

## ARTICLE III

### DEFINITION AND INTERPRETATION OF TERMS USED IN THIS ORDINANCE

#### Section 301. Interpretation of Certain Terms of Words

For the purposes of these regulations, all words used in the present tense include the future tense. All words in the plural number include the singular number, and all words in the singular number include the plural number. The word "building" includes the term "structure". The word "person" includes a firm, company, partnership, association, public or private authority, or corporation. The word "shall" is mandatory, the word "may" is permissive. The word "used" shall be considered to also include "designed, arranged, or intended to be used or occupied". The term "Planning Commission" refers to both the Islands Planning Commission and the Mainland Planning Commission individually or collectively as applicable. The term "County Commission" refers to the Glynn County Board of Commissioners. The term "Building Official" refers to that person or persons so designated by the County Commission, for the purposes of enforcement of this Ordinance. The term "Glynn County", for purposes of administration and enforcement of this Ordinance, refers to the unincorporated portions of Glynn County, Georgia.

(O-2007-19, 11/15/2007)

#### Section 302. Definitions

##### Abandonment

The voluntary discontinuance of a use for a continuous period of at least twelve (12) months, either by completely vacating the lot or by transferring to another use permitted only in a more restrictive zoning district.

##### Accessory Drainage Features

Those elements of the stormwater drainage system that are not required for the storm drainage system to function as designed such as but not limited to, area drains, planting bed drains, courtyard area drains and downspouts.

(O-2007-19, 11/15/2007)

##### Accessory Use or Structure

A use or structure which is customarily accessory and clearly incidental and subordinate to the principal use or structure. All accessory uses and structures shall be located on the same lot or premises as the principal uses or structures, or as otherwise permitted by this Ordinance. An accessory use or structure shall not be eligible for a building permit without a principal use or structure on the lot.(O-2007-19, 11/15/2007)

### **Accretion**

The creation or build-up of land by the recession of a body of water or by the gradual deposit of sand by water or wind.

### **Adult Cabaret**

A nightclub, bar, restaurant or similar establishment which features or allows live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activity", or which features motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis on "specified anatomical areas" or "specified sexual activity".

### **Adult Entertainment**

Adult entertainment is defined as entertainment that is characterized by an emphasis on the depiction, display or the featured of "specified anatomical areas" or "specified sexual activity".

### **Adult Entertainment Establishment**

A nightclub or other establishment which features adult entertainment. Any commercial establishment which has as its primary purpose or business which engages in services such as massage parlors, wrestling parlors or like activity including a night club, cabaret, lounge or other establishment which features adult entertainment.

### **Alcoholism and Drug Receiving Center**

A medical or non-medical facility for treatment of alcoholism and drug addiction. This facility may be a hospital, a primary care center or other licensed facility developed specifically for these purposes.

### **Alley**

A platted service way provided as a secondary means of access to abutting property.

### **Alteration**

Any change in the supporting members of a building, such as bearing walls, columns, or girders; any addition or reduction to a building; and change in use or relocation of a building from one location or position to another.

### **Amusement Center**

Any indoor place or enclosure which is maintained or operated for amusement or recreation of the public, any coin controlled amusement device, such as pinball, pool and/or video games.

### **Automobile Service Station**

Buildings and premises on any parcel or lot where gasoline, oils and greases, batteries, tires, and automobile accessories may be supplied and dispensed at retail (or in conjunction with a private operation, where no part of the premises is used for the storage of dismantled or wrecked vehicle parts, and also where the following services may be rendered, and none other:

- Sale and servicing of spark plugs, batteries and distributors;
- Tire repair and servicing, but no re-capping;
- Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, grease retainers, and wheel bearings;
- Radiator cleaning and flushing;
- Washing and polishing;
- Exchanging fuel oil pumps and installing fuel lines;
- Greasing and lubrications;
- Minor servicing and replacing of carburetors;
- Emergency wiring repairs;
- Adjusting and repair of brakes;
- Minor adjustment of engines, not involving removal of the head and/or crankcase, or racing the motor;
- Sale of cold drinks and packaged foods, as accessory only to principal operation.

### **Base Flood Elevation**

The minimum elevation to which structures must be built to be protected from the base or 100-year flood.

### **Bed and Breakfast**

A primary residence or portions thereof which must exist as an owner-occupied residence which provides rooms for tourists and consists of no more than five (5) separate guest units or rooms for a length of stay not to exceed fourteen (14) days during any ninety (90) day consecutive period; not more than one (1) meal per day shall be prepared and served on the premises only to registered evening guests; no bars, taverns or restaurants may be included as a part of a bed and breakfast, and all guest units must be under the same roof as the primary residence. (O-2007-19, 11/15/2007)

### **Bedroom**

A private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom without crossing another bedroom or living room.

### **Boarding House**

An establishment with lodgings for four (4) or more persons, where meals are regularly prepared and served for compensation.

### **Buffer**

Land area used to visibly separate one use from another or shield or block noise, lights, or other nuisances.

### **Building**

Any structure having a roof supported by columns or walls intended for shelter, housing or enclosure of persons, animals, chattels, property of any kind.

**Building, Principal**

A building in which is conducted the principal use of the lot on which said building is situated.

**Building Coverage**

The area of land covered by the ground floor or footprint of a building, expressed as a percentage of the total site area.

**Building Height**

The vertical height of a building shall be measured from the greater of either the average natural grade of the building footprint or the Base Flood Elevation established by FEMA [either fourteen feet, MSL (NGVD 1929) or thirteen feet, MSL (NAVD 1988), depending upon the datum used] to the highest peak of the roof. Building height shall not exceed the height specified in the applicable zoning district as set forth in this ordinance. See also Section 617 of this Ordinance, which provides for exceptions from the height regulations. (O-2003-15-03, 9/18/2003; O-2007-2, 3/1/2007)

**Building Line**

The rear edge of any required front yard or setback line for any building or structure measured from the property line, platted, existing, or required right-of-way line, whichever is closer. In all cases, the building lines shall run parallel to right-of-way lines or lot boundary lines.

**Care Homes**

A rest home, nursing home, convalescent home, or similar established and operated on a profit or non-profit basis to provide lodging and/or meals and/or domiciliary care for aged, infirm, chronically ill or convalescent persons.

**Cemetery**

An area of land set apart for the permanent interment of dead bodies or the cremated remains thereof. It may be used for the erection of customary markers, monuments, and mausoleums.

**Child Care Center**

A licensed establishment where seven (7) or more children, other than members of the family occupying the premises, are cared for.

**Church**

A building or structure, or group of buildings or structures, which by design and construction are primarily intended for the conducting or organized religious services and accessory uses associated therewith.

**Clinic**

An establishment where medical or dental patients, who are not lodged overnight, and are admitted for examination or treatment.

**Club, Private**

A building or facility owned and operated by a corporation or association of persons for social or recreational purposes, but not operated for profit or to render a service which is customarily carried on as a business.

**Cluster Development**

Two or more detached residential structures, each containing one or two dwelling units as permitted in the district, concentrated in specific areas to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive features.

**Commencement of construction**

The point in time when construction activities for the development of a site begins generally marked by significant clearing, significant earth moving, installation of utilities, construction of buildings, and the like. (O-2007-19, 11/15/2007)

**Community Development Director**

The head administrator of the Community Development Department by whatever name he/she may be called. (Ord. No. O-2001-16, amended 12-6-01)

**Conditional Use**

A conditional use allows a property owner to put his or her property to the use listed in the particular section of the Ordinance provided the property owners meet the conditions set out in that section of the Ordinance. A conditional use listed in the Ordinance is an authorized use in that district provided that conditions in that section of the Ordinance are complied with.

**Condominium**

A form of individual ownership of a unit of real estate.

**DBH**

Diameter (of a tree) at breast (48") height. (O-2007-19, 11/15/2007)

**DCA**

Georgia Department of Community Affairs of the State of Georgia.

**Density**

The number of dwelling units or sleeping rooms as appropriate per net acre. (O-2007-19, 11/15/2007)

### **Development**

The performance of any building or mining operation, the making of any material change in the use of any structure or land, or the division of land into two or more parcels, lots, building sites or units. (O-2007-19, 11/15/2007)

### **Development Area**

All land used in the calculations for **Density** and **Site Coverage**. Development Area shall not include "Waters of The State" as defined by the Georgia Department of Natural Resources, "Jurisdictional Wetlands" as defined by the Army Corps of Engineers, areas seaward of the Beach and Dune Development Setback Line as defined in section 727, public or private right-of-ways, access easements or accessways as appropriate. (O-2007-19, 11/15/2007)

### **Drainage Features**

Those elements of the stormwater drainage system that are required for the storm drainage system to function as designed. This does not include accessory drainage features. (O-2007-19, 11/15/2007)

### **Drinking Establishment**

A licensed retail establishment selling alcoholic beverages for consumption on the premises by the drink, which qualifies for such license pursuant to the "Liquor, Malt Beverage and Wine Ordinance of Glynn County".

### **Drive-In**

A retail or service enterprise wherein service is provided to the consumer on the outside and/or inside of the principal building, the term "drive-in" includes drive-in restaurants and dairy bars, theaters, banks, laundries, food stores, liquor stores, or car washes.

### **Dwelling**

A building or portion of a building designed for or occupied for residential purposes. The term dwelling shall not be deemed to include a hotel, motel, rooming house, hospital, or other accommodations used for more or less transient.

### **Dwelling Unit**

One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

### **Dwelling, One-Family**

A detached dwelling other than a mobile home designed for or occupied exclusively by one family.

### **Dwelling, One-Family Attached**

A one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot.

**Dwelling, Group**

A dwelling under the ownership and supervision of a public institution, occupied or intended for occupancy by several unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families.

**Dwelling, Industrialized**

A home manufactured in accordance with the Georgia Industrialized Building Act and the Rules of the Commissioner of the Georgia Department of Community Affairs pursuant thereto. State approved buildings meeting the State Building and Construction Codes and bear an insignia of Approval issued by the Commissioner.

**Dwelling, Multi-Family**

A dwelling designed for or occupied by three (3) or more persons or families living independently of each other. Where an undivided lot contains more than one dwelling, not meeting the subdivision requirements for single-family or duplex lots, the use shall be considered multi-family even though less than three (3) dwelling units are contained within the building.

**Dwelling, Row House**

One of series of three (3) or more attached one-family dwelling units on separate lots designed as single units of property having frontage on a designated accepted street which - May or may not have a common roof; shall not have a common exterior wall; and are separated from each other by fire resistive party wall partitions extending at least from the lowest floor level to the roof.

**Dwelling, Two-Family**

A detached dwelling unit designed for or occupied exclusively by two (2) families living independently of each other. (#O-2015-12; 8/20/15)

**Essential Service**

Water, sewer, gas, telephone, cable t.v. and electrical systems, including sub-stations, lift stations, and similar sub-installation necessary for the performance of such services.

**Excavation**

Removal or recovery by any means whatsoever of soil, rock, mineral or organic substances other than vegetation, from water, land on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.

**Family**

One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five (5) persons, but further provided that domestic servants employed on the premises may be housed on the premises.

### **Family Day Care Home**

A home operated by any person who receives pay for caring for six (6) or less children other than members the family occupying the premises for day time supervision and care. For the purposes of this Ordinance the use shall be considered a home occupation, and is regulated by the Georgia Department of Human Resources.

### **Flag Lot**

A lot fronting on a public or private street which is reached via an access strip having a minimum frontage and width of twenty-five (25) feet. A flag lot shall meet the lot width and minimum front yard setback requirements on that portion of the lot excluding the access strip. The minimum lot size for a flag lot, excluding the area of the access strip, is the minimum lot size requirement for the zoning district in which the property is located, whichever is greater. (O-2008-01 2/7/2008)

### **Flea Market/Farmers Market**

A permanent structure or facility housing a group of temporary or semi-temporary sales and service establishments, operating on a regular schedule for open yard or sheltered sales or service purposes, limited to no more than four (4) consecutive days of operation.

### **Garage, Private**

Any accessory building or portion of a principal building used only for private storage of motor vehicles as an accessory use.

### **Garage, Repair**

Building and premises designed or used for purposes indicated under "automobile service station" and/or major commercial repairs; provided that body work and painting shall be conducted within fully enclosed buildings and provided further that there is no storage of junk, wrecked vehicles, dismantled parts, or supplies visible beyond the premises.

### **Grade**

The level from which the height of a building is measured, as defined herein.

### **Group home.**

A residential care facility wherein:

(a) The operator is not legally related to the individuals supervised and is licensed by the State of Georgia to provide community alternatives in a residential environment to institutional care for individuals in need of such care;

(b) More than four (4) persons reside, including operators, supervisors, and individuals under care; and

(c) Such individuals are provided with room, board, personal, physical care and supervision in a family environment. The term "group home" shall include, without limitation by reason of enumeration, home as established under the "Community Services Act for the Mentally Retarded" (Ga. Laws 1972, page 700), and other homes of

similar intention and purpose; but shall not include facilities housing persons convicted of crimes but not housed in penal institutions. The number of persons occupying a group home as defined herein shall not exceed fifteen (15) in number at any given time, including a minimum of one (1) supervisory personnel. (O-2007-19, 11/15/2007)

### **Habitable Room**

A room in a dwelling unit designed to be used for living, sleeping, eating or cooking, excluding bathrooms, toilet compartments, closets, halls and storage space.

### **Habitable Story**

That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above, which is used for any human occupancy, including living, sleeping, eating, cooking, or recreational purposes. A story used solely for parking and/or limited storage is not considered as a habitable story.

### **Home Occupation**

An occupation or profession conducted within a dwelling for pecuniary gain by members of a family residing in said dwelling as defined in Section 608.1 (i), but not to include the operation of tourist homes or boarding homes; provided, that physicians, surgeons, dentists, and other members of the medical profession, operating as a home occupation, receive approval of their sanitary facilities by the Glynn County Board of Health.

### **Hospital**

Any institution, including a sanitarium which maintains and operates facilities for overnight care and treatment of two (2) or more unrelated persons as patients suffering mental or physical ailments, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, central service facilities and staff offices.

### **Hotel**

A facility offering transient lodging accommodations in ten (10) rooms or more to the general public, of which the rooms may or may not have separate cooking facilities. The word "hotel" includes the terms "motel", "inn" and "boatel".

### **Junk and Salvage Yard**

The use of any part of a lot, whether inside or outside of a building, for the storage, keeping, abandonment, sale or resale of junk, salvage or scrap materials; of the dismantling, demolition or abandonment of automobiles or other vehicles, machinery, equipment or parts thereof.

### **Laboratory**

A building or part of a building devoted to the testing and analysis of any product or animal, including humans. No manufacturing is conducted on the premises except for experimental or testing purposes.

### **LDA – Land Disturbance Activity permit**

Permit required per Section 2.5 Article VII of the Code of Ordinances. (O-2007-19, 11/15/2007)

### **Livestock**

Livestock means cattle, swine, equines, poultry, sheep, goats, ratites, including but not limited to ostriches, emus, and rheas and nontraditional livestock such as bison, water buffalo, farmed deer, llamas, and alpacas. (Amended 02/04/98)

### **Loading Space, Off-Street**

Space logically and conveniently located for pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when off-street parking spaces are filled.

### **Lock Out Units**

Separate living units within a single dwelling unit. Lock out units are created when a dwelling unit is designed in a manner that permits the division of the unit into separate living accommodations with each division having sanitary facilities and with or without separate cooking facilities. Each lock out unit shall be considered a unit for purposes of density calculation and determining the maximum number of allowable units. (O-2009-14, 11/19/2009)

### **Lot**

A parcel of land of varying size which is designated as a single unit of property. Unless clearly indicated otherwise, the word "lot" when used alone in this Ordinance shall mean a "zoning lot" as herein defined.

### **Lot Depth**

The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

### **Lot of Record**

An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed as filed in the official records of the Clerk of Glynn County Superior Court. Where a recorded deed describes and conveys a lot as shown or identified in a recorded subdivision plat together with a contiguous partial lot resulting from a prior subdivision of such lot otherwise shown or identified in the recorded subdivision plat, the said lot and contiguous partial lot shall be merged into a single conveyance as described in and conveyed by such deed and shall constitute the lot of record, notwithstanding that the deed description includes more than one lot otherwise shown on a recorded subdivision plat. (O-2007-20, 11/15/2007)

### **Lot Width**

The distance between side lot lines measured at the required minimum front setback line in that district provided that on a curve in the street the lot width measured along the minimum setback line is not less than eighty percent (80%) of the required lot width in

the district. In the case of lots on the turning circle of a cul-de-sac, the width shall not be less than sixty percent (60%) of the required lot width in the district. For flag lots, the lot width and minimum front yard setback is measured on that portion of the lot excluding the access strip.

### **Lot, Corner**

A lot located at the intersection of two (2) or more streets. Any zoning lot adjoining a curved street shall be considered a corner lot if the tangents to the curve at the point of intersection of the side lot lines intersect at an interior angle or less than one hundred thirty-five (135) degrees.

### **Lot, Interior**

A lot, other than a corner lot, which has frontage on only one street other than an alley. (Lot B in Illustration A)

### **Lot, Through**

A lot, other than a corner lot, which has frontage on more than one street other than an alley. (Lot C in Illustration A)

### **Lot, Zoning**

A lot of record occupied or to be occupied by a principal use or uses, together with such accessory uses, yards and open spaces, which are permitted or required under the provisions of this Ordinance; having frontage on a designated accepted street and having not less than the minimum area required by these regulations for a lot. (O-2007-20, 11/15/2007)

### **Manufactured Housing**

A manufactured building or portion of a building designed for long term residential use. Included in this term are mobile homes, prefabricated units and modular units.

### **Mobile Home**

A transportable, single-family structure intended for permanent occupancy contained in one unit, or in two (2) units designed to be joined into one integral unit, which arrives at a site complete and ready for occupancy except for minor assembly, and constructed so that it may be used with or without a permanent foundation. For the purposes of this Ordinance, a distinction is made between a double-wide unit mounted on a permanent foundation and meeting the district requirements of M-6, M-9, M-12 and M-20 for manufactured homes, and a single-wide unit which is restricted to those districts permitting mobile homes.

### **Mobile Home Park**

An undivided parcel of land under single management which is used or intended to be used for rental or lease of spaces or lots and the provision of services for two (2) or more mobile homes.

**Mobile Home Space**

A plot of ground within a mobile home park designed for the accommodation of one mobile home.

**Net Acre**

One acre of Development Area. (O-2007-19, 11/15/2007)

**Non-Conforming Use**

A building, structure or parcel of land lawfully occupied by a use that does not conform to the regulations of the zoning district in which it is situated.

**Offsite Improvements**

Any work proposed or required as part of the project which is not located on the site. (O-2007-19, 11/15/2007)

**Open Space**

An area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the common use or enjoyment of an active or passive recreation facility. Open space areas shall not be occupied by non-recreational uses or structures, nor shall they include the yards established for setbacks in this Ordinance.

**Patio Home**

A single-family dwelling unit in which a portion of the area required for rear and side yards may be consolidated into one or more garden court spaces within the walls of the dwelling unit.

**Performance Standards**

A set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

**Principal Use**

The primary use or function of the land or lot as distinguished from an accessory use.

**Project Area**

All land within the outermost property lines of a development project.

**Professional**

When used in connection with use and occupancy, professional refers to a use or occupancy by persons generally engaged in rendering personal, executive or administrative services or activities, including accountants, architects, professional engineers, land surveyors, doctors, lawyers, insurance offices, and administrative offices considered professional in character.

**Recreational Vehicle**

A vehicular type portable structure without a permanent foundation, which can be towed, hauled or driven and is primarily designed as temporary living accommodations for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

### **Restaurant**

A retail establishment serving prepared food cooked on the premises and which is offered to the general public and where chairs, tables and counters are provided to serve and seat people.

### **Sign**

See Article VIII

### **Site Coverage**

The percentage of development area covered by the ground floor area of buildings and structures, parking, driveways, walkways, pools, patios, decks, mechanical equipment and other similar improvements whether permeable or impermeable to water. (O-2007-19, 11/15/2007)

### **Site Plan**

A plat drawn at a scale of not less than one inch equals fifty feet (1" = 50') which shows the dimensions of the site and the location and size of proposed structures, driveways and parking areas, easements, setbacks, utilities, recreation areas, signage, lighting and types of uses to occupy the site.

### **Skirting**

An approved material used on mobile homes and manufactured homes to connect the bottom of a mobile home or manufactured home to the ground and completely enclose the underside of the mobile home or manufactured home. Skirting for any size mobile home or manufactured home used as a permanent living facility or office use is required. Types of approved skirting materials are wood (minimum 3/8 inch), vinyl, aluminum siding, concrete, metal and stucco. Any other materials not listed above require prior approval by the Glynn County Building Inspection Department. Skirting shall have ventilation and an access door, as per Building Code Requirements.

Skirting is required within thirty (30) days from date of electrical service and tie-down approval by the Glynn County Building Inspection Department.

### **Sleeping Room**

A room principally designed to provide sleeping accommodations, and usually having a separate bathroom. A room that is not designated on a floor plan as a sleeping room, but which has a separate bathroom or direct access to a shared bathroom shall be construed to be a sleeping room. A room not principally designed for sleeping which incidentally can be used for sleeping (such as a living room with a sofa-bed or cot) shall not be considered as a sleeping room unless there are no sleeping rooms associated with the suite or unit. (O-2007-19, 11/15/2007)

### **Special Exception**

A use so specifically designated in this Ordinance, that would not be appropriate generally or without restriction throughout the zoning division or district by which, if controlled as to number, area, location, or relation to the neighborhood, would, in the opinion of the Board of Appeals, promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

### **Special Use**

A special use allows a property owner to put his or her property to the special use listed in the particular section of the Ordinance only after approval of that use is granted by the County Commission. The special use listed in the Ordinance is a permitted use in that district only with the approval of the County Commission.

### **Specified Anatomical Areas**

Specified anatomical areas shall include any of the following:

- a) Less than completely and opaquely covered human genitals or public region, buttock, or female breast encompassed within an area falling below the horizontal line one would have to draw to intercept a point above the top of the areola, or any portion of the areola, or any simulation thereof. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areola is not so exposed.
- b) Human male genitalia in a discernibly turgid state, even if completely and opaquely covered.

### **Specified Sexual Activities**

Specified sexual activities shall mean and include any of the following:

- a) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breast.
- b) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy.
- c) Masturbation, actual or simulated.
- d) Excretory functions as part of or in connection with any of the activities set forth in a) - c) above.

### **Story**

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and ceiling next above it. This definition includes a story used for garage and storage purposes, but excludes a story used exclusively for limited storage, mechanical equipment, ventilation system or the roof structure. This definition excludes a crawl space not used for any storage. (O-2005-18, 11/17/2005)

### **Story, Half**

A story in which one or more exterior walls intersect a sloping roof not more than two (2) feet above the floor or such story.

**Street**

An opened and improved public or private thoroughfare which affords the principal means of access to abutting property. (#O-2015-16)

**Street(s), Major**

Streets with an average daily traffic (ADT) volume of 2,000 vehicles or more or streets used as a main thoroughfare. Major streets on St. Simons Island include, but are not limited to: Frederica Road, Demere Road, Lawrence Road, Sea Island Road, Kings Way, and Ocean Boulevard. (#O-2015-16)

**Street(s), Collector**

Streets used or intended to carry traffic from minor streets to major streets. (#O-2015-16)

**Street(s), Minor**

Streets which are used primarily for access to abutting residential property and designed to carry no more traffic than that which is generated on the street itself. (#O-2015-16)

**Street Centerline**

That line surveyed and monumented by the governing body shall be the centerline of a street, or in the event that no centerline has been so determined, it shall be that line running midway between and parallel to, the general direction of the outside right-of-way lines of such streets.

**Structure**

Anything constructed or erected which requires a fixed location on the ground or which is attached to something having a fixed location on the ground; including but not limited to: buildings and mobile homes. The definition of "Structure" shall not include signs, walls, or fences. (O-2013-05)

**Telecommunications Facilities**

Antennae or towers, either individually or together, as defined in Article XIV.

**Time Sharing**

A form of ownership and the transient use of a residential dwelling comprised of two (2) or more dwelling units in which the exclusive right of use, possession, or occupancy of the dwelling units circulates among various owners, lessees or occupants in accordance with a fixed time schedule on a periodically recurring basis.

**Townhouse**

One of a series of attached one-family dwelling units on separate lots designed as single units of property having frontage on a street. Such dwellings may or may not

have a common roof; shall not have a common exterior wall; and shall be separated from each other by fire resistive party wall partitions extending at least from the lowest floor level to the roof. (#O-2015-12; 8/20/15)

### **Travel way**

Area regularly or intended to accommodate vehicle movement on or across the site. (O-2007-19, 11/15/2007)

### **Use**

The specific purpose for which land, structure, or a building is designed, arranged, intended for, which may be occupied or maintained.

### **Variance**

A modification of the strict terms of this Ordinance granted by the Board of Appeals where such modifications will not be contrary to the public interest, and where, owing to conditions peculiar to the property and not as a result of any action on the part of the property owner, a literal enforcement of this Ordinance would result in unnecessary and undue hardship, provided, however, that no variance shall be granted which shall authorize a land use not otherwise permitted in a particular district. Further, any modification to the terms of Article VIII - Signs shall be determined by the Glynn County Board of Commissioners.

**Vehicle, Abandoned** For the purposes of this Ordinance a vehicle shall be considered abandoned or disposed of if it does not bear a current license plate in accordance with state and local laws; unless said vehicle is stored completely within an enclosed building; or unless said vehicle is on a lot where an established agency is in business of buying and selling new and/or used vehicles and said vehicle is in satisfactory operating condition. There is expressly excluded from this definition however, vehicles capable of operating under their power and which are not operated on public roads.

### **Wildlife**

Wildlife means any vertebrate or invertebrate animal life indigenous to this state or any species introduced or specified by the State of Georgia Board of Natural Resources and included fish, except domestic fish produced by aquaculturists registered under O.C.G.A. 27-4-255, mammals, birds, fish, amphibians, reptiles, crustaceans, and mollusks.

### **WRPO – Water Resources Protection Ordinance**

Section 2.27 of the Code of Ordinances to include the Local Design Manual (LDM). (O-2007-19, 11/15/2007)

### **Yard**

A required open space located on the same lot as the principal building, and which is unoccupied and unobstructed from ground to sky, except for tree or shrub growth, fences, walls, driveways, walkways, patios on grade, heating/air conditioning units on

grade, subject to height limitations as indicated, except where encroachment of utilities and accessories are expressly permitted. Said exception shall also include the encroachment of eaves, up to eighteen (18) inches into the required yard.

**Yard, Front**

A yard situated between the front building line and the front lot line extending the full width of the lot. (See Illustration B)

**Yard, Rear**

A yard situated between the rear building line and the rear lot line and extending the full width of the lot. (See Illustration B)

**Yard, Side**

A yard situated between the side building line and a side lot line and extending from the front yard to the rear yard. (See Illustration B)

**Zoning Decision**

"Zoning Decision" means final action by the County Commission which results with:

- a) The adoption of a zoning ordinance.
- b) The adoption of an amendment to this Ordinance or other zoning ordinance which changes the text of this Ordinance or other zoning ordinance.
- c) The adoption of an amendment to this Ordinance which rezones property from one zoning classification to another.

**Zoning Ordinance**

"Zoning Ordinance" means this Ordinance or other ordinances and resolution of the County Commission establishing procedures and zones of districts within the unincorporated area of Glynn County which regulates the use and development standards of property within such zone or district. The term also includes the Official Zoning Map, as amended from time to time, as adopted by the County Commission in conjunction with this Ordinance which shows the zones and districts and zoning classification of property herein.