

Article 13.0 Abbreviations and Definitions

References to NAICS Codes shall mean those codes assigned to businesses in the 2002 North American Industry Classification System (NAICS) Manual published by the federal Office of Management and Budget. NAICS Codes may be utilized as an aid in interpretation and determination of specific uses.

None of the definitions container herein shall be construed to permit any act that is in violation of any City, state or federal code.

Sec. 13.1 Abbreviations

AASHTO: American Association of State Highway and Transportation Officials

ACTO: Arterial Corridor Transition Overlay

ADA: Americans with Disabilities Act

ADID: Advance Identification of Disposal Areas

AGL: Above Ground Level

AICO: Air Installation Compatibility Overlay

AOD: Airport, Airfield Overlay District

BFE: Base Flood Elevation

CCRC: Continuing Care Retirement Community

CMU: Concrete Masonry Unit

CO: Certificate of Occupancy

COA: Certificate of Appropriateness

DBH: Diameter at Breast Height

DCA: Department of Community Affairs

DNL: Decibel Noise Level

DNR: Department of Natural Resources

DU: Dwelling Unit

DUA: Dwelling Unit per Acre

EIFS: Exterior Insulation Finishing System

ESA: Environmental Site Assessment

FAA: Federal Aviation Administration

Fc: Foot-candle

FCC: Federal Communications Commission

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Maps

FOG: Fats, Oils and Grease

Ft: Feet

GAC: Georgia Administrative Code

GDOT: Georgia Department of Transportation

GSA: Geographic Search Area

HAAF: Hunter Army Airfield

HPC: Historic Preservation Commission

HRB: Historic Review Board

IBC: International Building Code

ITE: Institute of Transportation Engineers

JLUS: Joint Land Use Study (Fort Stewart/Hunter Army Airfield)

LC: Lighting Certified

Max: Maximum

Min: Minimum

MPC: Metropolitan Planning Commission

NCQLP: National Council on Qualifications for the Lighting Professions

NFPA: National Fire Protection Association

NHLD: National Historic Landmark District

NWI: National Wetlands Inventory

OCGA: Official Code of Georgia Annotated

RPZ: Runway Protection Zone

SRO: Single Room Occupancy

STC: Sound Transmission Class

WCF: Wireless Communications Facility

ZBA: Zoning Board of Appeals

Sec. 13.2 Defined Terms, General

See [the following sections for additional defined terms](#): ~~Sec. tion~~ 13.3 for definitions relating to wireless communications facilities; ~~See Sec. tion~~ 13.4 for definitions relating to signs; ~~See~~ Sec. 13.5 for definitions relating to historic overlay districts and historic properties.

Accessory Dwelling Unit: A structure used as an individual residential unit located on the same lot as the principal dwelling.

Accessory Feature: Any mechanical, electrical and ancillary equipment, cooling tower, mechanical penthouse, heating and air conditioning unit and/or pad, exterior ladder, storage tank, processing equipment, service yard, storage yard, exterior work area, loading dock, maintenance area, dumpster, recycling bin, and any other equipment, structure or storage area located on a roof, ground or building.

Accessory Structure: Any structure, including a building, that is subordinate to the permitted principal use or principal building on the same lot, and that serves a purpose clearly incidental to the lot, structure or building. Although subordinate, some accessory structures may not be permitted in certain zoning districts

Accessory Use: Any use or activity that is clearly incidental and subordinate to a permitted principal use.

Adjoin: To have a common border with. "Adjoin" may also mean coterminous, contiguous, abutting and adjacent.

Adult Care: A program or arrangement where more than six (6) adults 18 years of age or older receive care and supervision from persons other than relatives or full-time custodians.

Adult-Oriented Business: Retail or service establishments which are characterized by an emphasis on specified sexual activity or specified anatomical areas, as defined below, including but not limited to:

- (1) Any retail establishment in which more than 51% of its stock-in-trade is distinguished or characterized by its emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- (2) Any movie theater, or any establishments offering coin-operated devices, offering movies or other displays which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.
- (3) Any cabaret, club, tavern, theater, or other establishment offering any entertainment that is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- (4) Any establishment offering massage or similar manipulation of the human body, unless such manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional licensed by the state. This definition does not include massages or similar manipulation offered at an athletic club, health club, school, gymnasium, spa or similar professional licensed establishment by the state.
- (5) Any hotel or similar establishment offering public accommodations for any form of consideration providing patrons with closed-circuit television transmission or other media, not including transmissions by satellite or coaxial cable from a cable provider, that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

For the purpose of this definition, specified sexual activities and specified anatomical areas are defined as follows:

Specified sexual activities:

- a) Human genitals in a state of sexual stimulation or arousal;
- b) Acts of human masturbation, sexual intercourse or sodomy;
- c) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts.

Specified anatomical areas:

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

No business will be classified as an adult-oriented business by virtue of showing, selling or renting materials rated "NC-17" or "R" by the Movie Picture Association of America.

Agriculture, general: Commercial agriculture activities of all types, livestock and poultry farms, dairy farms, fisheries, activities including sawmills, the raising and harvesting of crops and uses of similar nature. This does not include personal agriculture. More than 30 poultry, 10 pigs, or 10 other livestock shall constitute a commercial agriculture activity.

Agriculture, personal: Agricultural activities intended for personal use such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control Ordinance.

Agriculture, restricted: Commercial agriculture activities limited to the raising and harvesting of crops and uses of a similar nature, but not including the keeping of animals for commercial purposes.

Animal Services, Indoor: Animal grooming, shelter, kennel, day care, veterinary clinic or similar service where the animal care service is provided entirely indoors.

Animal Services, Outdoor: Animal grooming, shelter, kennel, day care, veterinary clinic or similar service where all or part of the animal care service is provided outdoors.

Antenna: Exterior apparatus designed for communications through the sending and/or receiving of electromagnetic waves.

Apartment: A building containing five (5) or more dwelling units consolidated into a single structure on one (1) lot that contains common walls. Such units may be situated either wholly or partially over or under other dwelling units. The building may share a common entrance.

Assisted Living Facility: A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density in those districts where there is a maximum residential density.

Back Barrier Island: Includes islands that are located between the landward boundary of barrier island complexes and the mainland. In Chatham County, the following are barrier island complexes: Ossabaw, Wassaw, Tybee, Little Tybee and Williamson.

Bank: A financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities. This term includes credit unions. This term does not include Check Cashing and Title Pawn establishments.

Bar; Tavern: An establishment devoted primarily to the dispensing of alcoholic beverages for consumption on the premises. While such use may also provide food sales, more than 50% of its

annual gross food and beverage sales income is derived from the sales of alcoholic beverages. This use may include entertainment. This term does not include nightclub.

Bed and Breakfast Homestay: A lodging accommodation in an owner-occupied dwelling where no more than one (1) bedroom within the dwelling is rented to no more than two (2) adult transient guests. The bedroom must comply with applicable building code(s) and shall contain a sleeping accommodation, such as a bed, sofa, sleeper sofa, futon or other accommodation intended for sleep. Meals shall only be provided to registered guests.

Bed and Breakfast: A lodging accommodation in an owner-occupied, single-family dwelling that provides two (2) to five (5) bedrooms, unless otherwise specified by this Ordinance, to transient guests in exchange for compensation. Meals shall only be provided to registered guests.

Block: A block is bounded on all sides by a street and is typically rectangular in shape.

Block Face: The area between two (2) intersecting streets along the same side of the street on which the subject lot is located.

Block Front: The frontage of property along one side of a street bounded on three sides by the centerline of platted streets and on the fourth side by a lane or rear property line(s).

Boat Yard: A land-based operation primarily for the repair, service, transport and storage of watercraft. Accessory retail and wholesale sales of watercraft and other marine products, equipment, systems and parts are permitted. Repairs and service may include any types of repair and service but does not include the construction of watercraft which is a general manufacturing use. May include salvage operations.

Body Art Services: An establishment that is primarily engaged in one or more of the following: body piercing, tattooing, branding, or scarification. This term also includes any establishment that installs cosmetic mouth pieces or fronts, including tooth veneers, and that is not operated by a state-licensed dentist or physician.

Botanical Garden/Arboretum: A place where a variety of plants are cultivated for scientific, educational and ornamental purposes, and which may include a library, an herbarium and greenhouses.

Broadcast Transmission Tower (Static Transformer Station): A tower structure and any related support and stabilizing elements, used for elevating and supporting antennas for broadcasting radio and television signals. Does not include wireless communications facilities or amateur radio antennas, which are separate communication use categories.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Coverage: The maximum percentage of a lot that is permitted to be covered by principal and accessory buildings.

Building Elevation: A drawing showing the exterior façade(s) of a building.

Building Footprint: The area within the exterior walls of a building that is under a roof.

Building Frontage: Any façade of a building which is parallel to or at an angle of 45 degrees or less to any adjacent public or private street.

Business Support Services: Includes such uses as photocopy or blueprint service, package shipping, printing and publishing, and mailbox rental.

Call Center: A centralized office equipped to handle a large volume of inbound or outbound telephone calls for taking orders or providing customer service.

Campground/Recreational Vehicle Park: A facility that provides land to transient guests who use personal tents, travel trailers, motor homes, or recreational vehicles as temporary accommodations. Cabins may also be provided. Related accessory uses such as bath houses, on-site storage, an event space, passive and active recreational facilities, a club house, a restaurant with alcohol sales by the drink, a general store with incidental sales of beer and wine, and a caretaker's residence are permitted and limited to registered guests and their guests.

Canopy: A permanent projecting roof structure that shelters an entrance to a building.

Caretaker's Residential Unit: A structure constructed to residential occupancy standards in compliance with applicable building codes that is accessory to a nonresidential use. The structure serves as the residence of a caretaker, who is responsible for property management and/or security and may accommodate the caretaker's household.

Catering Establishment: An establishment that provides meals and/or beverages for off-site consumption. Does not include any banquet or reception hall associated with such an establishment or any type of restaurant use.

Cemetery (Mausoleum, Columbarium, Memorial Park): Any land or structure dedicated to and used, or intended to be used, for interment of human remains; a cemetery is used as a burial park for earth interment or as a mausoleum or columbarium for vault or crypt interments or a combination thereof. Cemetery often includes accessory buildings for services related to its function including religious ceremonies, administration, storage and caretaker's home. This term does not include private family burial cemeteries.

Cemetery, pet: Any land or structure dedicated to and used, or intended to be used, for interment of animal remains.

Cemetery, private family: Any land or structure dedicated to and used, or intended to be used, for interment of human remains and that is owned, maintained and restricted solely to private use by family members. This term does not include cemetery (mausoleum, columbarium and memorial park).

Character Area: Defined areas with special character-defining features that may or may not be within locally designated historic districts.

Check Cashing; Title Pawn: Establishments that offer check cashing services for a fee or pawn services for automobile titles. This term does not include banks or other financial institutions.

Child/adult care center, 24 hour: A facility that provides care and supervision for more than six (6) children or adults and which is licensed by the State of Georgia. Such facility may operate 24 hours per day.

Child/adult day care center: A facility that provides care and supervision for more than six (6) children or adults and which is licensed by the State of Georgia. This use shall not be allowed in a residence.

Child/adult care home, 24 hour: A facility that provides care and supervision for more than six (6) but no more than 12 children or adults as an accessory use of an operator-occupied residence and which is licensed by the State of Georgia. This number shall not include children or adults who reside in the home. Such facility may operate 24 hours per day.

Child/adult day care home: A facility that provides care and supervision for more than six (6) but no more than 12 children or adults as an accessory use of an operator-occupied residence and which is licensed by the State of Georgia. This number shall not include children or adults who reside in the home.

Child Caring Institution: A state-licensed facility for the foster care of children.

City: The City of Savannah.

Club or Lodge, Private: A facility operated by a civic, social, cultural, religious, literary, political, recreational or similar association to which membership is required for participation and which is not operated primarily for profit or to render a service which is customarily carried on as a business. Membership is not required for the rental of such facility.

Cluster Development: A residential development that concentrates development on a portion of a site, leaving the remainder in open space. Cluster developments achieve the land use intensity objectives by virtue of limits to overall density rather than minimum lot sizes.

College, University, Seminary: A facility for the instruction of post-secondary education. Such use may include support buildings, pursuant to Sec.8.7.15.. This use shall not apply to buildings used for classroom space only (see Education Building Used by a College, University, Seminary).

Combined Development: Two (2) or more establishments or businesses occupying a common building or buildings on the same property which are designed and developed in a coordinated manner and which share parking, driveways and other common development features. This term does not include shopping center.

Community Center: A public facility used as a place of meeting or social activity.

Correctional Transition Facility A facility operated by a nonprofit organization under contract with a state or federal correctional agency to house convicted offenders for a transitional period (usually eight (8) months) prior to their release back into the community. While in the facility, offenders are required to participate in a comprehensive rehabilitation program, which includes job training and employment experiences. Participants are restricted to the facility both day and night except for hours spent away from the facility for job training/employment purposes.

Community Garden: Any land that is cultivated by a group of people rather than a single family or individual, and that is tended in a communal fashion. Individual plots may exist within the garden.

Community Residential Boat Dock or Pier: Any boat dock or pier owned or maintained by a homeowner's association or residential community association for the private use and enjoyment of its members and on which no commercial activities may be conducted.

Composting: The controlled biological decomposition of organic matter into a stable, odor-free humus.

Composting, In-vessel: A diverse group of composting methods in which composting materials are contained in a building, reactor or vessel.

Concept Plan: A site plan for multifamily or nonresidential development that shows at a minimum any required setbacks or buffers, the layout of all buildings, parking areas and driveways and other features as identified on the site plan application

Condominium: A type of ownership of attached or detached dwelling units, offices or other space within a building, as defined by the provisions of O.C.G.A. §44-3-70 et seq., in which each unit is independently owned but all common areas are jointly owned.

Continuing Care Retirement Community: A residential development that provides a choice of housing options, continuing care and other services for persons through a contractual relationship, which may include the lifespan of the resident. At least two (2) of the following housing options must be provided: independent living, assisted living or nursing facilities. The various housing options allow residents to remain in the community and receive a continuum of care as health-related needs change. For the purposes of this definition, independent living includes all single family, two-family, multi-family housing types and upper story residential. Density is based on the individual use; an individual independent living unit is the equivalent of dwelling unit.

Construction Plan: The site development plan and related engineering and other drawings necessary for site permitting.

Consumer Fireworks: Any small fireworks devices containing restricted amounts of pyrotechnic composition, designed primarily to produce visible or audible effects by combustion, that comply with construction, chemical composition and labeling regulations as required by federal, state and local laws, to include Roman candles.

Consumer Fireworks Retail Sales Stand: A temporary building or structure that has a floor area not greater than 800 square feet, including tents, canopies, or membrane structures, that is used primarily for the retail display and sale of consumer fireworks to the public.

Consumer Fireworks Retail Sales Facility: A permanent building or structure that is used primarily for the retail display and sale of consumer fireworks to the public, on a permanent or temporary basis.

Container Storage Yard: A site or location at which empty freight containers are stored.

Contractor's Office: A facility for a building, heating, plumbing, electrical, landscape, janitorial or similar contractor. May include overnight storage of fleet vehicles in some districts.

Convenience Store: A retail establishment of up to 5,000 square feet of floor area that primarily sells food products, beverages, candy, tobacco items, newspapers and magazines, limited personal, household and car care items, and that may include limited on-site food preparation.

Corner Lot: A lot abutting two (2) intersecting streets, or a lot with a single street frontage that also abuts a railroad right-of-way. For the purpose of this definition, the word street shall not include lane.

Correctional Transition Facility: A facility where individuals who have been placed on probation, released on parole, or admitted for correctional purposes reside on a semi-permanent basis under full-time, on-site supervision. May also be referred to as a "half-way house."

County: Unincorporated Chatham County.

Covenants, Restrictive: Any private deed restrictions imposed on land by a private landowner. Restrictive covenants are in addition to applicable local, state and federal regulations and may be more restrictive than such regulations. Because covenants are private, they are enforceable only by the landowner or property association for the landowner(s).

Custodial Care: Custodial care is personal care that does not require the continuing attention of trained medical or paramedical personnel. Custodians provide assistance with one or more essential activities of daily living (e.g., food preparation, eating, bathing, grooming, dressing, toileting and assistance with or the supervision of self-administered medication) and may provide assistance with laundering, room cleaning, transportation and other similar activities. Individuals receiving such care shall be ambulatory and shall not require physical or chemical restraints or confinement for behavioral control.

Day Labor Employment Center: A place of assemblage for persons applying for temporary day labor work.

Decibel (dB): The standard unit for measuring sound.

Deck: A ground-supported structure that may or may not be directly attached to a building and that does not include a roof.

Deed Restrictions: See covenants.

Density: The number of residential units per acre of gross land area.

Designated Affordable Housing: Housing designated by the City of Savannah as affordable under any state or federal programs.

Detention and Correctional Facility: A facility for the incarceration of persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

Detention Basin: An area where excess stormwater is stored or held temporarily and then slowly drains when water levels in the receiving channel recede.

Development Feature: Any aspect of a site feature that is identified in Article 9.0, General Site Standards.

Distillery, Craft: A facility that produces and distributes not more than 40,000 gallons of distilled spirits per year in accordance with federal, state and local laws.

DNL (also symbolized Ldn): Also known as Day-night average sound level, DNL is the A-weighted average sound level in decibels during a 24-hour period with a 10-decibel weighting applied to nighttime sound levels.

Dock, Commercial: A fixed or floating platform used for the mooring of commercial watercraft, including fishing boats, charter and excursion boats, ferry boats, tug boats, boat rentals, boat dealers, yacht brokers and other similar commercial boating operations not associated with a marina. This use includes launching and retrieval of watercraft but does not include boat yards. Where a commercial dock is associated with a principal use permitted in an Industrial district, the dock shall be considered accessory to the use. This term does not include a commercial, residential or private membership marina.

Dock, Private: A fixed or floating platform for the non-commercial mooring of non-commercial watercraft and for recreational use in accordance with the State. This term does not include a residential community dock or commercial dock.

Dock, Residential Community: One or more private fixed or floating platforms for watercraft mooring of boats owned by those who reside in the residential development (or their guests) in which the dock serves. This use includes launching and retrieval of watercraft and wet and dry storage. This term does not include commercial or residential or private membership marinas or boat yards.

Domestic Employee: A person living in the household of another who performs housekeeping duties for the care, comfort and convenience of the occupants of the household for compensation. Such person shall not pay for rent or utilities for such occupancy. No person who pays rent or utilities, or family of such person, shall be considered a domestic employee.

Dormitory/Student Housing: A building or buildings where only registered students and/or staff of a K-12 school, academic or professional college, university, seminary or other recognized institution of higher learning are housed. May include short-term residence of non-students who are registered for sanctioned events on campus and nonresidential accessory uses associated with the principal uses shall be permitted. The maximum number of residential dormitory units shall not exceed the maximum density permitted by the zoning district in which the dormitory is proposed. For the purposes of this Ordinance, density is calculated based on type of residential unit. A residential unit without a kitchen is the equivalent of one-half (0.5) dwelling unit. A residential unit with a kitchen is the equivalent of one (1) dwelling unit.

Drive-Thru Service: The provision of goods or services from a building opening or by mechanical device to occupants in un-parked vehicles. This term does not include drive-in service.

Driveway: A private access road that provides vehicular access from a street to a parking area, garage, dwelling or other structure or land use activity.

Dry Cleaner/Laundry, Neighborhood: An establishment of less than 5,000 square feet where dry cleaning and laundering service, not including self-service, occurs on-site. Items to be cleaned may be dropped off by patrons or delivered from laundry/dry cleaning drop-off facilities. This term does not include laundry/dry cleaning plants. The size limitation shall not apply to establishments existing as of Effective Date of this Ordinance.

Dry-cleaning/Laundry Drop-off Facility: An establishment where articles are brought to the premises for transport to a laundry/dry cleaner.

Dry-cleaning/Laundry Plant: A facility 5,000 square feet or greater engaged in high volume laundering and/or dry cleaning primarily for commercial and institutional customers. This use includes industrial laundries, carpet and upholstery cleaners, linen supply and diaper service. On-site drop off service may be provided. This term does not include Neighborhood Laundry/Dry Cleaner.

Dwelling: One (1) or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one (1) or more persons living as a household unless otherwise defined elsewhere in this Ordinance. This term does not include recreational vehicles.

Educational building used by a college, university or seminary: Building(s) devoted to classroom space used for the instruction of post-secondary education. Accessory office space is permitted.

Façade: Any exterior face of a building.

Façade, Primary: Any exterior face of a building that faces a street, parking area or pedestrian walkway that contains the primary customer entrance for the use.

Fairgrounds: A permanent location for temporary indoor and/or outdoor events including festivals, carnivals, expositions, exhibitions and fairs, which may include accompanying entertainment, amusements, food and beverage and exhibitor booths, as applicable. May include permanent buildings and activities that support the temporary uses as approved by the City Manager or his or her designee.

Farmer's Market: A permanent location for the vending of fresh agricultural products directly to the consumer at an open-air market on private property.

Family: See Household.

Fats, Oils and Grease (FOG): Any substance such as a vegetable or animal product that is used in, or is a byproduct of, the cooking or food preparation process, and that turns or may turn viscous or solidifies with a change in temperature or other conditions.

FCC: Federal Communications Commission. The FCC is the federal government agency responsible for regulating telecommunications.

Feedstock: Any compostable material used in the production of compost. Feedstocks shall not be considered as either additives or amendments. The categories of feedstocks include:

Feedstock Category A: Yard waste, garden waste, vegetable food waste, land-clearing debris, on-farm agricultural waste generated and processed by farming or agricultural operations, herbivore animal manures (e.g., horse, cow, hog, poultry), silviculture waste, untreated and unpainted wood, or any combination thereof. Carnivore waste (e.g., dog and cat manure) is prohibited.

Feedstock Category B: Source separated pre-consumer organics (i.e., food processing waste (meat-free and dairy-free) and soiled paper); vegetative agricultural waste processed off-site; or other wastes that are low in pathogens and other contaminants (e.g., source separated vegetable food waste). Carnivore waste (e.g., dog and cat manure) is prohibited.

Feedstock Category C: Food waste, agricultural waste, sewage sludge/biosolids or other wastes that are high in pathogens.

Feedstock Category D: Waste derived from processing fats, oils and greases; waste with a Carbon: Nitrogen (C:N) ratio of less than 16:1; septage; municipal solid waste; municipal solid waste leachate; industrial wastes; or other wastes which are high in pathogens or other contaminants.

Fireworks: See Consumer Fireworks.

Flex Space: See Warehouse or Office Showroom/Flex Space.

Flood Lighting: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction with a wide or narrow beam.

Food-oriented Retail: An establishment primarily engaged in the sale of food products for off-premise consumption. This term includes butcher shops, fish and seafood markets, bakeries, produce and fruit markets and similar establishments. This term does not include restaurants, grocery stores, convenience stores, catering establishments, farmer's markets, package stores or wine specialty shops.

Food Truck Court: Any property or building for which the primary purpose is to allow Mobile Food Service Unit vending to occur on site.

Foot-candle: A foot-candle is the equivalent amount of light that is produced by a candle at the distance of one (1) foot. It is also the equivalent of one (1) lumen per square foot.

Fraternity House; Sorority House: A building maintained exclusively for members of an organization that is affiliated with an academic or professional college, university, seminary or other recognized institution of higher learning.

Frontage, Lot: The portion of a lot along a street right-of-way or vehicular access easement, excluding lanes, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage. For cul-de-sac lots and lots on curvilinear streets, the arc between the property lines shall be considered lot frontage.

Front(s)/Fronting: Having the forward portion toward; facing.

Fueling Station/Gas Station: An establishment where fuel is provided. This term does not include minor or major vehicle service or truck stop.

Full Cut-off Lights: A luminaire shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

Garden Center: A business primarily engaged in the retail sales of plants, shrubs and trees which are grown off-site; packaged fertilizers, potting soil and mulch; landscaping implements and accessories; and, other related products. This term does not include plant nursery.

Golf Course: Public and private golf courses and accessory facilities and uses including: clubhouses with or without bar and restaurant, locker and shower facilities; driving ranges (driving ranges separate from golf courses are instead classified under outdoor amusement); pro-shops for on-site sales of golfing equipment; and golf cart storage.

Governing Body: The Mayor and Aldermen of the City of Savannah.

Governing Body Engineer: The City Manager or his or her designee.

Green: An open space available for unstructured recreation, consisting of grassy areas and trees.

Hall, Banquet or Reception: A facility available for lease by the general public for parties or events. Also includes kitchen facilities that are associated with such use.

Hammock: See 'island' definition.

Heavy Equipment/Vehicle Sales, Rentals and Leasing: Any establishment primarily engaged in the sale, rental or leasing of construction equipment or agricultural equipment operated by mechanical power; heavy trucks (greater than 26,000 pounds); vehicles for the transportation of 15 or more passengers; trailers and hitches; and, recreational vehicles. If accessory repair and maintenance services are offered, they shall comply with the use standards for heavy equipment/heavy vehicle repair, as applicable.

Heavy Equipment/Heavy Vehicle Service: Any establishment primarily engaged in the repair and servicing of construction equipment or agricultural equipment operated by mechanical power; heavy trucks (greater than 26,000 pounds); vehicles for the transportation of more than 15 passengers; trailers and hitches; and, recreational vehicles.

Helipad: An area designed to be used for the landing or takeoff of one (1) helicopter, the temporary parking of one (1) helicopter, and related facilities as may be required by federal and state regulations. Helipads shall not include operation facilities such as maintenance, storage, or fueling.

Heliport: An area designed to be used for the landing or takeoff of helicopters, and related facilities as may be required by federal and state regulations including operation facilities such as maintenance, storage, and fueling.

Historic Structure: All buildings identified as contributing, historic, or rated on the Historic Buildings Map for any local or National Register Historic District.

Home Occupation: A business, profession, occupation or trade conducted for gain operated by the owner or legal tenant that is accessory to and entirely within a residential dwelling or within a structure accessory to a residential dwelling.

Horse Stable, commercial: A building or structure and/or land whose operator keeps equines primarily for breeding and/or boarding.

Hospice: A state-licensed facility where terminally ill persons are provided palliative and supportive care on an outpatient and short-term inpatient basis. Such facilities may also provide palliative care to persons with advanced and progressive diseases and support services to families of patients.

Hospital: A facility that is primarily engaged in providing diagnostic and therapeutic services for the medical diagnosis, treatment and care of injured or sick persons under the supervision of a physician. Care is typically provided on an emergency or temporary basis.

Hotel, Motel: A lodging establishment for transient guests with more than 15 guest rooms. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premises use that is accessible only by hotel guests is an accessory use.

Hours of Operation: The time that a business is open to patrons or guests.

Household: A single housekeeping unit consisting of one of the following:

- a) an individual or two (2) or more persons related by blood, marriage, adoption, guardianship or other custodial relationship;
- b) four (4) or fewer non-related, non-transient persons; or,
- c) four (4) or fewer related and non-related non-transient persons; or
- d) individuals with disabilities who have a physical or mental impairment that substantially limits one (1) or more major life activities as defined by the Fair Housing Act, 42 U.S.C. §3601 et seq., who live as a housekeeping unit.

Housekeeping Unit: A household that occupies a dwelling and that shares responsibility for its upkeep.

Housekeeping Facilities: A dwelling that includes sleeping accommodation, a bathroom and a single kitchen. A bathroom must include a toilet and a shower or tub. A kitchen must include a sink, stove and refrigerator.

Human Scale: The relationship of the scale of a building or material to the size and proportion of the human body.

Ice Vending Unit: A freestanding, unmanned, self-contained machine or facility, larger than 30 square feet in size, designed to store and/or manufacture ice for the purpose of dispensing ice on-site.

Impervious Surface: A surface composed of any material that greatly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, except those designed specifically to allow infiltration.

Impoundment: Any lake, pond, or other body of freshwater.

Individual Building: A building that meets the building code requirements for a stand-alone building.

Indoor Amusement: Includes pool halls, bowling lanes, game arcades, escape rooms, haunted houses, skating rinks and similar uses. This term does not include adult entertainment.

Indoor Sports Facility: Includes athletic, racquet, swim or health club, gymnastic facility, or similar uses. This term does not include firearm or archery range.

Industrialized Building: A structure or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof and is in compliance with the requirements of O.C.G.A. 8-2-112 and is certified by the Commissioner of the Georgia Department of Community Affairs.

Industry, Manufacturing and Processing:

Artisan/Craft: An establishment that is characterized by the production of goods made primarily by hand such as jewelry, pottery and other ceramics, candles, soap, as well as art and craft products.

Limited/Light: Such uses include the manufacturing, assembly or production of parts and products, primarily from previously prepared materials. Typical uses include: printing and related support activities; breweries and distilleries; cabinet shop; apparel manufacturing; food and ice manufacturing; component manufacturing/assembly; computer or electronic product manufacturing/assembly; electrical equipment; furniture and related product manufacturing/assembly; machinery manufacturing; photo-finishing laboratories (excluding one-hour labs); welding shops; machine shops. This category also includes the facilities for the repair or servicing of commercial and industrial vehicles, machinery, equipment, products or by-products.

General: Such uses include the manufacturing of products primarily from extracted, raw, recycled or secondary materials, or the bulk storage and handling of such products and materials. Typical uses include but are not limited to bottling plants; textile mills; textile product mills; leather and allied product manufacturing; lumberyard; sawmill; wood product manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing. This category also includes fuel oil distributors and solid fuel yards.

Intensive: Such uses include but are not limited to the manufacturing, processing or storage of acetylene, cement, lime, gypsum, chlorine, corrosive acid, fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This use can also include asphalt batching, chemical

manufacturing; paper manufacturing; plastics and rubber manufacturing; smelting, animal slaughtering, and oil refining. Includes bulk storage of chemicals.

Inn: A lodging establishment for transient guests for six (6) to 15 guest rooms. Must be owner-occupied or provide 24-hour, 7 days a week onsite staff. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premise use that is accessible only by **hotel inn** guests is an accessory use.

Instructional Studio or Classroom: Instruction in dance, yoga, martial arts, music, or similar disciplines in a classroom or studio setting. This term does not include educational uses that are part of a college, university, seminary, primary or secondary school, trade school, or vocational school.

Intermediate Care Facility: A state-licensed facility that provides health-related care and services to persons who do not require the degree of care and treatment which a hospital or nursing home is designed to provide but who, because of their physical or mental condition, require health-related care and services beyond the provision of room, board and custodial care.

For the purposes of this Ordinance, the following uses are intermediate care facilities: Acute and extended care psychiatric inpatient programs (as regulated by G.A.C. 111-2-2-.26); Children's transition care centers (as regulated by G.A.C. 290-2-6); Intermediate care homes (as regulated by G.A.C. 290-5-9); and, Residential mental health facilities for children and youth (as regulated by G.A.C. 111-8-68). For the purposes of this Ordinance, this term does not include substance recovery facilities.

Intermodal Freight Yard: A site or location where large units of freight, including containerized freight and semitrailers, are transferred between different transportation modes (such as from railroad cars to semi-trucks or from barges to railroad cars) using heavy and/or specialized equipment (such as piggy-packers or gantry cranes). May include operation facilities such as maintenance, storage, or fueling.

Intervening Building: A building that conceals, obstructs or obscures a structure or use from sight.

Island: A naturally occurring or man-made topographic feature with an elevation equal to or greater than 5.6 feet above mean sea level that is, or in its natural state was surrounded by marsh (as defined in the Georgia Coastal Marshlands Protection Act), water or both. The determination of elevation is based on the most recently accepted, horizontally and vertically referenced, North American Datum in State law. This term includes hammock and marsh hammock.

Kiosks, Information or Vending: Permanent or semi-permanent booths or carts that are staffed by at least one (1) person and which provide either information or retail services. This term does not include vending machines.

Kitchen: An area used for preparation of food, which contains a sink, refrigerator, and stove. If any of the above components are missing, the area shall not be considered a kitchen for the purposes of this Ordinance.

Landfill: A land depository, excavation, or area operated in a controlled manner for the dumping of debris or inert material; or a disposal site operated by means of compacting and covering solid waste with an approved material. This term is intended to include both debris landfills and sanitary landfills.

Lane: See Streets.

Laundromat: An establishment providing self-service washers and dryers to patrons.

Lens: Glass or plastic element used in luminaires to change the direction and control the distribution of light rays.

Library: A public facility for the use and lending of literary, musical, artistic or reference media.

Loading Area: An unobstructed, hard surfaced area no part of which is located in any street or public rights-of-way and the principal use of which is for the standing, loading or unloading of trucks and trailers.

Lodging Establishment: An establishment where a room, camp site or dwelling unit is provided for overnight stay, in exchange for compensation, to one or more transient guests whose usual place of residence is elsewhere. Lodging establishments include the following: bed and breakfast homestays, bed and breakfast, inns, hotels, motels, short-term vacation rentals, recreational vehicle parks and campgrounds. If a lodging operation or a proposed lodging use does not meet the definition of any of the lodging uses listed above, it shall not be permitted.

Lot: A tract of land identified by a deed or plat and legally transferable as a single unit of land.

Lot Frontage: The portion of a lot along a street right-of-way or vehicular access easement, excluding lanes, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street shall be considered lot frontage. For cul-de-sac lots and lots on curvilinear streets, the arc between the property lines shall be considered lot frontage.

Lot Line Adjustment: The adjustment of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying disputed property line location, or freeing such a boundary from any difference or discrepancies. The resulting adjustment shall not create any additional lots, tracts, or parcels, and all reconfigured lots, tracts or parcels shall contain sufficient areas and dimension to meet the minimum requirements for zoning and building purposes.

Luminaire (Light Fixture): The complete lighting system, which includes any lamp, fixture housing, reflector, refractor, etc.

Manufactured Home: A factory-built structure built on a permanent chassis, transportable in one (1) or more sections, and designed to be used as a single-family dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. This includes any structure with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401 et seq.), as amended. This does not include recreational vehicles or travel trailers.

A manufactured home is further defined as follows:

- (1) **Type A Manufactured Home:** A multi-section (double-wide) unit, designed and constructed after June 15, 1976, which is HUD certified. The total width of such unit shall not be less than 20 feet wide.
- (2) **Type B Manufactured Home:** A single-sectional (singlewide) unit, or a multi-sectional unit (with a total width of less than 20 feet), designed and constructed after June 15, 1976, which is HUD certified.
- (3) Any mobile or manufactured home that has been brought into compliance with the Standard Building Code.

Manufactured Home Park: A site that is planned and improved to accommodate two (2) or more manufactured homes for rent, lease, or unit ownership (condominium) or other form of resident ownership and used for residential purposes.

Marina, Commercial: A facility that provides one or more of the following uses for watercraft: wet dockage and storage; dry dockage and storage, including dry stack; charters, excursions and rentals; sales of watercraft; sales of marine and fishing supplies, parts, fuel; launching and retrieval; and, repair and services, including pump-out service. A marine store and laundering and bathing

facilities may also be provided for patrons. This term does not include boatyards and commercial docks.

Marina, Residential: A facility that provides one or more of the following uses for non-commercial watercraft: wet dockage and storage; dry dockage and storage; rentals; launching and retrieval; marine store; fuel sales; and, repair and services. A residential marina must be located within a residential development, and such use is restricted to persons who reside within the development and to their guests.

Marina, Private Membership: A facility that provides launching and retrieval of watercraft and may include the following uses for non-commercial watercraft: wet dockage and storage; dry dockage and storage; rentals; marine store; fuel sales; and, repair and services. A private membership marina, which includes yacht clubs, is limited to members of the marina and to their guests. This term does not include commercial dock.

Marine Store: See Retail, General.

Mean High Water: The average height of all high waters recorded at a given place over a 19-year period.

Metropolitan Planning Commission: The planning and zoning agency for unincorporated Chatham County and the City of Savannah.

Mixed Use: Any development or building that includes residential and nonresidential principal uses.

Mobile Farmers' Market: A mobile vehicle, or trailer, commercially licensed by the Georgia Department of Driver Services, from which uncut perishable fruits, vegetables, and herbs are sold. Commercially prepared and commercially pre-packaged foods such as seafood, meats, and milk (excluding alcoholic beverages, homemade food products and craft goods) may be sold in addition to, but not without the concurrent sale of fruits, vegetables, and herbs. With the exception of foods prepared for cooking demonstration purposes, prepared foods are not permitted for on-site consumption. The sale of Christmas trees, Halloween pumpkins, plants, or flowers is prohibited. Only retail sales are permitted. Mobile farmers' markets are permitted in all zoning districts.

Mobile Food Service Establishment: A mobile food service unit and its permitted base of operation. The establishment may be temporary or permanent.

Mobile Food Service Unit: A trailer, pushcart, vehicle vendor or any other similar conveyance operating as an extension of and under the managerial authority of the permit holder of its permitted base of operation. The mobile food service unit and its permitted base of operation, together, are a mobile food service establishment.

Mobile Home: Any non-certified dwelling structure transportable in one (1) or more sections, which is not certified as meeting the standards established under the U.S. Department of Housing and Urban Development Rules and Regulations for Manufactured Housing (HUD Certified), enforced under the provisions of the "National Manufactured Housing Construction and Safety Standards Act" of 1974 which was enacted on June 15, 1976, or as amended or Georgia Department of Community Affairs standards and manufactured prior to June 15, 1976.

Moped / Scooter Sales, Rentals and Leasing: An establishment engaged in the sales, rentals or leasing of motorized vehicles with two or three wheels and a step-through frame that has a platform to allow operators to rest their feet. For the purposes of this Ordinance, scooters with more than two cylinders are categorized with vehicle sales, rentals and leasing. If accessory repair and maintenance services are offered, they shall comply with the use standards for minor or major vehicle repair and service, as applicable.

Multi-family: A building containing three (3) or more dwelling units.

Museum: An establishment serving as a repository for a collection of natural, scientific, technological, artistic or literary objects of interest, designed to be viewed by the public with or without an admission charge. Also includes homes which are of historical or cultural significance and are operated as museums.

Nightclub: An establishment dispensing alcoholic beverages for consumption on the premises, and characterized as a venue for music, dancing, comedy or other forms of entertainment, not including adult entertainment. While a nightclub may provide food service, such use derives more than 50% of its annual gross food and beverage sales income from the sales of alcoholic beverages. This term does not include bar, tavern or any other drinking establishment.

Nonconformity: Any use, activity, lot, building, structure or other development feature that lawfully existed prior to the adoption of the Ordinance but which fails to comply with one or more of the applicable regulations or standards of this Ordinance.

Non Cut-off Lights: A luminaire light distribution where there is no light limitation in the zone above the horizontal plane of the fixture.

Non-profit: Any entity that has tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Non-transient Guest: A person who resides at place other than his/her usual place of residence for more than 30 days.

Nursing Home: A facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home; it otherwise complies with the rules and regulations of Ga. Comp. R. & Regs. 111-8-56.

Office, general: An establishment generally providing professional services where tangible products are not produced or sold. This shall not include any other use identified in Sec. 5.4, Principal Use Table.

Office, medical: A health care facility in which a doctor, dentist, psychiatrist, psychologist, counselor, physician's assistant, nurse practitioner, or similar licensed medical provider treats or counsels patients. Also includes birthing centers and ambulatory surgical centers.

Office, utility/contractor: A facility for construction, heat, plumbing, electrical, telephone, landscape, janitorial, pest control or similar contractor or utility provider. Unless otherwise prohibited, such use may include the outdoor storage of equipment, supplies and vehicles related to the business.

Outdoor Amusement: Includes paintball facility, outdoor archery, miniature golf, bumper boats, batting cages, go-karts, skateboarding, BMX facilities, golf driving ranges not associated with a golf course and similar uses.

Outdoor Sales: The permanent sale or rental of goods that are not located within an enclosed building such as storage buildings, carports, swimming pools, playground equipment, monuments, fountains and similar uses. Does not include vehicle/watercraft sales, rentals and leasing, moped/scooter sales, rentals and leasing, heavy equipment/heavy vehicle sales, rentals and leasing, manufactured/modular home sales, plant nursery, garden center and other similar uses.

Outdoor Storage: The placement of any goods, wares, merchandise, commodities, junk, debris, or any other item outside of a completely enclosed building for a continuous period longer than 24 hours.

Outdoor Storage Yard: The principal use of a property for the purpose of storing materials or equipment outside of a completely enclosed building. Does not include container storage yard.

Outdoor Display Area: An area not contained within an enclosed structure which is used for the presentation of products for sale to the public.

Package Store: A retail establishment primarily engaged in the licensed sales of unbroken original containers of alcoholic beverages for off-premise consumption. This term does not include a wine specialty shop or the accessory sales of beer and wine.

Park, General: An area that is predominately open space, used principally for active or passive recreation, and not used for a profit-making purpose.

Parking Facility: An off-street parking area not accessory to a principal use. Includes public and commercial parking facilities.

Parking Structure: A structure of at least one (1) story that is used for the temporary storage of vehicles whether located above or below grade.

Passenger Terminal: A facility used for the boarding or discharge of people being transported by bus, trolley, train or boat. Commercial boat charters and sightseeing cruises may be incidental to this use. This term does not include airport or airfield.

Pawnshop: Any business that purchases personal property or possesses personal property for a fixed period of time on the condition that such property may be repurchased or redeemed by the seller. After expiration of the fixed time period, property that is not redeemed or repurchased may be available for sale to the general public.

Pedestrian Facility: A sidewalk, trail or other path.

Penthouse: An enclosed, unoccupied structure above the roof of a building, other than a tank, tower, spire, dome cupola or bulkhead, occupying not more than one-third (0.33) of the roof area.

Person: An individual, firm, organization, partnership, company, corporation, association, authority, political subdivision or any other group or combination acting as a legal representative, and including any trustee, receiver, assignee, or other representative thereof.

Personal Care Home: Any residence or group of buildings, whether operated for profit or not, that through its ownership or management provides or arranges for the provision of housing, food service, custodial care and activities for two (2) or more ambulatory adults who do not require nursing care and who are not related to the owner or administrator by blood, marriage or adoption that complies with the rules and regulations of Ga. Comp. R. & Regs 111-8-62. The primary goal of this use is to enable residents to live as independently as possible in a watchful and family-like environment. Watchful oversight includes but is not necessarily limited to a daily awareness by the management of the resident's functioning, his or her whereabouts, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition, medication and the provision of transient medical care, with a 24-hour responsibility for the well-being of the resident. Each resident shall be provided, at minimum, the amount of square footage required for sleeping, bathroom, bathing and dining facilities as identified in Georgia Administrative Code 111-8-62-.13, as amended.

A personal care home is one of four (4) types: registered, family, group or congregate.

Registered Personal Care Home: An operator-occupied personal care home in which the number of residents does exceed the number permitted by the "household" definition.

Family Personal Care Home: A personal care home in which the number of residents does not exceed six (6) persons.

Group Personal Care Home: A personal care home in which the number of residents is at least seven (7) but not more than fifteen (15) persons.

Congregate Personal Care Home: A personal care home in which the number of residents exceeds fifteen (15) persons.

The term "personal care home" does not include buildings which are devoted to independent living units which include kitchen facilities where residents have the option of preparing and serving some or all of their own meals, nor does it include assisted living facilities, nursing homes, rooming houses, single room occupancy residences, substance recovery facilities which do not provide personal care. This term also does not include the use of a residence or group of buildings as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation or child sexual abuse, as defined in O.C.G.A. §16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. §42-1-12, as amended.

Personal Service Shop: Includes, but is not limited to, such uses as hair salon, barber shop, beauty salon, nail salon, tanning establishment, massage therapy, acupuncture and day spa. Does not include massagists and massage establishments as identified in City Code Chapter 1, Article C or as amended.

Pet Cemetery: Any land or structure dedicated to and used, or intended to be used, for internment of animal remains.

Place of Worship: Any non-profit religious organization facility operated for worship or promotion of religious activities, including churches and other places of worship and classrooms for religious instruction; and accessory uses on the same site, including living quarters for clergy and child care facilities operated during services/events sponsored by the organization. Other establishments maintained by religious organizations, including full-time educational institutions, day cares, hospitals and other potentially related operations (e.g., a recreational camp) are classified separately according to their respective activities.

Planning Director: The Executive Director of the Chatham County-Savannah Metropolitan Planning Commission.

Plant Nursery: A business primarily engaged in the on-premise cultivation of plants, shrubs and trees for wholesale and retail sales. Sales of related items, such as soil, fertilizer, mulch, landscaping implements, and other related products are permitted. This term does not include garden center.

Plot Plan: A plat of a property, drawn to scale, showing the actual measurement, size and location of any existing and/or proposed structures in relation to the property lines and other such information as may be required.

Primary Entrance: A primary entrance is the main or most important entry point into a building, structure, or occupied space; usually indicated by an address. A primary entrance is an entrance that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

Preserve: Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature.

Principal Building or Structure: The building or structure in which the principal use of a lot is conducted. This shall include any buildings which are attached to the principal structure by a covered structure. Lots with multiple principal uses may have multiple principal buildings. Storage buildings, garages, and other clearly accessory buildings or structures shall not be considered principal buildings or structures.

Principal Use: The primary use(s) of land or a building.

Private Club/Lodge: A permanent facility for organizations operating on a membership basis for the promotion of the interests of its members, including facilities for business associations; professional membership organizations; labor unions and similar organizations; civic and social organizations;

political organizations, and other membership organizations. This term does not include outdoor firearm/archery ranges or adult entertainment establishments. Membership is not required for the rental of such facility.

Private Club/Lodge with facility rental: A private club or lodge which rents its facilities to members of the general public.

Produce Stand: A temporary structure at which agricultural products primarily grown on site, such as raw vegetables, fruits, herbs, flowers, plants, nuts, honey and eggs, are sold. Value-added agricultural products that are made from raw products grown, raised, or produced on-site, such as jams, jellies, oils, vinegars, and cheeses may also be sold.

Recreational Vehicle: A motor home, travel trailer, truck camper, or camping trailer designed for human habitation for recreational, emergency, or other occupancy. A recreational vehicle may also be referenced as "RV."

Recycling Collection Facility: An intermediate facility for the collection of non-putrescible recyclable materials which have been separated prior to shipment to others who will use such materials to manufacture new products.

Reflector / Refractor: A light fixture designed to light a scene or object to a luminance greater than its surroundings, with a concentrated light output directing the beam in a particular direction with a wide or narrow beam.

Refuse Storage Facility: Area for the collection of trash and recycled goods. This area includes any receptacles and the enclosure walls, gate and pad.

Repair-oriented Services: An establishment offering repair services for personal items such as appliances, bicycles, canvas products, clocks, computers, firearms, jewelry, musical instruments, office equipment, electronics, shoes, watches, clothing, locks and furniture. Does not include the repair of internal combustion engines such as those found in lawnmowers, chainsaws, outboard motors, or vehicles.

Research, Testing and Development Laboratory: A facility for scientific research, and the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Also includes chemical and biotechnology research, testing and development and materials and soils testing.

Restaurant: An establishment that prepares and serves food and beverages to the public. This use may include table, counter, drive-thru, drive-in, take-away and delivery services either individually or some combination thereof. This term includes ice cream, yogurt, gelato and smoothie shops; bakeries; bagelries; doughnut shops; coffee shops; and, similar establishments. Accessory beer, wine and liquor sales may or may not be permitted as provided in Sec. 8.7.24, Accessory Alcohol Sales. Restaurants deriving more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, tavern, or nightclub, as applicable. This term does not include catering establishments.

Retail, General: An establishment that sales, leases, or rents new or used products, including wholesaling. This shall not include any other use identified in Sec. 5.4, Principal Use Table.

Retention Basin: An area where excess stormwater is stored or held on a more permanent basis than a detention basin. Water often remains in a retention basin indefinitely, with the exception of the volume lost to evaporation and the volume absorbed into the soils.

Review Body/Review Authority: The commission, board, group or person authorized to conduct a specified review as provided in this Ordinance.

Riding Academy; Equestrian Center: Commercial equine facilities including ranches, boarding stables, riding schools and academies, exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses.

Riparian Lands: Of or relating to or located on the border or banks of any natural water body, wetland or marshland.

Road: See street.

Rooming House: A residential building where private bedrooms are offered to non-transient persons in exchange for compensation for five (5) but not more than 10 unrelated persons who are not members of the operator's household. A single kitchen is provided and must be accessible to residents; cooking facilities are not permitted in individual bedrooms. Meals are not provided by the operator. Residents shall not require supervised care to include custodial, medical, correctional or substance-related care. The maximum number of bedrooms shall not exceed the maximum density permitted by the zoning district. For the purposes of this Ordinance, a bedroom is the equivalent of one-half (0.5) dwelling unit. This term does not include any lodging accommodations, dormitories, fraternity/sorority houses or single-room occupancies.

Salvage Yard: An establishment that is characterized by the buying, storage, handling, sale, exchange, packing or disassembly of scrap materials or goods, including vehicles and watercraft.

School, public or private (K-12): A facility approved by the state to provide formal primary or secondary education (i.e., kindergarten through twelfth grade). Pre-kindergarten instruction is permitted as an accessory use.

Seasonal Sales: The sale of holiday seasonal products including fireworks, pumpkins and Christmas trees.

Self-service Storage: A facility providing individual storage spaces designed to allow private access by the tenant for storing personal property.

Services, general: An establishment generally providing personal, business, or financial assistance to customers where tangible products are not customarily or principally produced or sold, unless they are created or customized on an individual basis to customer specifications. Display of sample products may be permitted. This shall not include any other use identified in Sec. 5.4, Use Table.

Shelter, Emergency: A facility which is owned and operated by a not-for-profit organization for the purpose of providing temporary overnight shelter, sleeping accommodations, meals on an emergency basis, and/or a variety of social services and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves.

Shelter, Transitional: A shelter that is owned and operated by a not-for-profit organization to provide temporary residences, and which may provide by referral or may provide on the site a variety of social services and/or medical services designed and intended to assist those housed in the facility to obtain permanent housing and to care for themselves. Includes Family Violence Shelters as defined by Georgia Administrative Code 290-5-46.

Shopping Center: Two (2) or more commercial establishments that are planned, designed and managed as a single development regardless of the number of properties.

Short Term Vacation Rental: A lodging accommodation for transient guests where a residential dwelling unit is provided in exchange for compensation. Such use may or may not include an on-site manager. This term includes all housing types but does not include facilities in the "Group Living" or "Lodging" categories of the Principal Use Table (Sec. 5.4).

Single-Family Detached: A dwelling unit located on a single lot that is not attached to another unit.

Single-Family Attached: Two (2) attached dwelling units located side-by-side on separate lots. Such use shall be constructed with not less than 50% of one (1) or more exterior walls attached to the exterior wall of another dwelling unit.

Single Room Occupancy Residence (SRO): A residential building or buildings where multiple single room residential units are provided to persons who do not require custodial care. A single room occupancy residence shall be under single management.

This term does not include multi-family residential, assisted living facilities, rooming houses, correctional transition facilities, dormitories, substance recovery facilities, assisted living facilities or personal care homes. This term also does not include transient lodging, such as hotels, bed and breakfasts and short-term residential rentals.

Solid Waste Transfer Station: An intermediate waste facility in which solid waste collected from any source is temporarily deposited to await transportation to the final disposal site or facility.

Soup Kitchen: A facility used to prepare and serve food to indigent persons onsite on a regular basis either without cost or a low cost insufficient to generate a profit.

Special Use: Any use that requires approval of the Mayor and Aldermen and compliance with specified conditions before it can be established

Stacked Townhouse: A multi-family residential building with four (4) to 16 attached dwelling units consolidated into a single structure. Each unit shares a common wall. Units are mixed vertically; however, no more than one (1) unit is permitted above another unit. Each unit must have its own external entrance.

Steeple: A tall structure usually having a small spire at the top and surmounting a church tower.

Street: A right-of-way that is intended for vehicular travel. A street includes the entire right-of-way and varies by function, volume and speed. This term includes public and private right-of-way, unless otherwise indicated in this Ordinance. A public right-of-way must be accepted for public use and is maintained by a political jurisdiction. A private right-of-way must be built to the standards of the applicable political jurisdiction but is owned and maintained by a private entity.

Street, Limited Access: A multi-lane street having full access control and separation of directional traffic. Such streets accommodate large volumes of high speed traffic and provide efficient movement of vehicular traffic for interstate and through traffic.

Street, Major Arterial: A street that may have partial access control and that is designed with an emphasis on mobility rather than access to adjacent land. Such streets typically provide access from minor arterial and collector streets to limited access streets. Such streets generally extend throughout the metropolitan area and connect adjacent communities.

Street, Minor Arterial: A street that is primarily used for interconnectivity of major arterials. As compared to a major arterial street, minor arterial streets emphasize access to adjacent land over mobility.

Street, Collector: A street that distributes traffic between arterial streets and all other street classifications with the exception of limited access streets and lanes.

Street, Local: A street designed for low vehicular volume and speed. Because the emphasis is on access to adjacent land rather than mobility, through traffic is discouraged.

Street, Frontage: A street that is generally parallel to an arterial or limited access street. In order to preserve mobility and speed on the arterial or limited access street, access to adjacent properties is available only from the frontage street. For the purposes of the Zoning Ordinance, the frontage street shall have the same classification as the street it serves.

Lane: A street designed to serve the rear or side property that has principal frontage on another street. Because lanes primarily function as a service road for adjacent properties, through traffic is discouraged or may be prohibited.

Streetscape: The space and features between buildings on either side of a street that constitute the physical makeup of a street; the features that, as a group, defines the street's character, including building frontage/façade, landscaping, street paving, street furniture, signs, awnings, and lighting.

Structure: Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on or in the ground. This shall not include paving and sidewalks.

Studio/Multimedia Production Facility: A facility for the staging and recording of video or audio productions such as, but not limited to, music, television, radio, commercials, or motion pictures. This use includes the studio and associated workspaces, but not any facilities that fall under the definition of broadcast/transmission towers.

Substance Recovery Facility: A state-licensed in-patient facility, not including the use of dwellings protected under the Fair Housing Act, 42 U.S.C. §3601 *et seq*, where treatment and/or therapy is provided for the rehabilitation of persons who are drug and/or alcohol dependent. Drug treatment programs include all treatment programs identified by Drug and Alcohol Abuse Programs, O.C.G.A Sec 37-7-1 *et seq.*; Narcotic Treatment Center, Ga. Comp. R. & Regs. 290-4-12; and Drug Abuse Treatment and Education Programs, O.C.G.A Sec 26-5-1 *et seq.*

Suite: Suite is interchangeable with bedroom.

Surface Mine; Borrow Pit: An area from which soil or other unconsolidated materials are removed.

Teen Club: A private establishment where indoors entertainment is provided, with or without dancing, to underage patrons primarily between the ages of 13 and 20. No alcoholic beverages shall be possessed, sold, served, or consumed on the premises. This term does not include uses operated by public agencies or private organizations with 501(c)(3) status, such as community centers, religious youth centers and girls' and boys' clubs. This term also does not include the indoor amusement use.

Theater/Cinema/Performing Arts: An establishment devoted to showing of motion pictures or live performances. Does not include any uses that fall under the definition of adult entertainment.

Three-family/Four-family: A building located on a single lot that contains three (3) or four (4) dwelling units consolidated into a single structure that contains common walls. Such units may be either wholly or partially over or under other dwelling units. The building may share a common entrance.

Tour Company Terminal: An establishment that provides pedestrian and vehicular based sightseeing services to the general public, where the pickup and drop off of customers occurs on private property. This term may include the sale of tickets, distribution of information and similar functions related to sightseeing. This term does not include tour related activities that occur within the right-of-way. The term does not include the storage or dispatch of vehicles used in the tour operation, which is included in Transportation Dispatch and Storage.

Townhouse: A single-family residential building containing at two (2) attached dwelling units in which each unit is either located on a single lot with at least one (1) attached dwelling unit located on a separate lot and where there is a common wall along the lot line or where all units are under condominium ownership and located on the same lot. Such unit must be situated side-by-side (i.e., no such units can be located above or below another unit) and each unit must have its own external access.

Transient Guest: A person who lodges at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation. The lodging period may extend beyond 30 consecutive days if the guest maintains a usual place of residence elsewhere.

Transportation Dispatch and Storage: Includes taxi dispatch, limousine, charter and tour bus/trolley, and all other similar vehicles that provide passenger transportation.

Traumatic Brain Injury Facilities: A place which is devoted to the provision of treatment and rehabilitative care for periods continuing for 24 hours or longer for persons who have traumatic brain injury that complies with the rules and regulations of Ga. Comp. R. & Regs. 111-8-71.

Tree Farming/Forestry: The use of land for the raising and harvesting of timber, pulp woods and other non-edible forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut from that parcel or adjacent parcels.

Truck Stop: A facility intended to provide services to the trucking industry that may include such uses as fuel sales, repair shops, vehicle washes, convenience stores and restaurants; all as part of the facility.

Two-Family: One (1) building on a single lot containing two (2) attached dwelling units with either a side-by-side or over-under arrangement. May include condominiums.

Upland(s): The area of land that does not include coastal marshlands or wetlands as defined by the State of Georgia Coastal Marshlands Protection Act.

Upper-Story Residential:- One or more residential dwelling units located on the floor above a ground floor non-residential use. The upper-story residential use may have access from the first-floor nonresidential use, such as in a live/work unit, or from the second-floor.

Use: Any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land. Uses are classified as by-right, limited or special. (See Sec. 5.3.2 more information.)

Utilities, major: A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or electrical transmission facility.

Utilities, minor: All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.

Variance: A modification of a dimensional standard where such modification would not be contrary to the public interest and where owing to conditions peculiar to a specific property, and not the results of any action taken by the applicant, a literal enforcement of this Ordinance would result in unnecessary hardship or practical difficulty.

Vehicle: A device, in, upon or by which any person or property is or may be transported or drawn upon a road or highway, except devices moved by human power or devices used exclusively upon stationary rails or tracks. Examples include but are not limited to automobiles, trucks, motorcycles, mopeds, and recreational vehicles.

Vehicle and Freight Terminal: A transportation establishment that furnishes services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal bulk mailing distribution centers. Includes rail, air and motor freight transportation.

Vehicle Sales, Rentals and Leasing: Any establishment primarily engaged in the sale, rental or leasing of passenger vehicles transporting fewer than 15 persons; light and medium trucks (less than 26,001 pounds); and, all two and three-wheeled motorized vehicles not to include motor scooters with more than two cylinders, mopeds or personal transporters. If accessory repair and maintenance services are offered, they shall comply with the use standards for minor or major vehicle repair, as applicable. This term does not include heavy equipment and heavy vehicle sales, rentals and leasing.

Vehicle Service, minor: A facility engaged in the repair and servicing, as described herein, of passenger vehicles for fewer than 15 persons, light and medium trucks and other small consumer vehicles, including motorcycles, scooters and mopeds that produce relatively low levels of noise, vibration and fumes. Permitted services and repairs include: maintenance; air conditioning, starting and charging services; brake services; oil changes, fluids replacement; exhaust system work; electrical work; shock absorber, spring and strut replacement; tire sales, balancing and installation, wheel alignment; glass services; tune-up services; audio systems and other repairs and services of a similar nature. If any major vehicle repair or services are provided, as defined by this Ordinance, the use shall be considered major vehicle repair and service.

Vehicle Service, major: A facility engaged in the repair and servicing of all passenger vehicle, consumer vehicle, and truck types (excluding heavy trucks); and, recreational vehicles. Permitted services and repairs include: any minor repair and service; fender, frame and body work; transmission repair and replacement; painting; and, other repair and service of a similar nature. Accessory towing service and vehicle storage for vehicles to be repaired on the premises may be provided. This term does not include vehicle dismantling, salvaging and tire retreading or recapping.

Vehicle Towing and Impound Facility: An establishment engaged in the towing and storage of vehicles. This term does not include salvage yard.

Vehicle Wash, full or self-service: Permanent, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services.

Vermicomposting: The controlled biological decomposition of organic matter into a stable, odor-free humus utilizing various species of worms to create vermicast, also known as worm castings, worm humus or worm manure.

Warehouse or Office Showroom/Flex Space: A facility which has the combined uses of warehouse with a showroom and/or office for the primary purpose of wholesale or retail sales, display and storage of inventory of products. The showroom/office component is the portion of this use which provides area for the regular transaction of business and for the presentation of displayed merchandise. The ratio of warehouse to showroom and/or office shall not exceed three to one (3:1).

Warehousing: A facility for the storage of household or commercial goods, including cold storage. Includes wholesaling. This definition does not include self-service storage facilities or vehicle and freight terminals or yards, which are classified in transportation services.

Waste Incinerator: A facility where waste material is reduced or destroyed through the application of high temperature.

Waste-Related Services: Characterized by uses that receive solid or liquid wastes from others for transfer to another location; by the collection of sanitary wastes, or other approved waste materials for on-site disposal; or by the manufacture or production of goods or energy from the composting of organic material.

Watercraft: Water-oriented vehicles with or without trailers including, but not limited to power boats, cruisers, personal watercraft, fishing/ hunting boats, pontoon boats, as well as, row boats, sail boats, and other non- motorized craft with greater than a two (2) person capacity. This definition excludes non-motorized one (1) and two (2) person crafts such as canoes, kayaks, and pedal boats.

Watercraft Launch/Ramp: A stand-alone facility for the launching and retrieval of watercraft for water access. Such use may include the temporary parking of vehicles and trailers.

Watercraft, Personal: A motorboat less than 16 feet in length which uses an inboard motor powering a jet pump as its primary motive power and which is designed to be operated by a person sitting,

standing or kneeling on, rather than in the conventional manner of sitting or standing inside the vessel.

Watercraft Sales, Repair and Service: An establishment primarily engaged in the retail and wholesale sales or repair of watercraft and other marine products, equipment, systems and parts. This does not include watercraft sales, repair or service that are associated with a marina. This term does not include salvage operations or the construction of watercraft, which is a general manufacturing use.

Wetland: An area that is inundated or saturated by surface water or groundwater at a frequency and distribution sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetland and Marsh Buffer: An area of land of a specified width adjacent to a wetland or marshland which serves to protect such area(s).

Wholesaling: Any entity that is primarily engaged in selling and/or distributing merchandise to retailers to industrial, commercial, institutional, or professional business users, or to other wholesalers; and/or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wildlife Refuge: A place of refuge or protection for the management, regulation and conservation, but not sale, of fish or wildlife populations.

Wine Specialty Shop: A retail establishment primarily engaged in the sales of wine as defined by O.C.G.A. §3-1-2. This term does not include the sales of other alcoholic beverages as defined by O.C.G.A. §3-1-2, package stores, or the ancillary sales of any alcoholic beverages.

Winery, Meadery, Cidery: A facility that produces and distributes wine, mead or cider in accordance with federal, state and local laws. Also referred to as a “farm winery” by O.C.G.A. § 3-6-21.1, as amended.

Yard: The area between a property line and a façade of a building.

Front Yard: The area between the front property line and the front façade of the building and extending the entire width of the property. Yards adjacent to waterways are not considered front yards.

Side (Interior) Yard: The area between the side (interior) property line and the side façade of the building between the front and rear yard.

Side (Street) Yard: The area between the side (street) property line and the side façade of the building between the front and rear yard.

Rear Yard: The area between the rear property line and the rear façade of the building and extending the entire width of the property.

Yard, Street: A landscaped buffer located adjacent to a street right-of-way.

Yellow Grease Bin: A receptacle utilized for the temporary collection and storage of waste cooking oils until emptied by a state-licensed waste cooking oil collector.

Zoning Map: The official zoning map of the City of Savannah.

Sec. 13.3 Defined Terms, Wireless Communications Facilities

The following definitions are specific to Wireless Communications Facilities and are in addition to the definitions in Sec. 13.2, Defined Terms, General. Where the same or similar definitions exist, the definitions of this Section shall govern.

Abandonment: The intent to abandon or discontinue operations as evidenced by voluntary conduct or failure to use a wireless communications facility for a period of six months or more.

Ancillary Structures: Any development associated with a wireless communications facility, including but not limited to foundations, concrete slabs on grade, guy wire anchors, generators and transmission cable supports. This definition does not include equipment compound.

Antenna: Any apparatus designed for transmitting and/or receiving electromagnetic waves that includes but is not limited to: telephonic, radio or television communications. Types of antennas include but are not limited to: omni-directional (whip) antennas, sectorized (panel) antennas, or parabolic (dish) antennas.

Antenna Array: A single set or group of antennas and their associated mounting hardware, transmission lines or other appurtenances which share a common attachment device such as a mounting frame or mounting support.

Antenna Support Structure: A vertical projection, typically composed of metal, with or without a foundation that is for the express purpose of accommodating antennas at a desired height above grade.

Applicant: A person or entity with an application for the permit of a wireless communications facility. A co-applicant is any person or entity that joins with an applicant in an application for the same permit, including the property owner, antenna support structure owner, and any proposed tenants for the facility.

Attached Wireless Communications Facility: An antenna or antenna array that is secured to an existing building or structure (except an antenna support structure) with any accompanying pole or device which attaches it to the building or structure, together with transmission cables, and an equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless communications facility is considered to be an accessory use to the existing principal use on a site.

Base Station: The primary sending and receiving site in a communications facility network. An "existing base station" supports or houses an antenna, transceiver or other associated equipment, even if the structure was not built for the sole or primary purpose of providing such support. More than one base station and/or more than provider can be located on a single antenna support structure.

Breakpoint Technology: The engineering design of a monopole wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent (5%) more susceptible to failure than any other point along the monopole. In the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole.

Cellular Telecommunications: A commercial Low Power Mobile Radio Service bandwidth licensed by the FCC to providers in a specific geographical area in which the radio frequency spectrum is divided into discrete channels which are assigned in group to geographic cells within a service area and which are capable of being reused in different cells within the service area.

Collocation: A situation in which two or more wireless personal service providers place a wireless communications antenna or antennas and feed lines on a common antenna support structure or

other structure on which there is an existing antenna array. The term “collocation” shall not be applied to a situation where two or more wireless personal service providers independently place equipment on an existing building.

Combined Antenna: An antenna or antenna array designed and utilized to provide services for more than one wireless provider for the same or similar type of services.

Concealed: A wireless communications facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure, to include antennas, ancillary structures, and utilities. Concealment is further explained in Sec. 8.9 (Wireless Communications Facilities).

Contributing Structure: A structure listed on the Georgia Register of Historic Places; the National Register of Historic Places; or that is at least 50 years old, has not had any major exterior alterations that has changed its original architectural character, and that has had an historic survey which documents the structure as contributing to the historic district in which it is located.

Coverage: The geographic area reached by an individual wireless communications facility installation.

DAS: See Distributed Antenna System.

Decision: The conclusion of a wireless communications facility application review that results in an approval or denial with or without conditions.

Distributed Antennae System (DAS): A network of small, spatially separated antenna nodes in which a signal is transmitted among the antennae within the network to provide coverage and reliability over the same area as a single cell support structure antenna. A DAS is a type of combined antenna.

Dual Lighting Systems: Strobe lights during daytime and flashing red lights during non-daytime.

Equipment Cabinet: A structure located at a base station that is above the base flood elevation and designed exclusively to contain radio or other equipment necessary for the transmission or reception of wireless communication signals. A cabinet cannot be used for storage and/or habitable space.

Equipment Compound: The area or structure surrounding a ground-based wireless communications facility including, but not limited to, the areas inside or under the following: an antenna support structure’s framework and ancillary structures such as equipment necessary to operate the antenna on the facility that is above the base flood elevation including: cabinets, shelters, pedestals, generators and other similar structures.

Existing Structures and Facilities: Any wireless communications facility for which a permit has been properly issued prior to the effective date of the ordinance from which this Section is derived.

Feed Lines: The interconnecting media between the transmission / receiving base station and the antenna.

Functionally Equivalent Services: Cellular, personal communications services (PCS), Enhanced Specialized Mobile Radio, Specialized Mobile Radio and paging services.

Geographic Search Area (GSA): An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

Guyed Structure: A style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.

Lattice Structure: Typically, a tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

Least Visually Obtrusive Profile: The design of a wireless communications facility intended to present a visual profile that is the minimum profile necessary for the facility to properly function.

Local System Master Plan: A plan for distributive antenna systems or small cell installations that includes a map of the coverage area, the equipment locations, a design manual for equipment to be installed and an operating and maintenance plan.

Location: The area where a wireless communications facility is located or proposed to be located. Reference to location shall be exact longitude and latitude, to the nearest tenth of a second. Bearing or orientation is referenced to true north.

Modification: The change, or proposed change, of any portion of a wireless communications facility from its description in a previously approved permit.

Monopole: A style of freestanding antenna support structure that consists of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on the roof of a building.

Mount: The surface upon which antennas are mounted. Mounts described in this Article include: roof-mounts (mounted on the roof of a building) and side-mounts (mounted on the side of a building).

Personal Wireless Communications Services: Commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access service as identified in the Telecommunications Act of 1996.

Provider: Any entity licensed by the FCC to provide subscriber-based personal wireless telecommunications services.

Radio Frequency Engineer: An engineer specializing in electrical or microwave engineering, especially the study of radiofrequencies.

Recognized Historic Area: Districts or locations identified as having historic and/or architectural significance through an ordinance, guideline, map, listing or designation by a local, state or federal government.

Review: A review of a wireless communication facility application by applicable administrators, staff, or commissions that results in a decision.

Screening: The use of design, existing buildings and structures, existing and proposed vegetation and color to obscure a wireless communications facility.

Separation: The vertical distance between one carrier's antenna array and the antenna array of another carrier.

Small Cell Installation: A single wireless provider's unit that allows for additional capacity to its network.

Siting: The method and form of placement of a wireless communications facility on a specific area of a property.

Unlicensed Wireless Services: Commercial mobile services that can operate on public domain.

Wireless Communications Facility: A staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually

consisting of an antenna or groups of antennas, transmission cables and equipment enclosures, and may include an antenna support structure. The following non-exclusive list shall be considered a wireless communications facility: new and existing antenna support structures, replacement antenna support structures, collocations on existing antenna support structures, attached wireless communications facilities and concealed wireless communications facilities.

WCF: See Wireless Communications Facility.

Sec. 13.4 Defined Terms, Signs

The following definitions are specific to Sec. 9.9, Signs, and are in addition to the definitions in Sec. 13.2 Defined Terms, General. Unless defined below, individual sign types are defined in Sec. 9.9, Signs. Where the same or similar definitions exist, the definitions of this Section shall govern.

Bandit or Snipe Sign: A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects, and the advertising matter is not applicable to the premises where located.

Billboard: Any off-premises sign on a permanent structure on which the copy is periodically changed and which is not located on the premises to which such copy pertains.

Decorative Pole Sign: A sign permanently affixed to the ground by a pole that is decorative or has design features, such as a post cap or finial, and is constructed of materials that are compatible with the design standards of the special sign district in which the sign is located.

Digital Billboard: A billboard with copy that can be changed at intervals electronically or mechanically changed by remote or automatic means. Such signs may use light emitting diodes (LED).

Fuel Pump Island Sign: A sign located on a fuel pump island.

Logo: The graphic or pictorial presentation of a word or message, including, but not limited to, the use of shapes, designs, decorations, letters, numbers, emblems, trademarks, or symbols often uniquely designed for ready recognition.

Multiple Message Signs: A sign, display, or device, which changes the messages or copy of the sign electronically or mechanically by movement or rotation of panels or slats.

NIT: Candles per square meter (cd/m²)

Pole Sign: A freestanding sign permanently attached to the ground by a single support that is less than 40% of the sign width at the widest point of the sign.

Protected Roadway: A street classification solely for the purposes of billboard siting. Maps identifying protected roadways are in Sec. 9.9.15, Billboards. All protected roadways are arterials.

Restricted Roadway: A street classification solely for the purposes of billboard siting. Maps identifying restricted roadways are in Sec. 9.9.15, Billboards. All restricted roadways are arterials.

Sign: An object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, idea or location by any means, including words, letters, numbers, figures, design, pictures, symbols, fixtures, colors, illumination or projected images.

Signable Area: That area of the façade of a building up to the roofline, free of windows and doors or major architectural detail, to which a sign may be attached or erected; provided, however, that the "signable area" shall be further restricted to the horizontal area along the building façade below any upper story windows or at the top of the façade above any windows when a principal use structure is greater than one story in height. A permitted awning or canopy may also be considered as part of the signable area.

Sign Base: A foundation, pedestal or other structure supporting a sign.

Sign Clearance: The vertical distance from the established finished grade of the sidewalk to the lower edge of a sign.

Sign Copy: The wording or graphics on a sign surface.

Signable Quadrant: The area formed by the measurement of a certain distance from an intersection and a certain distance back from a right-of-way in which a billboard may be placed.

Tenant Sign: A wall or ground sign located in a multi-tenant structure or combined development.

Type I Street: A street classification solely for the purposes of signage. Maps identifying street types are in Sec. 9.9.4, Street Type Maps for Building and Ground Signs.

Type II Street: A street classification solely for the purposes of signage. Maps identifying street types are in Sec. 9.9.4, Street Type Maps for Building and Ground Signs.

Sec. 13.5 Defined Terms, Historic

The following definitions are, primarily specific to historic overlay districts and historic property overlay districts and are in addition to the definitions in Sec. 13.2 Defined Terms, General. Where the same or similar definitions exist, the definitions of this Section shall govern.

Abutting Building: A building on a parcel which shares a parcel line with the subject parcel or is located on the same parcel.

Accessory Building: A detached building or structure which may include, but is not limited to, a garage, storage building, carriage house.

Active Use: For the purposes of this subsection, an active use is considered to be an allowed use under the zoning ordinance for a property that is open to and provides a sustained, regular activity or service for the general public (~~i.e. including, but not limited to,~~ restaurant, retail, office, gallery), and ~~similar uses~~; maintains individual primary exterior entrances. Uses intended primarily for the buildings' occupants, such as meeting rooms, internal offices, hallways, storage areas, recreational facilities not open to the general public, etc., or are accessed primarily from the interior, are not considered active uses. A lobby shall be considered an active use provided that it is limited in area as determined in the Large-Scale Development standards.

Adjacency: Abutting parcels, buildings, or buildings within the same parcel.

Adverse Effect: An effect on a historic property that diminishes the historic integrity of the property's location, design, setting, materials, workmanship, or association.

Appurtenance: Accessory object including, but not limited to, fences, light fixtures, signs, brackets, downspouts, and trellises.

Apron: A ramp providing access to a parking pad or building.

Architrave: The bottom band of an entablature, located immediately above the column capitals.

Awning: A lightweight, exterior roof-like shade that typically projects over a window or door, usually made of canvas or similar fabric on a metal frame, also may be wood, plastic or metal. Awnings are attached to buildings, typically on a vertical surface. See also Shade Structures.

Baluster: One of several small columns or rods that supports a railing or balustrade.

Base Zoning District Development Standards: The development standards associated with the base zoning district, which include lot coverage percentage and setbacks (front, rear and side).

Beach Institute Character Area: A unique area within the Savannah National Historic Landmark district distinguished by its plan, architecture and historic ethnic diversity containing the greatest concentration of remaining one-story cottages. Originally part of privately owned garden lots, the area developed as a series of small neighborhood villages in the mid-19th century. The area is used for recreational purposes including, but not limited to viewing or enjoying historic, archaeological, and scenic sites.

Block: A block is a rectangular space bounded on three sides by a street and on the fourth by a street or lane and occupied by or intended for buildings.

Block front: A block front is the street fronting a block, excluding the lane frontage.

Building Form: The physical shape of a building resulting from its mass, height, and envelope.

Canopy: A canopy is a permanent projection over an entrance which is architecturally and structurally integrated into the design of the building.

Carrera Glass: A trade name for thick, solid-color structural glass cast in panels and used as a wall veneer. Vitrolite® is a name brand for this product.

Central of Georgia National Historic Landmark District: A 33.2-acre historic industrial site originally operated by the Central of Georgia Railroad, consisting of the motive power, cotton yard and industrial warehouses, passenger facilities and two brick viaducts. The district is bounded by Martin Luther King, Jr. Boulevard on the east, Jones Street on the south, West Boundary Street on the west, and Turner Street on the north. The area is used for recreational purposes including, but not limited to viewing or enjoying historic, archaeological, and scenic sites.

Character Area: Predefined areas with special character-defining features.

Character-Defining Feature: An element or elements of a building which convey its historical or architectural significance. These may include, but are not limited to, windows, window casings, doors, porch columns, handrails, scroll brackets, corner boards, rooflines, cornices, eaves, brackets, setbacks, height, form, and similar features.

Character-Defining Feature: An element or elements of a building which convey its historical or architectural significance. These may include, but are not limited to, windows, window casings, doors, porch columns, handrails, scroll brackets, corner boards, rooflines, cornices, eaves, brackets, setbacks, height, form, and similar features.

City Market Character Area: A unique area within the Savannah National Historic Landmark District distinguished by commercial buildings associated with historical market functions. The area is used for recreational purposes including but not limited to viewing or enjoying historical and scenic sites.

Commercial building: A building whose primary function is for business or retail use.

Compatibility: The positive relationship of alterations to existing buildings and designs for new construction to their environs; compatibility is measured by consistent application of accepted guidelines and standards defining the individual visual character of a specific area.

Contributing Building: Any building which adds to the historic, architectural, or archaeological value for which a historic district or historic property is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Object: Any object which adds to the historic, architectural, or archaeological value for which a historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Resource: Any building, structure, object or site which adds to the historic, architectural, or archaeological value for which a historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Site: Any site which adds to the historic, architectural, or archaeological value for which a historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Contributing Structure: Any structure which adds to the historic, architectural, or archaeological value for which a historic property or historic district is significant and is identified as such on the Contributing Resources Map of the Historic Preservation Plan for the historic district or historic property.

Deck: A structure without a roof directly attached to a principal building, which has an average elevation of 30 inches or greater from finished grade.

Demolition by Neglect: The consistent failure to maintain a structure that causes, or is a substantial contributing factor of, the deterioration of building materials to such an extent that the structure is no longer safe, or renovation/restoration is no longer feasible, that ultimately leads to the need for physical demolition.

Directional Character: Structural shape, placement of openings, and architectural details that give a predominantly vertical, horizontal, or a non-directional character to the building's front façade. For example, a skyscraper would have a vertical character and a one-story ranch house would have a horizontal character.

EIFS: Exterior Insulation Finishing System.

Economic Hardship: The denial of all reasonable use or return on a piece of property by the application of regulation.

Elevation: An exterior façade of a building.

Entablature: The entire band of horizontal elements above the column capitals.

Entrance: See Primary Entrances.

Exceptional Importance: Structures of extraordinary importance because of an event or an entire category of resources so fragile that survivors of any age are unusual. The property is not required to be of national significance; the measure of a property's importance is within the historic context, whether the scale of that context is local, state, or national (National Park Service, National Register Bulletin).

Executive Director: The Executive Director of the Chatham County-Savannah Metropolitan Planning Commission.

Exterior Expression: Exterior building design features that visually define the number of stories.

Façade: Any exterior face of a building.

Factors Walk Character Area: A unique historic area within the Savannah National Historic Landmark District distinguished by its access to the Savannah River, parks and green space, proximity to commercial and shipping industry structures, historical structures, cobblestone rights-of-way, and pedestrian bridges. The area is used for recreational purposes including, but not limited to, fishing, boating, picnicking, nature study, and viewing or enjoying historic, archaeological, and scenic sites.

Fronting: Facing.

Glazing: The clear or translucent material through which light passes into a building; most often glass.

Green Roof: See City of Savannah Green Roof Ordinance (Section [8-1175 through](#) 8-1178).

Height of building: The vertical distance measured from the mean finished ground level adjoining the building to the highest point of the roof.

Height, Floor: Floor height shall be measured from top of finished floor to top of next higher floor.

High Stoop: An elevated entrance landing, typically nine feet (9') tall, accessed by stairs.

Historic Building Map: A catalog of Historic Buildings in map form.

Historic Context: The historic characteristics and features which provide a context for a historic property or property within a local historic district. This includes, but is not limited to, traditional building materials; configurations of windows, doors, porches, roofs, or other architectural elements; and

building placement on a parcel. Historic context may be based on existing features within a historic district/property or based on characteristics historically appropriate for a building or structure.

Historic District: Any local historic district designated by the Mayor and Aldermen as per Sec. 3.16, Local Historic District Designation and Article 7.0, Overlay Districts.

Historic District Height Map.: A map of the Historic District showing the maximum number permissible stories up to which buildings may be constructed in defined areas.

Historic Fabric: Original building materials of a historic building.

Historic Property: Any local historic property designated as such by the Mayor and Aldermen as per Sec. 3.17 Local Historic Property Designation and Article 7.0, Overlay Districts.

Historic Setback: The average setback of a group of historic buildings along a block front.

Historic Site: A site which is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing structure.

Hopper Window: A single-sash window that hinges in the center of each vertical rail.

Human Scale: The relationship of the scale of a building or material to the size and proportion of the human body.

Individual Buildings: A building that meets the requirements for a stand-alone building by the building code. May be denoted by a fire wall, setback, and/or property line.

In-kind Repairs: Minor repairs that do not involve a change in material, placement, or design.

In-kind Repair: Any minor repair that does not involve a change in material, placement, or design.

Lane: The service corridor subdividing a tithing block in Oglethorpe's original ward plan. See Street Types.

Large sScale dDevelopment: Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel or is four stories or greater in ~~'R'~~ **D-R and D-N** zoning districts or is five-stories or greater in all other zoning districts. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Low Emissivity Glass: The coating on glazing or glass to control heat transfer through windows with insulated glazing. It is a microscopically thin, virtually invisible, metal or metallic oxide layer deposited directly on the surface of one (1) or more of the panes of glass, typically applied during manufacturing. Also referred to as "Low-E."

Material Change: A change that will affect the exterior architectural or environmental features of a building and may include any one or more of the following:

- 1) A reconstruction or alteration of a size, shape or façade of a building including any of its architectural elements or details;
- 2) Demolition of a building or portion of a building;
- 3) Commencement of excavation for construction purposes;
- 4) The introduction or change of signage on any building;
- 5) The erection, alteration, restoration, or removal of any building or structure including walls, fences, steps, pavement or appurtenances.

Mechanical or Access Structure: An enclosed, non-habitable structure above the roof of a building, other than a tank, tower, spire, dome cupola or bulkhead, occupying not more than one-third of the roof area. Mechanical or access structures used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus shall not count as a story.

Meeting Rail: The horizontal portion of a double hung window where the upper and lower sash meet.

Mezzanine: An intermediate level between the floor and ceiling of a story. Its aggregate floor area is not more than one-third (0.33) of the area of the room or space in which it is located.

Monumental Building: An institutional building such as a place of worship, governmental building, school or institution of higher learning with the primary use as education, theater or museum, having special or unique form because of the nature of its use.

Mullion: The bar or divider that separates individual window frames within a series of paired (two) or grouped (three (3) or more) window openings.

Muntin: The molding or bar that separates the individual panes of a multi-paned window sash.

Non-contributing Resource: A noncontributing resource does not add to the historic associations, historic architectural qualities, or archaeological values for which a property or area is significant because: it was not present during the period of significance, or does not relate to the documented significance of the property or area; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is no longer capable of yielding important information about the period of significance; or it does not independently meet the National Register criteria for a contributing building.

Oglethorpe Plan Area: The original ward pattern of streets and lanes between Bay Street to the north, Gaston Street to the south, Martin Luther King, Jr., Boulevard to the west, and East Broad Street to the east.

Oglethorpe Plan Ward: A component of Oglethorpe's Plan for Savannah consisting of four tithing blocks (each containing ten tithing lots) and four trust blocks around a central square, with blocks divided by a series of streets and lanes. See Street Types for illustration.

Oriel: A projection from the main wall of a building in the form of a bay window that starts above the ground level; may be supported by corbels, brackets, or an engaged column.

Penthouse: See Mechanical or Access Structure and/or Story.

Pergola: An arbor with a latticework roof.

Portico: A columned porch or stoop, especially at the main entrance to a building.

Primary Entrance: A pedestrian entrance to a use that has an individual street address. Service doors, emergency exits, and similar ancillary ingress/egress doors are not primary entrances.

Primary Façade: In the context of an existing building and new construction, the façade on which the primary pedestrian entrance is located. For new construction, the [orientation of the](#) façade must be consistent with the primary façades of [the majority most](#) of contributing structures [within the visually related historic context](#). ~~on a block and immediately adjacent blocks~~. For buildings on corner lots, the building may have two primary façades. In areas which feature both residential and commercial uses, the primary façade shall be consistent with the primary façades of similar uses.

Raised Basement: The lowest story of a building raised an entire story above ground level and does not contain the primary entrance.

Retail structure: A building housing a use engaged in retail trade and/or services.

Roofline: The exterior form created where the building meets the sky, generally at the roof.

Roofline Variation: A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height does not constitute a roofline variation.

Rooftop Garden: See Green Roof.

Savannah National Historic Landmark District (NHL): The Savannah NHL is comprised of General Oglethorpe's plan of wards, squares and garden lots. The boundaries are the centerlines of the Savannah River to the north, Martin Luther King, Jr. Boulevard to the west, Gwinnett Street to the south, and East Broad Street on the east, including the area in the northeast quadrant known as Trustees Garden.

Scale: The relationship of the size of units of construction and architectural detail to the size of a human, and the relationship of building mass to adjacent buildings and open spaces. Scale refers both to the overall building form and individual components of the building.

Secondary Façades: Façades that do not front the primary street.

Service Street: The north-south street bounding the east and west edges of a ward, usually a one-way street. See Street Types.

Shade Structures: Like awnings, shade structures are permanent, free standing structures intended to provide shade or shelter and are attached to the ground or horizontal surface of a building.

Shutter: A hinged panel that covers a window or door opening in addition to the standard window or door; may be solid panels, louvers, or cutouts or slats for ventilation; located on the exterior or interior; and sized to fit the opening when closed.

Sill: The horizontal section that forms the base of a storefront. Also, the projecting horizontal base of a window or door.

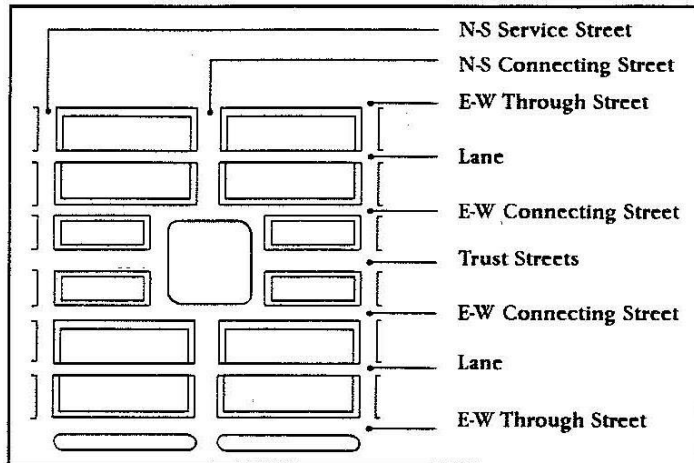
Square: Common public open space in the center of a ward, typically one acre in size.

Steeple: A tall structure usually having a small spire at the top and surmounting a church tower.

Storefront: The ground floor area of a retail building featuring large glass windows.

Story: That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, shall be construed as a story.

Street Types: See illustration above.



Stucco: Exterior plaster applied as a two- (2) or three- (3) part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder. Also referred to as “true stucco.” Exterior Insulation Finishing System, or EIFS, is not considered stucco for the purposes of this Ordinance.

Temporary: For the purposes of requiring a Certificate of Appropriateness, any object, structure, sign, or fence erected for fewer than 60 days within a 12-month period, or timeframe otherwise agreed upon by the Preservation Officer. The object, structure, sign, or fence physically attached to a building, structure, or the ground for greater than 60 days within a 12-month period or the agreed upon timeframe shall be considered permanent and therefore subject to the provisions of this ordinance.

Tithing Block: A component of Oglethorpe's Plan for Savannah. Tithing blocks are located on the north and south sides of a square and usually consist of five (5) 60-foot by 90-foot lots.

Through Street: See Street Types.

Trellis: A screening device that has a foundation or that is mounted to a wall, fence, building or structure.

Trust Block: A component of Oglethorpe's Plan for Savannah. Trust blocks are located on the east and west sides of a square. There are four (4) trust blocks in each ward.

Trust Street: A component of Oglethorpe's Plan for Savannah. Trust streets are the streets that separate the trust blocks. See Street Types.

Visual Compatibility: The positive relationship of any alteration(s) or new construction to their context based on the application of adopted standards, including visual compatibility criteria as specified by this Ordinance, and accepted guidelines, such as those adopted by the Board or those published by the Secretary of the Interior, that establish the visual and historic character of the surrounding area. This term shall apply only to local historic districts and historic properties.

Visually Related: The relationship between buildings, structures, squares and places within view of the subject property. Greater weight is placed upon adjacent historic buildings and structures.

Ward: A component of Oglethorpe's Plan for Savannah consisting of four (4) tithing blocks (each containing 10 tithing lots) and four (4) trust blocks around a central square, with blocks divided by a series of variously scaled streets and lanes.