types of food or drink products often offers high-quality, unique, or hard-to-find items that aren't typically available at regular supermarkets.
- 2.469 *Special exception*. A use, designated explicitly in this ordinance, that would not be appropriate for location generally or without restriction throughout a given zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would, in the opinion of the county commissioners, promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare.
- 2.470 *Sports and Recreation Education*. Refers to academic programs and practical training that focus on the study and practice of physical activities, sports, fitness, and recreational programs.
- 2.471 *Sports Team or Club*. An organization or group of individuals that comes together to compete in sports or recreational activities. These teams or clubs can operate at various levels, from recreational leagues to professional sports organizations.
- 2.472 *Sporting Goods Sales*. This refers to the process of selling equipment, apparel, and accessories used for various sports and physical activities. This market covers everything from items required for team sports to individual activities, outdoor adventures, and fitness routines. It's a broad category, encompassing products designed for both professional athletes and casual enthusiasts.
- 2.473 *Spraying (Agriculture)*. Liquid application of crop protection or nutritional products.
- 2.474 *Software Publisher*. A company or entity involved in the development, marketing, distribution, and licensing of software applications and programs.
- 2.475 *Sound Recording, Production, Publishing, and Distribution*. This sector encompasses the entire process of creating, managing, and delivering audio content, including music, podcasts, audiobooks, and commercial audio. It supports artists, producers, labels, and platforms in delivering high-quality audio experiences to listeners around the world.
- 2.476 *Steam Supply*. Refers to the provision of pressurized steam for heating, sterilization, or mechanical power. It is commonly used in industrial processes, district heating systems, and hospital sterilization.
- 2.477 *Stormwater Runoff*. The flow of surface water resulting from precipitation.

- 2.478 *Story*. That portion of a building includes the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then there is space between the floor and the ceiling next above it.
- 2.479 *Street*. A dedicated and accepted public right-of-way for vehicular traffic that affords the principal means of access to abutting properties.
- 2.480 *Structural alteration*. Any change in the shape or size of any portion of a building or structure, such as walls, columns, beams, arches, girders, floor joists, or roof joists.
- 2.481 *Structure*. Anything constructed or erected, the use of which requires rigid location on the ground or attachment to something having a permanent location on the ground; provided, however, that utility poles, fences, and walls (other than building walls) shall not be considered to be structures.
- 2.482 *Structural Steel Erection Contractor*. A specialized construction company responsible for the assembly and installation of steel frameworks in buildings and other structures.
- 2.483 *Supermarket*. A large, self-service retail establishment that offers a wide variety of food and beverage products, as well as household items, personal care products, and other non-food goods. Supermarkets typically feature a broad selection of fresh produce, meats, dairy, frozen foods, and pantry staples, often organized into distinct sections or departments. Supermarkets are usually part of a chain, may include additional services such as pharmacies or in-store banking, and are designed to cater to the needs of a wide range of customers.
- 2.484 *Superstore*. A large-scale retail store that combines the features of a department store and a supermarket, offering a broad selection of goods, including groceries, clothing, electronics, household items, and more, under one roof. Superstores typically operate on a big-box model with extended floor space and competitive pricing.
- 2.485 *Surveyor*. A person who determines or delineates the form, extent, position, distance, or shape of a tract of land by taking linear and angular measurements and by applying the principles of geometry and trigonometry.
- 2.486 *Subdivision*. "Subdivision" means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or change in existing streets, and includes resubdivision and, where appropriate, the process of subdividing or the land or area subdivided; provided, however, that the following exceptions are included within this definition only for the purpose of requiring that the planning board be informed and have record of such subdivisions:
- Exceptions:
- a) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standard of the governing authority;

b) The immediate transfer of property necessitated by death of the property owner to the said property owner's legal heirs, provided that the smallest parcel meets the minimum standards for the zoning district where that property is located and a minimum 60-foot access easement is available to serve a cumulative total of not more than three parcels that do not abut a public road;

c) The transfer of property between family members within the third degree of consanguinity, provided that the smallest parcel meets the minimum standards for the zoning district where that property is located and a minimum 60-foot access easement is available to serve a cumulative total of not more than three parcels that do not abut a public road;

d) The division of land into parcels of ten acres or more where no new street is involved.

e) Plats of such exceptions shall be received as information by the zoning administrator, who shall indicate such fact on the plats.

Conditional exemptions: In order to provide property owners with an expeditious method for subdividing a portion of a tract of land, conditional exemptions from the provisions of this ordinance are authorized and may be granted by the county zoning administrator, provided such requests for conditional exemptions comply with the following:

The division of land into two parcels when the smallest parcel meets the minimum standards for the zoning district where that property is located and when divided for residential purposes meets health department requirements and where no new street is involved; provided that the same tract cannot be divided using this conditional exemption more than one time in any 12 months beginning on the date of recording.

The county zoning administrator's office will receive plats requesting conditional exemption for review. Plats meeting the requirements stated above can be approved by the zoning administrator, who shall indicate such fact on the plats. If, in the determination of the zoning administrator, a plat requesting conditional exemption does not comply with the above requirements, or other factors peculiar to the individual circumstance of the property in question, the zoning administrator is required to deny the conditional exemption and forward the plat to the planning board for processing as a subdivision.

2.487 *Support Functions for animal production.* Critical services and processes that help ensure the success, efficiency, and sustainability of animal farming.

2.488 *Support functions for Forestry.* Services and activities that enable the efficient management, conservation, and sustainable use of forest resources.

2.489 *Taxi Service.* A type of public transportation that operates on a for-hire basis. Passengers can hail a taxi on the street, call a dispatch center, or use a mobile app to request a ride. Taxis generally have metered fares, meaning prices are calculated based on the distance and time traveled.

- 2.490 *Telecommunication Tower*: A tall structure—usually made of steel—that supports antennas and other equipment used for transmitting and receiving wireless signals, such as cell phone, radio, TV, or internet signals.
- 2.491 *Telephone and Wired Telecommunications* refers to communication technologies that use physical cables (such as copper wires or fiber-optic cables) to transmit voice, data, and video signals between users.
- 2.492 *Temporary model homes and residential sales offices*. Home builders or real estate developers set up short-term structures to showcase new residential developments and facilitate home sales before the whole neighborhood is built.
- 2.493 *Territorial boundaries*. The unincorporated areas thereof and any area defined in paragraph (5.1) of Code Section 36-70-2.
- 2.494 *Textile Manufacturing and Wholesale Trade*. Textile manufacturing and wholesale trade refer to the production and large-scale distribution of fibers, yarns, fabrics, and textile-based products used in clothing, furnishings, industrial applications, and more. These operations cover the entire supply chain, from raw material processing to fabric finishing and wholesale sales to retailers or other businesses.
- 2.495 *Theme Parks*. Amusement parks are centered around a specific theme or concept, creating a more immersive experience for visitors. They are often based on movies, characters, or fictional worlds. Theme parks go beyond just rides, offering themed dining, shopping, and storytelling experiences.
- 2.496 *Theater, Dance, or Music Establishment*. Refers to venues and organizations that provide entertainment in the form of performing arts. These establishments host live performances such as plays, dance recitals, music concerts, and other cultural events.
- 2.497 *Timber Harvesting*. The felling, loading, and transporting of timber products (pulpwood, etc.). The term "timber harvesting" may include both clear-cutting and selective cutting of timber.
- 2.498 *Tiny House*. A dwelling that is less than 525 square feet in floor area, excluding lofts or any attached structures such as porches, decks, or storage sheds.
- 2.499 *Tiny House Subdivision*. Residential community specifically designed for tiny homes- typically under 400-600 square feet.
- 2.500 *Tobacco and Tobacconist Establishments*. Retail businesses that specialize in the sale of tobacco products, smoking accessories, and sometimes related luxury items like cigars, pipes, and lighters. These shops cater to adult customers and often carry specialty or premium tobacco products not typically found in general retail stores.
- 2.501 *Tobacco Manufacturing Establishment*. A facility or business that is involved in the production, processing, and packaging of tobacco products. This includes items

such as cigarettes, cigars, chewing tobacco, pipe tobacco, snuff, and newer alternatives like heated tobacco and nicotine pouches.

2.502 *Townhouse* A type of dwelling that is one or more stories in height, which has outside, individual front and rear entrances, is separated from other houses by fire-rated common walls extending from the foundation to the roof decking, and is part of a contiguous group of at least three. Still, not more than ten such townhouses, and shall be considered a multifamily structure.

2.503 *Townhouse, fee simple.* A townhouse unit, as defined above, has the common wall or walls between it and the adjoining townhouse unit or units as its property line and has individual meters for all utilities.

2.504 *Towing and Other Road and Ground Services.* Refer to services that assist with vehicles experiencing breakdowns, accidents, or other road-related issues. These services are crucial for ensuring safe mobility and quick recovery of vehicles from various road situations, as well as providing additional roadside support like fuel delivery, tire changes, and lockout assistance.

2.505 *Toy Manufacturing.* Toy manufacturing is the process of designing, producing, assembling, and distributing toys for children, collectors, or educational purposes. It includes everything from plush toys and dolls to plastic action figures, board games, puzzles, electronic toys, and STEM-based educational products.

2.506 *Toy Store.* A retail business that specializes in selling a variety of toys, games, and related products for children of all ages. Toy stores can range from small, independent shops to large chain retailers. They offer a broad selection of toys designed to entertain, educate, and engage kids, as well as support their physical, emotional, and cognitive development.

2.507 *Trailer.* A non-self-propelled vehicle or conveyance permanently equipped to travel upon the public highways that provides temporary use as a residence or living quarters or office; serves as a carrier of people, new or used goods, products, or equipment; or is used as a selling, advertising, or display device whether or not the wheels have been removed and whether or not set on jacks, skirts, masonry blocks, or other foundation.

2.508 *Trails.* These are designated paths or routes used for walking, hiking, biking, or horseback riding. They can be paved or unpaved and often run through open spaces, parks, or natural landscapes, providing access to nature and promoting outdoor recreation.

2.509 *Trash.* Cuttings from vegetation, refuse, paper, bottles, and rags.

2.510 *Trans-load Facilities.* A trans-load facility is a type of logistics operation where goods are transferred from one type of transportation mode to another, typically from rail to truck, or vice versa, to continue their journey to the final destination. Unlike cross-docking, where goods are quickly transferred between vehicles without storage, trans-loading often involves a change in the mode of transportation and

might require temporary storage or sorting during the transfer process, sometimes referred to as cross-dock facilities.

2.511 *Transitional Housing*. A type of temporary housing designed to help individuals or families move from a state of homelessness, crisis, or institutional living toward permanent, stable housing.

2.512 *Transportation Equipment and Automobile Manufacturing*. Transportation equipment manufacturing refers to the design, assembly, and production of vehicles and systems used to move people and goods across land, air, sea, and space. This includes automobiles, trucks, aircraft, ships, rail cars, and space vehicles. Within this, automobile manufacturing is a significant segment focused on cars, SUVs, vans, and light trucks.

2.513 *Travel arrangements and reservation services*. Refer to professional services that assist individuals and organizations in planning, booking, and managing travel-related activities. These services include making reservations for transportation, accommodations, tours, and other travel needs, whether for business or leisure.

2.514 *Truck*. A motor vehicle designed primarily for transporting goods, materials, or equipment. Trucks come in a wide range of sizes and configurations, from small pickup trucks to large commercial freight trucks.

a) Two-axle, six-tire, single-unit trucks—All vehicles on a single frame, including trucks, camping and recreational vehicles, motor homes, etc., with two axles and dual rear wheels

b) Three-axle single-unit trucks—All vehicles on a single frame, including trucks, camping and recreational vehicles, motor homes, etc., with three axles.

c) Four or more axle single-unit trucks—All trucks on a single frame with four or more axles.

d) Four or fewer axle single-trailer trucks—All vehicles with four or fewer axles consisting of two units, one of which is a tractor or straight truck power unit.

e) Five-axle single-trailer trucks—All five-axle vehicles consisting of two units, one of which is a tractor or straight truck power unit. Six or more axle single-trailer trucks—All vehicles with six or more axles consisting of two units, one of which is a tractor or straight truck power unit.

f) Five or fewer axle multi-trailer trucks—All vehicles with five or fewer axles consisting of three or more units, one of which is a tractor or straight truck power unit.

g) Six-axle multi-trailer trucks—All six-axle vehicles consisting of three or more units, one of which is a tractor or straight truck power unit.

h) Seven or more axle multi-trailer trucks—All vehicles with seven or more axles consisting of three or more units, one of which is a tractor or straight truck power unit.

2.515 *Trucking Company*. This is a business that provides goods transportation using trucks. These companies move cargo across local, regional, or national routes and are essential for supply chains in virtually every industry.

- a) *General Freight Trucking, Local*. This refers to the transportation of goods over short distances, typically within a single metropolitan area or a regional area. This type of trucking is crucial for moving goods to and from warehouses, distribution centers, retailers, and other businesses in the local area. It focuses on short-distance haulage and often involves smaller fleets of trucks suited explicitly for local deliveries.
- b) *General Freight Trucking, Long-Distance*. This type of trucking refers to the transportation of goods over long distances, typically between cities, states, or even countries. It is essential for moving large quantities of goods across the nation or internationally, usually from distribution centers to warehouses, retailers, or industrial locations.
- c) *Specialized Freight Trucking (Excluding Used Goods)*. The transportation of specific types of goods that require special handling, equipment, or vehicles. Unlike general freight trucking, which moves a variety of goods under standard conditions, specialized freight includes items that are fragile, oversized, temperature-sensitive, or hazardous.
- D) *Specialized Freight Trucking: (Used Household and Office Goods)*. Specialized freight trucking for used household and office goods refers to the transportation of second-hand items, particularly those used in moving households or office relocations, such as furniture, equipment, and personal belongings.

2.516 *Truck Stop*. This roadside service center is designed primarily to serve long-haul truck drivers, but it's also open to the general public. It offers a variety of amenities for resting, refueling, and resupplying during long-distance travel.

2.517 *Undisturbed*: Land in its natural state of vegetation

2.518 *Usable Acreage*. Refers to the portion of land that is actually suitable and available for development or intended use.

2.519 *Use*. The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.

2.520 *Utilities, government-owned*. Any government-owned water and sewer utilities and appurtenances, including publicly owned treatment plants permitted by the state, wells, water distribution lines, sewage collection lines, re-use water distribution lines, pump stations, water storage facilities, meter stations, and fire hydrants.

2.521 *Vacant*. A structure in which the principal use has been abandoned. This shall not include structures for sale, rent, or temporarily unoccupied.

2.522 *Variance*. A modification of the strict terms of this ordinance granted by the county commission where such modification will not be contrary to the public interest; and where, owing to conditions peculiar to the property and not as a result of any action on the part of the property owner, a literal enforcement of the ordinance would result in unnecessary and undue hardship; and where such

modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

- 2.523 *Vegetable Farming or Growing Services.* Vegetable farming involves cultivating edible plants for food. It can range from small-scale, family-run operations to large commercial farms.
- 2.524 *Vending Machine Operator.* A business or individual responsible for the management, maintenance, and stocking of vending machines. These machines dispense snacks, beverages, and other products, usually in public places such as offices, schools, hospitals, malls, or airports. The operator either owns the machines or manages them on behalf of clients, ensuring that they are always stocked, functional, and clean.
- 2.525 *Vehicle.* A conveyance for persons or materials.
- 2.526 *Vehicle Import/Export.* Is the business or process of transporting vehicles (cars, trucks, motorcycles, etc.) across national borders for sale, trade, or personal use. Importing refers to bringing vehicles into a country, while exporting involves sending vehicles out of a country to another market, new, used, or wrecked.
- 2.527 *Veterinary Services.* Veterinary services are a wide range of services provided to care for animals' health, including diagnosis, treatment, prevention, and overall wellness.
- 2.528 *Veterans Affairs.* Refers to a range of services, benefits, and programs provided to military veterans and their families to support their health, well-being, and transition to civilian life.
- 2.529 *Vocational Rehabilitation.* A set of services designed to help individuals with disabilities or barriers to employment prepare for, obtain, retain, or regain meaningful employment.
- 2.530 *Warehouse.* A building or facility used for the storage, management, and distribution of goods and products. It is typically designed to hold inventory, stock, and raw materials for businesses before they are shipped to customers, retailers, or manufacturing facilities. Warehouses are critical to logistics, inventory management, and supply chain operations, serving a wide range of industries, from retail and e-commerce to manufacturing and food production. Includes cross-dock facilities and Transload facilities.
- 2.531 *Warehouse Club.* A membership-based retail store that sells a wide range of goods, often in bulk quantities, at discounted prices from a large, warehouse-style facility. These clubs typically serve both individual consumers and businesses, offering lower prices by operating with a no-frills, high-volume model.
- 2.532 *Water, Sewer, and Pipeline Construction.* This field focuses on the construction, installation, and maintenance of essential underground infrastructure, including water lines, sewer systems, and pipelines. These systems are vital for public health, sanitation, and the delivery of water, gas, oil, and other utilities.

- 2.533 *Waterpark*. A recreational facility that features a variety of water-based attractions, such as water slides, wave pools, lazy rivers, splash pads, and swimming pools.
- 2.534 *Waste Treatment and Disposal*. Refers to the process of handling, processing, and discarding waste materials in a manner that is environmentally safe, efficient, and compliant with local, national, or international regulations.
- 2.535 *Wood Products Manufacturing and Wholesale Trade*. This sector involves processing raw timber into usable materials or goods and distributing those products in bulk to retailers, builders, furniture makers, and other businesses. It is vital to the construction, furniture production, cabinetry, and even packaging industries.
- 2.536 *Waterfront*. Any site shall be considered as waterfront property provided any or all of its lot lines abut on or are contiguous to any body of water including creek, canal, river, or any other body of water natural or artificial, including marshland, not including a swimming pool, whether said lot line is front, rear, or side.
- 2.537 *Wetlands*: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.
- 2.538 *Wireless Telecommunications*. Refers to the transmission of voice, data, video, and other information through the air using electromagnetic waves, rather than physical cables or wires. This industry powers everything from cell phones and Wi-Fi to 5G networks, IoT devices, and satellite communication.
- 2.539 *Wood Products Manufacturing*. Refers to the process of turning raw timber into a wide range of finished goods, such as lumber, plywood, furniture, and paper products. It is a key component of the forestry and timber industry and plays an essential role in various sectors like construction, furniture making, and packaging.
- 2.540 *Wrecked Vehicle import/export*. This generally refers to the process of moving damaged or "totaled" vehicles across borders for various purposes. These vehicles may have been in accidents or have substantial damage, but they might still have value in specific markets for parts, repairs, or salvage.
- 2.541 *Wrecking and Demolition Establishment*. A business or contractor specializing in the safe and efficient removal or demolition of buildings, structures, and other physical assets. These establishments provide essential services in various sectors, including residential, commercial, and industrial construction, as well as infrastructure development and renovation projects.
- 2.542 *Yard*. This is an open space on the same lot as a building; it lies between the building and the nearest lot or street line.
- 2.543 *Yard, front*. That area of open space to the front of the platted lot is the area immediately adjacent to the street side of the lot. If streets are bound on two sides of

the lot, the narrower portion fronting on a street shall be declared the front. See "Lot lines, front."

2.544 *Yard, rear.* That area of open space that is opposite the area delineated as the front. That area is the greatest distance from the street. See "Lot lines, rear."

2.545 *Youth Home.* It is a residential facility that provides care, supervision, and support for young people, typically those who can't live with their families due to abuse, neglect, behavioral issues, or legal troubles.

2.546 *Zoning.* The power of local governments to provide within their respective territorial boundaries for the zoning or districting of property for various uses and the prohibition of other or different uses within such zones or districts and for the regulation of development and the improvement of real estate within such zones or districts in accordance with the uses of property for which such zones or districts were established.

2.547 *4 Zoning administrator.* A staff member responsible for overseeing and interpreting the zoning laws and regulations within a specific jurisdiction. This role is crucial in ensuring that land is used in accordance with local zoning ordinances, which dictate how properties can be developed and utilized. The Zoning Administrator often works closely with local government officials, developers, and the community to facilitate appropriate land use while balancing the needs and interests of various stakeholders.

2.548 *Zoning decision.* A final legislative action by a local government that results in:

- a) The adoption or repeal of a zoning ordinance;
- b) The adoption of an amendment to a zoning ordinance that changes the text of the zoning ordinance;
- c) The adoption or denial of an amendment to a zoning ordinance to rezone property from one zoning classification to another;
- d) The adoption or denial of an amendment to a zoning ordinance by a municipal local government to zone property to be annexed into the municipality;
- e) The grant or denial of a permit relating to a special use of property; or
- f) The grant or denial of a variance or conditions concurrent and in conjunction with a decision pursuant to subparagraphs (C) or (E) of this paragraph.

2.549 *Zoning ordinance.* An ordinance or resolution of a local government establishing procedures and zones or districts within its respective territorial boundaries that regulate the uses and development standards of property within such zones or districts. The term also includes the zoning map adopted in conjunction with a zoning ordinance, which shows the zones and districts and zoning classifications of property therein.

2.550 *Zoning map.* The official map of the County.

2.551 *Zoo.* Facilities that house and care for a wide variety of animal species, particularly those that are exotic, endangered, or at risk of extinction. Zoos typically

offer opportunities for the public to observe, interact with, and learn about animals while also engaging in breeding, research, and conservation efforts.

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

This 3rd day of June, 2025

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: 
DAMON M. RAHN, CHAIRMAN

FIRST READING: 05/20/2025

SECOND READING: 06/03/2025

ATTEST:


STEPHANIE JOHNSON
EFFINGHAM COUNTY CLERK