

CHAPTER FIVE - SUPPLEMENTAL STANDARDS

The uses in this Section are listed in alphabetical order. The purpose of these Supplemental Use Standards is to provide more specific standards for certain uses for which site development and design standards are necessary to ensure that they will be compatible with surrounding uses, have minimal impact on the environment, and promote the health, safety, and welfare of the County.

These standards shall apply to specific uses in all zoning districts and shall be enforced by the Zoning Administrator.

Any use that is regulated by this Section, and is authorized in a zoning district shall be developed in conformance with the applicable Supplemental Use Standards.

- (1) Accessory Uses and Structures
- (2) Adult Entertainment Uses
- (3) Agricultural & Farm Operations
- (4) Amateur Radio Antenna
- (5) Amusement Arcade, Commercial Recreation
- (6) Animal Shelter & Kennels – also see Veterinary Services
- (7) Automobile, Boat, RV Sales
- (8) Bed and Breakfast Lodging
- (9) Cemeteries, Human and Pet
- (10) Clubs, Lodges and Similar Non-commercial Associations
- (11) Communication Tower / Facilities
- (12) Commercial Recreation
- (13) Continuing Care Retirement Community or Aggregate Congregate Care Living Facility
- (14) Day Care/Child Care Centers
- (15) Distance Requirements for Alcoholic Beverages
- (16) Drive-Through Facilities
- (17) Dwelling, Live-Work
- (18) Dwelling, Loft
- (19) Dwelling, 2-Family (Duplex)3-Family (Triplex) and 4-Family(Quadruplex) in R-3 and R-M
Zoning District
- (20) Fences, Walls and Hedges
- (21) Flea Market
- (22) Gasoline Service Station with or without Convenience Store
- (23) Golf Courses and Country Clubs
- (24) Home Occupation
- (25) Ice Vending Machines
- (26) Indoor Gun Range
- (27) Outdoor Gun Range
- (28) Industrialized Buildings (Modular Homes), Residential
- (29) Internet Café and Similar Uses relating to Online Gambling
- (30) Kennel, Pet Boarding – see Veterinary Services
- (31) Landfill, Inert Waste
- (32) Landfill, Solid Waste
- (33) Livestock in Residential Districts
- (34) Manufactured Homes
- (35) Manufactured Home Parks

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- (36) Mobile Food Vendors & Services
- (37) Outdoor Storage in residential and commercial Districts
- (38) Racetracks, Tractor Pulls, Motorcycle Dirt Tracks, ATV Tracks
- (39) Recreational Vehicle Park and Campground
- (40) Religious Facilities & Accessory Uses
- (41) Riding Stables
- (42) Rural Large Acre Subdivision
- (43) Salvage Yard, Junk Yards
- (44) School K-12, Private
- (45) Scrap, Waste and Yard Debris Recycling Operation
- (46) Shooting Clubs, Private or Public
- (47) Small appliance Repair Shop
- (48) Temporary Uses (such as Special or Seasonal Events)
- (49) Utility Substation
- (50) Veterinary Services/Animal Hospitals in Residential Districts, Pet Boarding

5-1 Accessory Uses and Structures

- a. No accessory uses and structure shall be constructed unless a permitted principal use exists on the parcel, located in full compliance with all standards and requirements of this Code.
- b. Accessory uses and structures shall not be located in any required front yard and shall only be permitted in side and rear yards, subject to minimum five feet rear setback and eight feet side setbacks from the property line. On corner lots the side setback shall be ten feet.
- c. There shall not be less than five feet separation between an accessory structure and the principal building, but the separation has to be in compliance with minimum fire code.
- d. An accessory dwelling unit may be in the same building or separate building from the primary dwelling unit.
- e. In a residential district the height of an accessory use and structure shall not exceed the height of the principal structure and the footprint of an accessory use and structure shall not exceed 50 percent of the footprint of the principal structure and 35 percent of the maximum permitted building area of the entire lot.
- f. Accessory uses and structures and detached accessory dwelling units shall be included in all calculations of impervious surface and stormwater run-off.
- g. An accessory dwelling unit shall have at least one parking space in addition to the required parking space(s) for the primary dwelling unit.

5-2 Adult Entertainment Uses

a. Adult Business Premise Regulations

- 1. All adult materials shall be located and the activities of employees which include the exposure of specified anatomical areas shall take place within the adult business premises.
- 2. No adult materials or activities of employees which include the exposure of specified anatomical areas shall be visible from the exterior of the adult business premises in any way including but not limited to exterior apertures such as opened doors and unobscured windows.
- 3. No merchandise, advertising or depictions of the activities of an adult business shall be displayed on the exterior of the adult business premises or in any location where they are visible from public right-of-way.
- 4. No adult business shall display a sign:
 - i. Advertising the presentation of any activity prohibited by Georgia law or any applicable County ordinance.
 - ii. Capable of leading a reasonable person to believe that the establishment engages in an activity prohibited by Georgia law or any applicable County ordinance.

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5. Additional landscaping shall be provided adjacent to public right-of-way and adjacent to private property:

i. A landscaped strip at least five feet wide shall be provided along the boundary of adjacent public right-of-way between the right-of-way and all on-site parking areas and other vehicular use areas to consist of one tree every 50 feet or portion thereof and a fence, wall or hedge not less than four feet in height at planting; and

ii. An opaque fence, wall or hedge shall be provided along the boundary of adjacent private property of a height of not less than four feet and more than eight feet at planting.

b. Distance Requirements

All measurements shall be measured in a straight line between the two closest points of each building or property, whichever is closer:

1. No adult business shall commence operation within 1,500 feet of any residential zoning district.
2. No adult business shall commence operation within 1,500 feet of any other adult entertainment establishment.
3. No adult business shall commence operation within 1,500 feet of any church or school.

c. Prohibited Activities

1. It shall be unlawful for an employee of an adult business to engage in specified sexual activities within the adult business premises in the presence of a patron or spectator of the business or for any form of compensation.
2. It shall be unlawful for an employee of an adult business to physically touch a patron or spectator of an adult business while simultaneously revealing specified anatomical areas.

d. Amortization of non-conforming Adult Businesses

1. An adult business in violation of the location or distancing requirements of this ordinance at the time of its enactment on July 20, 2015 shall be deemed a non-conforming use which may remain in operation until two years later. No such non-conforming uses shall continue to operate as an adult business after two years later, except in compliance with the requirements of this ordinance.
2. If any non-conforming adult business ceases to do business for a continuous period of six months, it shall be deemed abandoned and shall not thereafter re-open except in conformance with these regulations.

5-3 Agricultural and Farm Operations

a. Commercial Livestock or poultry operations buildings or structures must be at least 200 feet from any property line.

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b. Concentrated animal feedlot operations are permitted provided all applicable federal and state requirements are met

5-4 Amateur Radio Antenna

a. No such antenna structure, including any support upon which it may be constructed, shall exceed a combined height of 100 feet.

b. Amateur radio service antenna structures exceeding 100 feet in height shall be permitted only by the Board of Appeals subject to all variance requirements of this Code.

c. Amateur radio service antenna shall be located a distance of at least one-half the height of the tower (antenna) from all property lines.

5-5 Amusement Arcade; Amusement Theme Park, Commercial Recreation

a. An outdoor recreation facility consisting of amusement rides, games, water slides, amusement vehicles, golf driving ranges, miniature golf, batting cages, water slides or any similar commercial outdoor recreation shall be limited as follows:

1. The minimum lot size shall be 5 acres.
2. The maximum lot size shall be 15 acres.
3. All such facilities must be enclosed within an 8 feet high fence with unpierced gates that are to be locked except when the facility is open to the public.
4. Outdoor activities are limited to the hours from 10 a.m. to 10 p.m.
5. A site plan shall be required in accordance with Chapter 10 to indicated entrances and exits, type location and height of recreation facilities, buildings and other structures and lights, parking areas, landscaping, buffers and drainage. The site plan shall also illustrate surrounding property uses and the location of the nearest residence.
6. Lighting must be designed to direct light downward and away from adjacent properties.
7. An environmental acoustical study shall be submitted to the Zoning Administrator as part of the site plan approval in order to identify and analyzes all sources of noise emanating from the site including outdoor speakers, sound effects or sound systems as well as rides, vehicles, and mechanical equipment. Noise levels shall not exceed 65 decibels, dbA measured at the property lines.
8. A 100 foot buffer shall be maintained adjacent to all abutting residentially zoned property.

5-6 Animal Shelter & Commercial Kennels

Any outside kennel or kennels with access to the outside shall be at least 200 feet from any residential district.

5-7 Automobile, Boat, RV Sales (new and pre-owned)

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- a. A 10 foot wide landscape buffer shall be required abutting public right-of-way.
- b. A 15 foot wide landscape buffer shall be required abutting all side and rear property lines.
- c. All vehicles shall be parked on paved surfaces or approved pervious paving materials.
- d. All outdoor display areas shall be at least 50 feet from the right-of-way line and no closer than 100 feet from the nearest residence.
- e. Maintenance, repair, painting and body work must take place within an enclosed building.
- f. The property shall contain a sales building with a minimum of 500 square feet of heated floor area.

5-8 Bed and Breakfast Lodging

- a. The Bed and Breakfast must be secondary to the use of the premises for a dwelling. All operators of a Bed and Breakfast Residence must own and occupy the building where said use will occur as their principal residence.
- b. Only one sign, for the purposes of identification, no advertisement, shall be permitted. The identification sign shall have a maximum of four square feet in sign area and shall not be illuminated.
- c. The maximum number of guest rooms made available for rent shall be five.
- d. One off-street parking space shall be provided per guest room and shall meet the requirements of this Code.
- e. No food preparation or cooking shall be conducted within any bedroom or any other individual rented rooms. Meals shall only be provided to overnight guests and employees of the inn.
- f. The exterior appearance of the structure shall not be altered from its single family character.

5-9 Cemeteries, Human and Pet

- a. Cemeteries are permitted in any zoning district provided they front on an arterial or connector street.
- b. A cemetery may include one or more of the following: a burial park for earth interments, a mausoleum for vault or crypt interments and a columbarium.
- c. A cemetery may include a chapel when operated in conjunction with and within the boundaries of the cemetery.
- d. Registered cemeteries per State Law must have a minimum size of 10 acres; other cemeteries must have a minimum land area of two acres.
- e. The minimum setbacks for any structures to the front property line must be 40 feet, to the side and rear property lines must be 20 feet and adjacent to any residentially zoned property must be 50 feet.
- f. Must have a 25-foot planted buffer strip around their entire perimeter except for ingress and egress points.

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g. Private family cemeteries are not permitted

5-10 Clubs, Lodges and similar non-commercial Associations

- a. The serving of food is limited to club members on a non-profit basis;
- b. Ingress and egress are situated so that the added traffic, lights, noise etc. are not objectionable to the surrounding residences;
- c. No structures are within 50 feet of an adjacent residential structure; and
- d. A planted buffer strip is provided and maintained to screen off-street parking areas, trash, service entrance, and other potential offensive features from adjacent residential properties.

5-11 Communication Tower/Facility

- a. The purpose and intent is to provide a uniform and comprehensive set of standards for the development and installation of communication towers, antenna support structures, antennas and related facilities. These standards are designed to protect and promote public health, safety and community welfare and the aesthetic quality of the County, while at the same time not unduly restricting development of needed telecommunication facilities nor denying wireless communications suppliers' access to the public switched telephone network. These standards encourage managed development of telecommunication infrastructure.
- b. All applications shall include a statement of need or necessity, showing that the service cannot be provided through other means, i.e. co-location.
- c. All applications shall include the intended service area and existing coverage by service providers.
- d. Telecommunication towers shall comply with applicable Federal Aviation Administration and Federal Communications Commission regulations. Evidence of compliance must be submitted prior to issuance of building permits for construction.
- e. All certifications required for the construction of telecommunication facilities shall be sealed by a Georgia registered engineer.
- f. All telecommunication towers, as well as accessory and support structures including guy anchors shall comply with the applicable zoning district setbacks. For guyed towers, applicants should submit certified break-apart calculations in order for the property boundary setbacks of the tower to be determined. If the applicant does not submit break-apart calculations, the minimum setback from all property lines or the nearest inhabited building shall be 150 percent of the height of the tower, but not less than 200 feet.
- g. A wall or fence no less than ten feet in height from finished grade shall be constructed around each telecommunication tower and ground related support or guy anchors. Access to the tower shall be controlled.
- h. The County may require, as a condition of approval, the dedication of space on a tower for communications equipment required for public safety. The need for such public use shall be indicated to the applicant prior to formal approval of an application. In the case of co-use with the County, the

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applicant shall certify that none of the proposed or future users of the tower shall interfere with its use by the County for public safety.

i. In addition to the landscaping requirements per Chapter 4 of this Code, landscape buffers shall be required around the perimeter fencing of the telecommunication tower and any accessory uses, including guy anchors. Landscape buffers shall be located outside and within ten feet of the required fence and shall include not less than one tree and suitable ground cover for every 20 linear feet of fence. In addition, a hedge shall be installed around the exterior perimeter of the fence.

j. A 12-foot wide stabilized access driveway is acceptable to a telecommunication tower, unless the Zoning Administrator determines, based on public safety concerns, that circumstances require paved access. The turn-around area shall be approved by the County, and Fire Chief.

k. A minimum of one on-site parking space shall be provided. The parking area shall be paved if the access road is paved.

l. Telecommunications towers and accessory structures shall be unoccupied.

m. A tower may constitute an accessory use on a lot containing a separate principal use. If the tower constitutes a principal use, then it must be located on a property which meets the minimum lot size requirements of the district in which the tower is located and is large enough to accommodate the tower, accessory structures, landscaping, parking and other required improvements.

n. The use of any portion of a tower for signs or advertising is prohibited.

o. The following distances shall be measured by a straight line measurement without regard to intervening buildings from the nearest point of the building or unit within a building in which the proposed telecommunications tower is to be located to the nearest point of the lot, use, right-of-way line or district from which the proposed telecommunications tower is to be separated.

1. No telecommunications tower shall be constructed within 500 feet of any residential zoning district within the County or within 500 feet of a residential area outside of the County.

2. No telecommunications tower shall be constructed within 500 feet of a school.

p. An unused tower shall be removed within three months of cessation of all telecommunications uses.

q. Existing non-conforming towers may be replaced one time by a tower of equal or lesser height.

r. Temporary facilities known as "cells on wheels" shall be allowed for periods up to 30 days during documented states of emergency as declared by the County Commission, and for special events subject to review and approval of the Zoning Administrator.

5-12 Commercial Recreation

a. Ingress and egress are situated so that the added traffic, lights, noise etc. are not objectionable to any surrounding residences;

b. No structures are within 200 feet of an adjacent residential zoning district.

5-13 Continuing Care Retirement Community or Adult Congregate Care Living Facilities

a. The provisions of this section only apply to facilities which provide housing for more than 10 persons or which are more than 1 acre in size. Any adult congregate care facility which is intended to house less than four unrelated persons in a single family detached dwelling shall be a use by right in all residential zones.

b. Standards

1. A site plan drawn to scale, in accordance with Chapter 10 of this Code shall be provided.
2. The permitted density shall be that of the underlying zoning district.
3. Off-street parking shall be provided on a minimum basis of one space per every four occupants and one space for every two employees as determined by the maximum working shift. The County Commission may require the provision of additional parking in the reasonable exercise of its discretion.
4. For all facilities, each unit in the facility to be occupied by one person shall be a minimum of 250 square feet; each unit in the facility to be occupied by two persons shall be a minimum of 450 square feet. Additionally, at least 100 square feet of interior common area shall be provided for each unit.
5. All facilities shall provide facilities sufficient, as determined by the County Commission, in size to serve meals to the residents and shall provide at least two meals a day to its residents which shall be included in the monthly fee.
6. All facilities shall also provide the following amenities or services for its residents:
 - i. An office or examination room for the purpose of housing a qualified and properly licensed nurse or nursing staff.
 - ii. T.V. and game room, library, arts and crafts center or other similar facility to provide leisure activities for facility residents.
 - iii. Laundry facilities for the residents.
7. All facilities shall be subject to a 45 foot height maximum
8. All facilities shall be subject to the regulations in the residential zoning districts which pertain to lot coverage and setbacks.
9. At least 20 percent of each facility shall be maintained as open space to be either a lawn or landscaped area which can be used for recreation and other leisure activities.

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10. All signs in conjunction with the facility shall meet the applicable requirements pertaining to the zoning district in which the facility is located.

11. Accessory uses shall be limited to those normal and incidental to residential dwelling units, including a small convenience store to provide personal items such as toiletries, magazines, a small selection of groceries, prescriptions. Said facility shall be self-contained within the structure and open only to the residents of the facility.

12. Each facility and its units shall be served by one master meter for water, sewer, gas and electric utilities.

13. Any plan for a facility must not only establish compliance with the above requirements, but also that such use will be reasonably compatible with the surrounding neighborhood on the basis of the following considerations:

- i. Ingress and egress to the property and proposed structures on the property with particular reference to automotive and pedestrian safety, traffic flow and control, and access in case of fire or other emergency.
- ii. Off-street parking and loading areas where required, with particular attention to the noise, glare, or odor effects, or property value effects of the proposed facility on adjoining properties and properties in the neighborhood.
- iii. Refuse and service areas.
- iv. Utilities with reference to location, availability and compatibility.
- v. Screening and buffering with reference to type, dimensions and character.
- vi. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, compatibility and harmony with the neighborhood and adjacent properties.

5-14 Day Care/ Child Care Center

- a. In any residential district, the use shall maintain a residential appearance compatible with the neighborhood and not be detrimental to adjacent properties as a result of traffic, noise, light, refuse, parking or other activities.
- b. The principal and accessory buildings shall meet all yard setback and height requirements of this district.
- c. The use shall comply with all state day care requirements for standards, licensing and inspections.
- d. The use must provide at least 200 square feet of outdoor recreation per child.
- e. The outdoor play area must be enclosed with a six (6) foot high fence.

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f. The use shall provide paved driveways with drop-off areas and turn-arounds to be reviewed by the Zoning Administrator, so that traffic associated with the use does not impede flow of traffic on adjacent streets.

5-15 Distance Requirements for Alcoholic Beverage Sales

No alcoholic beverage license shall be granted or issued to any applicant for such license nor shall any person knowingly and intentionally sell or offer to sell, give or distribute:

- a. Any distilled spirits in or within 100 yards of any church building;
- b. Any distilled spirits within 200 yards of any school building, educational building, school grounds or college campus;
- c. Any wine or malt beverages within 100 yards of any school building, school grounds or college campus;
- d. Any distilled spirits, wine or malt beverages within 100 yards of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein.

1. As used in this subsection, the term "school building" or "educational building" shall apply only to state, county, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state, and which are public schools or private schools.

e. This section shall not be applicable to sales or transfers by any license holder whose use of his premises for such sale existed before the establishment of the use of the religious facility, school, or public playground; or when the religious facility is located in a storefront in a commercial zoning district as a temporary use.

f. Those distance measurement prohibitions stated above shall be measured in the following manner: In the nearest traveled pedestrian way from the front door of the structure on the premises for which an alcoholic beverage license is applied for, to the nearest right-of-way line or a sidewalk or street or public way and proceeding to the premises (property line) listed under a. through e. above along such nearest public right-of-way.

5-16 Drive-Through Facilities

- a. Drive-Through facilities shall not be permitted in residential zoning districts.
- b. Each stacking space shall be a minimum of 26 feet in length and ten feet in width along the straight portions of the stacking lane. Stacking spaces and stacking lanes shall be a minimum of 12 feet in width along curved segments.
- c. Stacking lanes shall be delineated from traffic lanes, other stacking lanes and parking areas with striping, curbing, landscaping and the use of alternative paving materials or raised medians. If curbing or a raised median is used, an emergency by-pass or exit shall be provided.
- d. Entrances to the stacking lane(s) shall be clearly marked and a minimum of 60 feet distance from the side property line.

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e. Stacking lanes shall be designed to prevent circulation congestion, both on site and on adjacent public streets. The circulation shall separate the drive-through traffic from the circulation on site, not impede or restrict access into or out of parking spaces, and minimize conflicts between pedestrian and vehicular traffic with physical and visual separation of the two.

f. Stacking lanes shall not interfere with required loading and trash storage areas and loading or trash operations shall also not interfere with on-site vehicle movement.

g. Any outdoor service facility, including menu boards, speakers, etc, shall be a minimum of 100 feet from any residentially zoned district or residentially used property.

h. Menu boards shall be a maximum of 24 feet square feet, with a maximum of seven feet in height and shall be screened from the view of any public street or residential properties.

i. Standards for drive through facilities

1. A drive-through or walk-through facility shall be designed, constructed and used so as not to interfere with the public use of public ways, streets, alleys or other public areas. The Zoning Administrator shall specifically approve such facility. In making such determination, the type of business, the existing and projected traffic flow of nearby public areas and the nearness of other like facilities shall be considered.

j. The minimum number of queuing or stacking spaces required shall be as follows. Variations from these minimums may be allowed by the Zoning Administrator on the basis of a traffic study as provided by the applicant.

Table 5-16.1 Required Stacking Spaces

Use Type	Minimum Spaces	Measured From
Bank Teller Lane	3	Teller or Window
Automated Teller Machine	3	Teller Machine
Restaurant Drive Through	8	Order Box*
Other	TBD	TBD

* An additional four vehicle queue from the pick-up window to the order box shall be provided.

k. Each queue space shall be a minimum of ten feet by 26 feet. Queuing lane dimensions shall be measured from the point indicated in the queue space schedule to the end of the queuing lane. Dimensions of queuing lanes shall be shown on the site plan.

l. Each queue lane shall be clearly defined and designed so as to not conflict or interfere with other traffic using the site. A bypass lane with a minimum width of 12 feet shall be provided if a one-way traffic flow is used in the parking lot. The bypass lane shall be clearly designated and distinct from the queuing area.

5-17 Dwelling, Live-Work

The following standards shall apply to all live-work dwelling units.

a. The dwelling unit must be owner occupied.

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- b. Only one business may be operated in each dwelling.
- c. The business owner shall be the owner of the dwelling unit in which the business is located.
- d. The business shall be located on the ground floor only and shall have direct entry from the sidewalk along the street frontage.
- e. No more than 40 percent of the dwelling unit may be used for conducting the business.

5-18 Dwelling, Loft

- a. Loft dwellings shall be located in mixed use buildings in the C zoning district.
- b. No loft dwelling shall be located on the ground floor.
- c. Residential portions of a building shall have at least one entrance/exit to the ground floor that is separate from the entrance/exit used by the occupants of the non-residential portion of the building.
- d. Each loft dwelling shall have at least 800 square feet of heated/ac living area.

5-19 Dwelling, Two-Family (Duplex) in R-M Zoning District

- a. The following standards are intended to provide for areas of two-family, three-family and four-family development that are consistent in design and in development patterns with typical single-family detached development.
- b. The two units of a duplex shall share a common roof and a common wall for at least 50% of the maximum depth of the building, as measured from the front to the rear of the lot and prohibit the separation of the two units by a breezeway, carport, or other open building element; instead of a shared common wall, the two units can share a common floor and ceiling.
- c. Each dwelling unit shall have access to the street with a concrete driveway or any other alternative material consistent with this Code.

5-20 Fences, Walls and Hedges

- a. The requirements in this section shall be in addition to and shall supersede in the event of a conflict those contained in the building code, relating to type of construction and materials of walls and fences.
- b. Any fence or wall, except a chain link fence, in height over eight feet must be designed and sealed by a licensed professional engineer or architect.
- c. Fences and walls shall be constructed of concrete, cement blocks, brick, chain link, wood, ornamental wrought iron, stone, or any alternate material as approved by the Zoning Administrator. Concrete or cement block walls shall be stucco or provided with a textured finish.
- d. Metal fences shall be of non-corrodible metal or galvanized wire fabric, having a minimum of 11 gauge, mounted on steel or aluminum posts.
- e. Fences or walls should be generally in harmony and compatible with their surroundings.

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- f. All fences shall be maintained in good repair on both sides in order to remain structurally sound.
- g. No fence shall be constructed of materials which easily corrode, decay or rust, unless specifically treated to inhibit such corrosion, decay or rust.
- h. Fences, walls, signs nor landscaping shall be constructed or placed in a manner that creates insufficient sight distance as defined by the American Association of State Highway and Transportation Officials.
- i. Plans for fences or walls shall be included as a part of the site and/or building plans and shall be erected during or immediately after the erection of the principal building, and in any event prior to the certificate of occupancy of the principal building is issued.
- j. In no case shall a fence or wall restrict the natural sheet flow of water or impede movement of drainage water from swales, drainage ditches etc.
- k. All major development projects shall be allowed to install a construction fence with a temporary six-foot chain link fence with obscure fabric that may include graphics depicting the development project, or other visual barrier material around the site prior to the initiation of the construction phase.

In residential districts:

- l. For a multi-family development or unit, fences and walls shall be set back a minimum of three feet from any abutting street right-of-way for the purpose of landscape beautification. Landscaping materials shall consist of a hedge and groundcover or other grounded landscape treatment.

In commercial or industrial districts:

- m. Fences or walls erected in commercial districts shall be no higher than eight feet. Fences shall be set back a minimum of five feet from any abutting street right-of-way for the purpose of landscape beautification. Landscaping materials shall consist of a hedge and groundcover or other grounded landscape treatment.
- n. Fences or walls erected in an industrial (W-LI or HI) zoning district shall be set back a minimum of five feet from any abutting street right-of-way for the purpose of landscape beautification.

5-21 Flea Market

- a. The market must provide adequate off-street parking for its employees, vendors and customers;
- b. The market must provide adequate restroom facilities located within a structure or building on the grounds; and
- c. A building permit shall be required for structural interior spaces.

Recreational vehicles may be permitted as an accessory use at flea markets. Such vehicles shall be self-contained and shall not be connected to any utility except electricity. The length of stay for such vehicles

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shall be limited to 72 hours. There shall be a maximum of ten vehicles per acre, but no more than 30 vehicles, at any flea market, regardless of the size of the flea market

5-22 Gasoline Service Station with or without Convenience Store

- a. Gasoline and other motor fuel stations, excluding principal use signs, but including storage tanks and gas pumps, must be placed not less than 50 feet from any side or rear property lines, except when the side or rear property lines abut a street, in which case the setback shall be that required for such streets.
- b. All structures, including gas pumps and buildings comply with the set back requirements from the abutting streets, but shall be at a minimum 25 feet from the property line.
- c. All points of ingress and egress shall be arranged so as to minimize interference with normal street traffic flow.
- d. No building or structure shall be placed within 100 feet of a residential property line.
- e. All repair and maintenance, if permitted, shall be carried on entirely within an enclosed building.
- f. All drives, parking, storage and service areas shall be paved and curbed.
- g. Outside above ground tanks for the storage of gasoline, liquefied petroleum gas, oil and other flammable liquids or gases shall be prohibited.
- h. The use shall not be combined with any other use or facility to create a truck stop.

5-23 Golf Courses and Country Clubs

- a. If in a residential district or abutting a residential district, the following standards shall apply:
 - 1. Hours of operation shall be limited to the hours of 6 AM to 11 PM
 - 2. Outdoor recreation activities shall be limited to the hours of 8 AM to 10 PM
 - 3. Not outdoor loudspeakers or sound amplification systems shall be permitted.
 - 4. No outdoor storage shall be permitted.
 - 5. No building, swimming pool, tennis court, ball field or other form of outdoor recreation shall be closer than 50 ft from abutting property zoned for residential use.
 - 6. Outdoor lights shall be no more than 10 ft in height and not closer than 25 ft from a property line. Outdoor light fixtures shall be cut-off luminaries designed to cast light downward and away from adjacent property.
 - 7. Property lines abutting properties used for residential dwellings shall provide a minimum 25 ft continuous vegetative buffer, except where penetrated by a driveway or utility lines.

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5-24 Home Occupation

- a. No person shall be employed other than members of the immediate family residing on the premises plus one additional employee.
- b. The use of the dwelling unit or an accessory building on the property for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwellings and the property.
- c. There shall be no outside display or storage of materials or supplies in residential districts. Outside parking of one trade vehicle is permitted. No business vehicles larger than a van, panel truck or 1 ton pick-up truck are permitted to park overnight on the property.
- d. No signage of any kind shall be displayed other than what is permitted in Chapter 8 of this Code.
- e. The home occupation shall not constitute a fire hazard to neighboring residences, or adversely affect neighboring property values, or constitute a nuisance or otherwise be detrimental to the neighbors because of excessive traffic, noise or odors.
- f. A home occupation shall produce no noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal observation outside the dwelling or building.
- g. No traffic shall be generated by such home businesses in greater volumes than would normally be expected in a residential neighborhood and any need for parking generated by the home occupation shall be met off-street and not in the front yard.
- h. The use can qualify for all local, state and federal licenses, certificates and permits.
- i. Any violation of these regulations may result in the revocation of any home occupation license, in addition to any other remedy for such violation.
- j. The issuance of a license to engage in a home occupation in accordance with this ordinance shall not be deemed to be a change in zoning nor an official expression of opinion as to the proper zoning for the particular property.

5-25 Ice Vending Machines

- a. Ice Vending Machines are permitted in the AG,C and WLI or HI zoning districts.
- b. The lot shall include a 15 foot landscape buffer around the ice vending machine excluding ingress and egress.
- c. The Ice Vending Machine shall be set back a minimum of 50 feet from any residentially zoned property.
- d. Two parking spaces shall be provided, plus one additional ADA accessible parking space.

5-26 Indoor Gun Range

- a. Indoor Gun Ranges are allowed in C and WLI and HI Zoning Districts.
- b. The facility must be located along arterial and collector roads.
- c. A Gun Range shall not be located within within a quarter-mile of residential or government structures.
- d. All operations shall be entirely within an enclosed building which shall be constructed according to the National Rifle Association Sourcebook and must comply with all applicable building codes.
- e. Sound absorbing material must be used inside the facility to suppress the sounds from the firearms.
- f. Lead from the range must be recycled and the brass and debris shall be cleaned up daily using special vacuum equipment.
- g. Parking requirements shall follow the standards for warehousing as outlined in Chapter 4 of this Code.
- h. A noise study shall be submitted demonstrating that gun sounds will not be audible outside of the property range.
- i. An Indoor Gun Range shall only be used when the proprietor or designee of the site is present.

5-27 Outdoor Gun Range

- a. Outdoor Gun Ranges are allowed in the “AG, WLI, and HI” Zoning Districts. Gun Ranges are essential services for the community.
- b. The discharge of firearms shall be conducted only within the range and or bays specifically designated for such use on an approved site plan.
- c. Firing positions shall be separated a minimum of 500 feet from the boundary of the subject property with any adjacent parcel in separate ownership.
- d. An impenetrable backstop, a minimum of 20 feet in height, shall be constructed down range of any authorized range or bay, and side berms a minimum of 8 feet in height shall be provided along the sidelines.
- e. The perimeter of the shooting range, including the firearm discharge area and surrounding berms, shall be enclosed by a fence or wall, a minimum of six feet in height to prevent unauthorized access. Warning signs of at least one square foot each shall be attached to the perimeter fence at the rate of once at every corner and at least one for every 100 lineal feet plus one at each entry gate.
- f. The applicant’s range complex design shall be consistent with the NRA Source Book latest edition for the construction of outdoor shooting ranges. To assure the protection of groundwater from lead and other contaminants associated with the discharge of firearms the range shall comply with USEPA’s Best Management Practices (<http://www.epa.gov/region2/waste/leadshot/>).

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g. The applicant shall demonstrate compliance with all applicable state and local regulations and how safety and noise factors have been addressed through the site plan and other special features of the proposed development.

h. Shooting range sites are a community asset that once sited and in operation, needs to be protected. To that end is a requirement that properties to be sold within 2 miles of the range, once the site has been approved, that the seller must disclose of the existence of said shooting range to the prospective buyer.

5-28 Industrialized Buildings (Modular Homes) (Residential)

Industrialized Homes are permitted in the AG, R-2, R-3, R-M, R-P and PD Zoning Districts. All industrialized homes must comply with the following regulations for dwelling units:

- a. The building permit application must be accompanied by the following:
 1. The serial number of the home as provided by the manufacturer.
 2. Proof of the identity of the manufacturer.
 3. Proof of inspection of the home at the date of manufacture, including DCA seal.
- b. No industrialized home shall be in a state of disrepair at the time of its installation at the intended location within the County.
- c. All industrialized homes shall receive all applicable inspections necessary to ensure the following:
 1. External connections to gas, plumbing, electric and any other utility systems shall be constructed and installed in a manner that meets all County building codes.
 2. Each industrialized home site shall include an approved potable water source and an approved sewage disposal system meeting the requirements of the Coffee County Health Department.
 3. Steps, landings, porches shall meet the requirement of the International Building Code.
- d. All industrialized homes shall meet all requirements of the zoning district in which the home is located.
- e. No industrialized home may be attached to another industrialized home by means of a breezeway, corridor or hallway. Industrialized homes designed to be part of a multi-family structure are prohibited.
- f. The proposed modular home must be such that it was initially designed and currently suitable solely for single-family use.

5-29 Internet Cafes or Similar Use Relating to Simulated Online Gambling

- a. Gambling and non-sanctioned lotteries are illegal in the State of Georgia.
- b. With daily advances in electronic and computer technology, attempts at circumventing State law regarding illegal gaming has evolved from readily apparent methods to more veiled and camouflaged schemes; and

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- c. In recognition of this, the State of Georgia specifically prohibited the use of video poker machines in 2006;
- d. Since 2006, various programs have been created that allow computers and other electronic machines and devices to conduct a sweepstakes which purportedly entitle participants to have a chance to win various prizes and rewards in return for the purchase of token services or products such as internet service, telephone cards, and office supplies, among other products; and
- e. Certain companies are advertising on the Internet that these Sweepstakes are legal in the State of Georgia; and
- f. These websites explain how to evade the gambling laws in states such as Georgia by establishing Sweepstakes Parlors; and
- g. These business models appear to represent an attempt to circumvent the laws of the State of Georgia that generally prohibit gambling and illegal lotteries; and
- h. The sale of goods or services to patrons appears to be no more than a subterfuge for promoting gambling on the premises; and
- i. A number of jurisdictions around the United States either have passed or are contemplating the passage of laws, statutes, or ordinances banning or prohibiting such Sweepstakes Parlors; and
- j. The County Commission finds that promoting and establishing non-sanctioned lotteries is illegal in the State of Georgia and constitutes commercial gambling; and
- k. The County Commission finds that requiring participants in a Sweepstakes scheme to pay any tangible consideration to the operator of such business in the form of money or other property or thing of value and/or to purchase any goods, wares, merchandise, services or anything of value from such business to be eligible for a prize further constitutes an illegal lottery; and
- l. The County Commission further finds that requiring a participant to purchase goods and services, even if the goods and services have an independent value equal to that charged to the participant, is a mere token from of consideration and is illegal; and
- m. On March 15, 2011, the Hon. Samuel Olens, Attorney General of the State of Georgia, also concluded that such a method of business was illegal;
- n. The County Commission ordains the following:
 - 1. The clauses set forth above represent the legislative findings of the County Commission and the Chairman of the County Commission;
 - 2. Any such method of operating a Sweepstakes as described above shall be banned in Coffee County;
 - 3. Any and all businesses that plan on utilizing such a Sweepstakes shall be informed of this Ordinance prohibiting the use of same;

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4. The refusal to abide by the terms of this Ordinance shall be grounds for the denial of any permit the business applicant seeks.

5-30 Kennel, Commercial Pet Boarding

- a. The lot size shall not be less than two acres.
- b. Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 200 feet from the property lines.
- c. All areas maintaining animals outside shall be completely enclosed by wall or fences at least six ft in height and shall be located no closer than 200 feet from property lines or street right of way.

5-31 Landfill, Inert Waste – Not permitted

5-32 Landfills, Solid Waste- Not Permitted

5-33 Livestock in Residential Districts

- a. Except as provided below, no animals shall be kept in any residential district except those animals generally recognized as household domestic pets, such as dogs, cats, caged birds etc. In any residential district, only that number of domestic animals which may be safely and humanely maintained within the premises shall be permitted.
- b. Animals as described below, other than household domestic pets, may be kept provided they are not housed within one hundred feet of any property line.
- c. The property must be at least two acres.
- d. Hens may be permitted, roosters shall not be allowed, in residential districts.
- e. The horses are for the private and personal use of the resident and his/her family.
- f. Manure must be disposed of or composted in a way that does not produce offensive odor.

Table 5-33 Animal Schedule

Type of Adult Animal	Maximum Number per Acre
Horses	2
Goats	4
Chickens (no roosters)	6
Hogs for AG projects such as FFA	2

5-34 Manufactured Homes

5-34.1 Definitions

The following words, terms, or phrases shall have the meanings ascribed to them in this Section.

- a. *Applicant* means any person seeking to install a manufactured home in Coffee County.

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- b. *Building Inspector* means the person appointed, employed, or otherwise designated as the director of planning, permits and inspections, or the County building official, or his or her designee, including the Zoning Administrator.
- c. *Certificate of Occupancy* means a document issued by the Building Inspector certifying that a pre-owned or new manufactured home is in compliance with applicable requirements set forth by this Code, and indicating it to be in a condition suitable for residential occupancy.
- d. *Install* means to construct a foundation system to place or erect a manufactured home on such foundation system. Such term includes, without limitation, supporting, blocking, leveling, securing, or anchoring such manufactured homes and connecting multiple or expandable sections of such manufactured home.
- e. *Jurisdiction* means the unincorporated areas of Coffee County, Georgia.
- f. *Manufactured Home: (O.C.G.A. § 8-2-131)*. A manufactured home, also known as a mobile home, is a detached structure, transportable in one or more sections, built on a permanent chassis, which, in the traveling mode, is eight body feet or more in width, forty body feet or more in length or, when erected on site, is 320 or more square feet, and designed to be used as a single family dwelling unit, with or without permanent foundation when connected to the required utilities and includes plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured homes are further defined as Class "A", Class "B" or Class "C."

Class "A" Manufactured Home ("double wide"):

A Class "A" Manufactured Home is a manufactured housing unit constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act 42 U.S.C. 5401-5445 (the HUD Code) which meets the following development standards:

1. Minimum width of not less than twenty-four feet.
2. Anchored as per manufacturer's recommendation as approved by the Federal Government.
3. The perimeter beneath each such home must be enclosed (skirted) with an enclosure as manufactured for such purposes, including but not limited to, stucco-finished concrete block, or metal lath painted, concrete block, brick, or vinyl materials that have been approved by the Code Enforcement Department
4. At each exterior door of the home there shall be a landing (minimum of three feet by four feet) with steps.
5. All wheels, axles, transporting lights, and hitch mechanisms removed before being occupied.
6. Exterior siding of masonry, wood, stucco, hardboard, or vinyl type siding material.
7. A fully functioning, inspected, and approved electrical, water, and sewage system before being occupied.
8. Roof constructed of:
 - i. A type commonly used on site constructed residences;

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- ii. A pitch of not less than two feet of rise for each twelve feet of horizontal run; and
 - iii. A boxed roof overhang of four inches.
9. Fronted on a public street/road.
10. Electrical utilities shall be connected in accordance with electrical utilities requirements, the Coffee County Code requirements, and the manufacturer's specifications, before the home is occupied.
11. Manufactured Homes, Class A, are not permitted to be used as storage buildings.

Class "B" Manufactured Home ("single wide"):

A Class "B" Manufactured Home is a manufactured housing unit constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act 42 USC 5401-5445 (the HUD Code) which meets the following development standards.

- a. Maximum width of less than twenty-four feet.
- b. Installed to meet the minimum installation standards adopted by the State of Georgia and the manufacturer's installation instructions.
- c. The perimeter beneath each such home must be enclosed (skirted) with an enclosure as manufactured for such purposes, including but not limited to, stucco-finished concrete block, or metal lath painted, concrete block, brick, or vinyl materials that have been approved by the Code Enforcement Department
- d. At each exterior door of the home there shall be a landing (minimum of three feet by four feet) with steps.
- e. All wheels, axles, transporting lights, and hitch mechanisms removed before being occupied.
- f. A permit prior to being connected to electricity by the utility company.
- g. A fully functioning, inspected, and approved electrical, water, and sewage system before being occupied.
- h. Front of the home shall face a public street/road.
- i. Manufactured Homes, Class "B," are not permitted to be used as storage buildings.
- j. Manufactured Homes, Class "B", are not permitted to be joined, connected or otherwise situated to another Manufactured Home, Class A, B or C, for any purpose.
- k. Electrical utilities shall be connected in accordance with electrical utilities' requirements, the Coffee County Code requirements, and the manufacturer's specifications, before the home is occupied.

Class "C" Manufactured Home:

A dwelling unit fabricated in an off-site facility so that it is readily transported on its own chassis along streets, which was constructed prior to June 15, 1976 does not meet the standards of the 1976 Act and the Class "B" compatibility criteria herein.

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- a. Class "C" Manufactured Housing must be installed to meet the minimum installation standards adopted by the State of Georgia and the manufacturer's installation instructions, when available.
 - b. The perimeter beneath each such home must be enclosed (skirted) with an enclosure as manufactured for such purposes, including but not limited to, stucco-finished concrete block, or metal lath painted, concrete block, brick, or vinyl materials that have been approved by the Code Enforcement Department.
 - c. At each exterior door of the home, there must be steps, and landing that is a minimum of three feet by four feet in area, constructed to the standards set forth in the International Building Code, Latest Edition as adopted by the State of Georgia.
 - d. All wheels, axles, transporting lights, and hitch mechanisms shall be removed therefrom and from the lot, before the home is occupied.
 - e. Electrical utilities shall be connected in accordance with electrical utilities' requirements, the Code Enforcement requirements, and the manufacturer's specifications, before the home is occupied.
 - f. The home shall have fully functioning, inspected, and approved electrical, water, and sewage system before being occupied.
 - g. The front of the home shall face a street or road.
 - h. Manufactured Homes, Class "C," are not permitted to be used as storage buildings.
 - i. Manufactured Homes, Class "C", are not permitted to be joined, connected or otherwise situated to another Manufactured Home, Class A, B or C, for any purpose.
- g. *Pre-owned manufactured home* means any manufactured home that has been previously used as a residential dwelling and has been titled.

5-34.2 Conditions

All manufactured homes located in the jurisdiction shall bear a label certifying that it was constructed in compliance with the National Manufactured Housing Construction and Safety Standards (MHCSS) Act of 1974, 42 U.S.C. Sections 5401, *et seq.* (the HUD Code), and shall be installed in accordance with O.C.G.A. § 8-2-160, *et seq.*

5-34.3 Permitting, Inspection, Certificate of Occupancy and Fees

A permit shall be required to locate a manufactured home in the jurisdiction.

- a. Permit. To obtain a permit, Applicants shall provide to the Zoning Administrator:
 1. An affidavit signed by the applicant that the manufactured home meets health and safety standards required by the MHCSS Act and this LDC.
 2. Photographs of the interior and exterior of the manufactured home providing evidence that the home meets the minimum health and safety standards of Section [5-34.4](#) of this ordinance.
 3. The permit and inspection fee required by sub-section (d) of this Section.

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- b. Inspection. A relocation permit must be obtained by any individual or business seeking to locate a used manufactured home within Coffee County as provided by this LDC, unless otherwise exempted. Upon receipt of a relocation permit, Applicants may relocate or locate the manufactured home on a residential site for the purposes of inspection. Applicant shall arrange for an inspection to be held once the installation of the manufactured home is complete. Installation must be completed by a State of Georgia Licensed Installer.
- c. Certificate of Occupancy. A certificate of occupancy shall only be issued to the Applicant after such time that the Building Inspector certifies that the requirements of this LDC have been met.
- d. Fee. The fee for a relocation permit and manufactured home permit is as established by the Board of Commissioners.

5-34.4 Minimum Health and Safety Standards

Commercial or Business Use of Manufactured Homes:

- a. When otherwise permitted by this LDC, a commercial or business use of a Manufactured Home shall be permitted when the Manufactured Home:
 - 1. Is a Class "A " Manufactured Home as defined above; and
 - 2. Is used solely for commercial or business purposes and is not also used as a residence, provided the business invites the general public onto the property to conduct business.
- b. If at the time this ordinance is adopted, a Class "B" or "C" Manufactured Home is being utilized for commercial or business purposes said business shall be allowed to continue said use until one of the following occur:
 - 1. The Manufactured Home is determined unsuitable for its declared use, as defined or determined by an ordinance of Coffee County, or by some other legal authority, governmental agency or entity; or
 - 2. The Manufactured Home ceases to be used for commercial or business purposes. A commercial or business use shall cease:
- c. When the Manufactured Home is converted to residential use, if otherwise permitted by an ordinance of Coffee County; or
- d. When a business has not actively been in continuous existence in that Manufactured Home for a period of time greater than six months as evidenced by a lapse in a business license, lack of power and utility service to the structure or any other competent evidence supporting such a conclusion; or
- e. When the business owner seeks to relocate the business and the Manufactured Home, and relocation of the Manufactured Home is otherwise forbidden by this ordinance. In that event, the Manufactured Home shall not be allowed to be relocated to the new site. If the business otherwise relocates to another site in another facility, no continued commercial or business use of the Manufactured Home at that location shall be permitted.
- f. All Manufactured Homes sought to be used for commercial or business purposes shall comply with all other provisions of this ordinance.

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Residential Use of Manufactured Homes:

- a. Manufactured Homes (Class "A," "B," and "C") to be occupied as residential units shall be restricted to R-M, R-3 and AG Districts, except as otherwise provided by this LDC.
- b. All Manufactured Homes (Class "A," "B," and "C") within Residential districts shall meet all other requirements of that district.
- c. If at the time this ordinance is adopted, a Manufactured Home, Class C, is being utilized for residential purposes, the Manufactured Home shall be allowed to continue said use until one of the following occurs:
 1. When the Manufactured Home is determined unsuitable for its declared use, as defined or determined by an ordinance of Coffee County, or some other legal authority, governmental agency or entity; or
 2. When a Manufactured Home owner seeks to relocate the Manufactured Home and relocation of the Manufacture Home is otherwise forbidden by this ordinance. In that event, the Manufactured Home shall not be allowed to be relocated to the new site.
- d. All Manufactured Homes sought to be used for residential purposes shall comply with all other provisions of this ordinance.

Minimum Facilities Required:

All Manufactured Homes to be located, relocated, or purchased within the territorial boundaries of Coffee County, Georgia shall have the following minimum facilities:

- a. *Sanitary Facilities.* Every home shall contain not less than a kitchen sink, lavatory, tub and/or shower, and toilet all in working condition when properly connected to an approved water and sewer system. Every plumbing fixture, water, and waste pipe shall be in a sanitary working condition free from leaks and obstructions.
- b. *Hot and Cold Water Supply.* Every kitchen sink, lavatory, tub and/or shower in a home must be connected to a supply of both cold and hot water.
- c. *Water Heating Facilities.* Every home shall have water-heating facilities in safe working condition.
- d. *Heating Facilities.* Every home shall have heating facilities in a safe working condition. Where a central heating system is not provided, each home shall be provided with facilities whereby heating appliances may be connected.
 1. Unvented fuel burning heaters shall be prohibited except for heaters listed for unvented use and the total input rating of the unvented heater is less than thirty (30) BTU per hour cubit feet of room area.
- e. *Smoke Detector.* Every home shall have the appropriate number of State of Georgia approved smoke detectors, installed in accordance with the manufacturer's recommendation and listing.
- f. *Windows.* Every habitable room excluding bathrooms, kitchens, and hallways shall have at least one (1) window that can be opened, facing directly to the outdoors.
- g. *Ventilation.* Every habitable room shall have at least one window or skylight which can be opened, or such other devices that will ventilate the room.

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- h. *Electrical.* Distribution panels shall be in compliance with approved listings, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible and meet National Electrical Code (NEC).
- i. *Exterior Wall.* The exterior wall of the home shall be free of loose or rotting boards or timbers and any other conditions that may admit rain or moisture in the interior portions of the walls or the occupied spaces of the home.
- j. *Exterior Siding.* The exterior siding of the home shall be free of rot and rust and must be uniform and neat in appearance.
- k. *Roofs.* Roofs shall be structurally sound and have no obvious defects, which may admit rain or cause moisture to collect on the interior of the home, and be maintained to prevent this from happening.
- l. *Interior Floors, Walls, and Ceiling.* Every floor, interior wall and ceiling shall be in a sound condition and must be maintained to prevent the admittance of rain moisture or the escape of heating and cooling.

All manufactured homes shall comply with the following before being issued a certificate of occupancy by the Building Inspector.

- a. HUD Code. Every manufactured home located in the jurisdiction shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. 5401-5445 (the HUD Code), and shall not be altered in such a way that the home no longer meets the HUD Code.
- b. Interior Condition. Every floor, interior wall, and ceiling of a manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
- c. Exterior Condition. The exterior of all manufactured homes shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.
- d. Sanitary Facilities. Every plumbing fixture, water, and waste pipe of a manufactured home shall be in a sanitary working condition when properly connected, and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least one bathroom shall contain a tub and/or shower facilities. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.
- e. Heating Systems. Heating shall be safe and in working condition. Un-vented heaters shall be prohibited.
- f. Electrical Systems. (switches, receptacles, fixtures, etc.) shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to assure that all metallic parts are properly bonded.
- g. Hot Water Supply. Each manufactured home shall contain a water heater in safe and working order.

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- h. Egress Windows. Each bedroom of a manufactured home shall have at least one operable window of sufficient size to allow egress if necessary.
- i. Ventilation. The kitchen in the home shall have at least one operating window or other ventilation device.
- j. Smoke Detectors. Each manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in the kitchen, which must be installed in accordance with the manufacturer's recommendations.

5-34.5 Minimum Manufactured Home Standards

Location of Manufactured Homes:

- a. At the discretion of the County Commissioners new Manufactured Housing Parks may be allowed in the R-M Residential District. Manufactured Housing Parks (See Section 5-34) and the Manufactured Homes to be placed in housing parks, must comply with all other Coffee County Zoning Ordinances, as well as all other provisions of this LDC. Manufactured Homes may be utilized for residential or commercial purposes as provided herein.
 - 1. When said Manufactured Homes are to be placed on individual lots, they must otherwise comply with this LDC.
- b. Moving or relocating a Manufactured Home from one location in the county to another.
 - 1. Anyone wanting to move or relocate a Manufactured Home must first submit an application requesting the same to the Code Enforcement Department.
 - 2. At the time that an application for relocation is sought, no Class C Manufactured Home shall be allowed to relocate within the County and no permit for the same shall be issued if said manufactured home is to be used for rental or commercial purposes once it reaches its destination.
 - 3. After an application for relocation is completed and prior to relocation, the Manufactured Home at issue must be inspected by Code Enforcement and determined to be suitable for relocation as determined by this LDC.
 - 4. No Location Permit to move or relocate a Manufactured Home shall be issued unless the following criteria has been met:
 - i. It meets and passes the inspection process described in this LDC; and,
 - ii. The applicant provides proof that all outstanding property taxes are paid in full at the time of said application; and,
 - iii. The solid waste bill associated with that Manufactured Home, and/or the property upon which it has been or will be placed, is paid in full.
 - 5. After a Manufactured Home is relocated, it must be re-inspected prior to connection to utilities. Only if it passes re-inspection shall a Certificate of Occupancy be issued.
 - 6. Moving or relocating a Manufactured Home in violation of this section shall subject an owner, a retailer, and/or a Manufactured Home Transporter to a penalty as provided in Section 1-12 of the

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- c. Relocating a Manufactured Home from outside Coffee County to a location within Coffee County.
 - 1. Anyone wanting to relocate a Manufactured Home from outside Coffee County to a location within Coffee County must first execute an application requesting the same at the Code Enforcement Department.
 - 2. At the time that an application for relocation is sought, no Class C Manufactured Home shall be allowed to relocate within the County and no permit for the same shall be issued.
 - 3. After an application for relocation is completed and prior to relocation, the manufacture home at issue must be inspected by Code Enforcement and determined to be suitable for relocation as determined by this LDC.
 - 4. No permit to relocate a manufactured home shall be issued unless it meets and passes the inspection process described in this LDC.
 - 5. Inspections of Manufactured Homes arriving from outside the County to be located within the County require an affidavit signed by the applicant that the manufactured home meets health and safety standards required by the MHCSS Act and this LDC.
 - 6. Photographs of the interior and exterior of the manufactured home providing evidence that the home meets the minimum health and safety standards of Section 5-34.4 of this LDC.
 - 7. After a Manufactured Home is relocated, it must be re-inspected prior to connection to utilities. Only if it passes inspection shall a Certificate of Occupancy be issued.
 - 8. Moving or relocating a Manufactured Home in violation of this section shall subject an owner, a retailer, and/or a Manufactured Home Transporter to a penalty as provided in Section 1-12 of the Coffee County Code of Ordinances..
- d. Location of Manufactured Homes by retailers after sale:
 - 1. New Manufactured Homes:
 - i. When a new Manufactured Home is sold for the first time by a retail vendor, no Pre-Location Inspection shall be required; however,
 - ii. After the Manufactured Home is located on the residential lot, it must be inspected prior to connection to utilities before a Certificate of Occupancy is issued.
 - 2. Used Manufactured Homes.
 - i. Manufactured Home retailers will be permitted to move pre-owned Manufactured Homes onto their lots for refurbishing and/or resale but only consistent with the provisions of this LDC.
 - ii. Used Manufactured Home vendors shall not place in inventory for sale any manufactured home that has not first been inspected by Coffee County Code Enforcement and the retailer receives a Location Permit allowing the Manufactured Home to be placed on the retail lot for sale to the general public. This permit shall also allow the Manufactured Home to be transported from the retail lot to the purchaser's destination.

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- iii. After the Manufactured Home is located on the residential lot, it must be reinspected prior to connection to utilities before a Certificate of Occupancy shall be issued.
3. Abandoned Manufactured Homes.
- i. Any Manufactured Home abandoned by its owner or by any Manufactured Home transporter on private property or public right of way in Coffee County shall subject the owner and/or transporter to a penalty as provided in Section 1-12 of the Coffee County Code of Ordinances.
 - ii. A Manufactured Home shall be considered abandoned:
 - a. If it is left on a public right of way for a period of five (5) days or more, and is not otherwise removed from said right of way during that time; or
 - b. If it is left on private property for five days without having first obtained a permit. In this event, if the Manufactured Home otherwise would pass inspection and qualify for a Certificate of Occupancy, said permit may be issued, provided the owner pays for the relocation permit as if the Manufactured Home had been properly inspected before relocation, pays a surcharge of \$150.00, and otherwise complies with all other applicable provisions affecting location of Manufactured Home. If the Manufactured Home does not pass inspection, the County has an automatic easement onto the real property at issue for purpose of removing and disposing of the same as set out in subsection (c) below. The offending parties shall be guilty of a misdemeanor and subject to a penalty as provided in Section 1-12 of the Coffee County Code of Ordinances.
 - c. If a Manufactured Home is so abandoned, the county may take any reasonable steps to remove the Manufactured Home from the private property or right of way. The cost associated with said removal shall be chargeable to both the owner and the transporter. In such event, if the sale of the Manufactured Home is necessary to recover said costs, the county may take any and all legal steps to dispose of said Manufactured Home, including issuing a fi fa for said cost and selling the Manufactured Home in the same manner that a Manufactured Home would be sold to recover for any outstanding ad valorem tax.

5-34.6 Permits

Types of permits:

- a. *Manufactured Home Location Permits.* A location permit must be obtained by any individual or business seeking to locate a manufactured home within Coffee County as provided by this LDC, unless otherwise exempted. All manufactured homes are subject to an inspection prior to the issuance of a permit unless otherwise exempted.
- b. *Certificate of Occupancy.* No Certificate of Occupancy may be issued unless a Manufactured Home passes the inspections described herein. After the Manufactured Home reaches its destination site, is properly set up, and is connected to all necessary utilities, a Certificate of Occupancy must be issued before the Manufactured Home is occupied.

Minimum requirements for purposes of obtaining a Manufactured Home location permit:

The Building Inspector shall inspect all manufactured homes prior to issuing a location permit. The

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official shall inspect the manufactured home for the following:

- a. An inspection to evaluate whether the facilities set forth at Section 5-33.4 are available, intact, and functioning as required by that Section; and
- b. That the Manufactured Home to be relocated otherwise complies with all of the other provisions of this ordinance.

Failure to meet any of the requirements of this section shall result in denial of an application for location of a Manufactured Home.

Minimum requirements for purposes of obtaining a Certificate of Occupancy:

The Building Inspector shall inspect all Manufactured Homes prior to residential occupancy. A previously inspected unit shall be required to be re-inspected on being moved to a new location within the county. The Building Inspector shall be granted a final inspection to each home, after set-up, to verify facilities required. Inspections shall include:

- a. Proper setbacks.
- b. Sufficient off-street parking.
- c. Installation of an approved septic tank or an approved sewer system.
- d. Inspection of electrical wiring.
- e. Inspection of anchoring and tie-down installations.
- f. Inspection for proper utilities connections.
- g. Inspection for proper sewage connections.
- h. Adherence to all applicable Coffee County Codes.
- i. Reinspection of the required facilities to ensure that no change in condition or function occurred during transport.
- j. All Manufactured Homes that are located in Coffee County, and change ownership, but are not relocated must be inspected on site prior to issuance of Certificate of Occupancy.
- k. Individuals purchasing Manufactured Homes that require repairs must understand that if the home fails inspection, Coffee County will not issue a Certificate of Occupancy.

Inspection fees:

Inspections conducted within the jurisdictional boundaries of Coffee County are subject to a fee established by the Board of Commissioners in the schedule of fees. Should follow up inspections be required, an additional fee must be paid as established in the schedule of fees.

Revocation of Certificate of Occupancy:

All Manufactured Homes within Coffee County shall be subject to inspection at any time. After personal inspection of the manufactured housing unit and upon discovering code violations, the Building Inspector shall notify the owner of the unit in writing of the specific code violations, the corrections, repairs, or

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changes needed, and the number of days allotted for such. If the cited violations are not corrected within sixty days after receiving written notice of the specific code violations from the Building Inspector and if further inspection reveals that the cited violations have not been corrected, the Certificate of Occupancy may be revoked. Notice of revocation of a Certificate of Occupancy shall be given in writing.

5-34.7 Enforcement

- a. Permanent connection to utilities shall not be approved until the Building Inspector has issued a Certificate of Occupancy.
- b. Owners of manufactured homes that are not in compliance upon a third inspection shall have their permit revoked and shall be required to remove the home from the jurisdiction.

5-34.8 Penalties

Failure to remove a manufactured home from the jurisdiction upon failure to receive a certificate of occupancy shall be punishable by a fine of \$500. Each day any violation under this LDC continues shall be considered a separate offense.

5-35 Manufactured Home Park

5-35.1 Authorization and permit required

a. Authorization Required

The Coffee County Commission reserves the right to evaluate and make decisions regarding request for the construction of all new manufactured housing parks as to location, compatibility with existing highway systems and traffic patterns, community and safety standards, and neighborhood values. No person(s) shall locate a new manufactured home park or construct, alter, enlarge, or extend an existing manufactured housing park within the unincorporated areas of Coffee County without the express approval and authorization of the Coffee County Commission.

b. Permits Required

No person(s) shall located a new manufactured home park or construct, alter, enlarge, or extend an existing manufactured housing park within the unincorporated areas of Coffee County until the plan has been reviewed and approved by the Coffee County Commission. Upon approval, the Zoning Administrator may issue a valid permit providing the plans meet all other necessary requirements.

c. Additional Requirements

Owners of all planned new manufactured housing parks or enlargement to existing parks shall be required to notify the nearest branch of the Georgia Department of Natural Resources regarding possible endangered or threatened species within the area and follow any directions given. A letter from the state agency will be required of the owner to insure that this provision has been carried out.

5-35.2 Application

At least thirty (30) days prior to the meeting at which it is to be considered, the applicant shall submit to the Planning Commission:

- a. An appropriate county application form.

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- b. Ten (10) copies of the preliminary plan of the proposed park.
- c. A receipt showing that all county ad valorem taxes on the subject property have been paid in full and that no delinquencies exist.
- d. Any state or federal compliance reviews, along with any special or technical studies as may be deemed necessary by the county.
- e. The applicant shall submit with the application form review fees that will be assessed at the time of filing according a fee schedule determined from time to time by the County Commission and available in the Zoning Administrator's Office.

The plans are deemed submitted when submitted to the Zoning Administrator. Upon action or recommendations made by the Planning Commission, the plan will be forwarded to the Board of Commissioners for final action. The Board of Commissioners will render action within thirty (30) days, provided that new special or technical studies are determined not to be needed to review the application.

5-35.3 Manufactured Home Park Plan Specifications

3.1. Information Required. A Manufactured Home Park plan layout shall be drawn to a minimum scale of 1 inch =100 feet and three sets of the site plan must be submitted 30 working days prior to the next meeting of the planning commission and shall show the following information:

- a. Name and address of the applicant.
- b. Name and address of the landholder.
- c. Location (vicinity map) and legal description of the housing park.
- d. Scale of the map, North & South direction arrows.
- e. Areas and dimensions of the tract of land.
- f. Number, location, and size of all manufactured home lots or stands.
- g. Location, width, and areas of roadways, driveways, and walks.
- h. Location of service buildings and any other proposed structures.
- i. Location of parking spaces.
- j. Location and acreage of recreational land.
- k. Gross Density.
- l. Location of any wetlands involved.

5-35.4 Procedure for Plan Approval

Before acting on the manufactured home park site plans, the Planning Commission may request reports from concerned persons and agencies such as highway engineers, public utilities, school boards, and health department officials. The Planning Commission will send a recommendation to the Board of Commissioners.

The Board of Commissioners shall review and either approve or disapprove the plans. Approval or

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disapproval of the final site plans shall be noted on all seven prints and attested by the signature of the County Commission Chairman. One print shall be returned to the applicant, one retained by the County Commission, and one retained by the Coffee County Building Official.

Upon approval of the final site plan by the County Commission, application may be made to the Building Inspector for a construction permit. One set of construction plans shall be submitted to the Building Inspector and contain the following information:

- a. Approved final site plan with signatures.
- b. Location of all utility lines, water lines, and, if applicable, all sewage disposal lines.
- c. Location and details of the lighting and electrical systems within the proposed park.

The Building Inspector shall issue a permit for construction if:

1. An inspection of the site demonstrates the actual conditions within the park meet the conditions upon which the site plans were approved.
2. The actual site meets the requirements of these regulations.
3. The housing park meets the standards of the local and state health departments.

5-35.5 Inspection

The Building Inspector is authorized to make such inspections as are necessary to determine satisfactory compliance with the conditions on the Board of Commissioners approved plat and these regulations. The Building Inspector shall have the power to enter at reasonable times upon any private or public property subject to this LDC to inspect conditions for enforcement purposes.

The building official may request inspections from the Health Department as to compliance of their regulations and Health Department shall have the same entry and inspection powers as provided the Building Inspectors. The Health Department officials upon finding violations that threaten public health or safety shall notify the Building Inspectors of such violations and the requirements for correction. The Building Inspector may then proceed with enforcement under the provisions of these regulations.

5-35.6 Manufactured Home Park License Fees

All owners and/or operators of manufactured home parks as herein defined shall be required to pay the annual business license tax as prescribed by resolution.

5-35.7 Revocation of Permits

Any permit for a manufactured home park may be revoked then it is found to be in violation of these regulations. The Building Official shall give written notice to the permitted of violations of these regulations. If after sixty (60) days further inspection reveals such violations have not been corrected, the Building Official shall give the permitted written notice of suspension of the permit and the permitted shall then cease operation and/or construction of the manufactured housing park

5-35.8 Manufactured Home Park Size

A Manufactured Housing Park shall have a minimum size of five acres in an area including buffer strips, streets, non-habitable and habitable areas free from stagnant pools of water and any EPA designated wetlands. A housing park in existence prior to the date of approval this LDC may contain less than five

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acres in total size.

5-35.9 Density

For computing density, only habitable, non-buffer, and non-wetland areas may be used in computing the density of units within a manufactured home park.

Lot size for all manufactured homes (Class "A" (double wide), Class "B" (single wide), and Class "C" (single wide)) shall consist of a minimum of 16,500 square feet for each home. Maximum allowed density of manufactured homes per acre shall be 2.6 total units per acre provided adequate water and sewer accommodations are available as required by Coffee County Health Dept. and/or Georgia EPD.

5-35.10 Manufactured Home Lots

Minimum lot size for each Class "A" ("double wide), Class "B" (single wide), and Class "C" (single wide) manufactured home unit shall be 16,500 square feet. Each space or lot shall be at least seventy feet wide and clearly defined.

5-35.11 Site Improvement Requirements

- a. Conditions of soil, ground water level, drainage, topography, and flooding susceptibility shall not create hazards to the health and safety of the public or to surrounding property.
- b. Exposed ground surfaces in all parks shall be protected with either vegetation or a solid surface to prevent soil erosions, dust, and mud.
- c. The ground surface shall be adequately graded and drained.
- d. Manufactured homes shall have an open space separating distance from each other of at least thirty feet.
- e. No part of the permanent manufactured home stand, excluding driveways and/or carports shall be within 30 feet of the lot and/or property line.

5-35.12 Required Recreational Areas

All parks designed for twenty or more home lots shall have and shall maintain one or more recreational areas. The size of the recreational area shall be based upon a minimal of 100 square feet for each planned home. No single outdoor recreation area shall contain less than 2,000 square feet. Such recreation area shall be conveniently located, accessible to all occupants of the park, free of traffic hazards, and maintained in a neat and orderly fashion.

5-35.13 Setback and Buffer Strips

a. Along Rear and Side Property Lines

All community exterior boundaries not adjacent to a public street shall be provided with a ten-foot minimum building line.

b. Along Abutting Community Streets

There shall be a minimum distance of ten feet between the manufactured home and any abutting community streets.

c. Buffer Zone

Surrounding the park (excepting ingress and egress points) there shall be a planted buffer zone of at least twenty feet upon which buildings, signs, and other structures shall not be permitted and which shall be permanently maintained with trees and shrubbery at a height of no less than six feet in height.

5-35.14 Street System

All manufactured housing park road, street, and infrastructure development requirements shall conform to and be identical to those governing street and road improvements for subdivisions as provided for in Chapter 4 of this Code.

This amendment shall apply to the development of any new manufactured housing park and shall affect and be applicable to the expansion of an existing manufactured housing park as provided for in Section 5-35.14.1 below.

5-35.14.1

If an existing manufactured housing park is to be expanded, all road, street, and infrastructure development requirements shall conform to and be identical to those governing street and road improvements for subdivisions as provided for at Section 5-35.14 above. Likewise, any existing road or street in said manufactured housing park which is used for ingress and egress to access the proposed expansion must also be brought up to the same standards as the expansion and thus must also conform to and comply with the road, street, and infrastructure requirements as provided for at Section 5-35.14 above.

5-35.15 Lighting

Each manufactured housing park shall have street lighting throughout the park.

5-35.16 Identification

Individual Unit Identification: Each lot, space, or stand shall be clearly numbered and identified externally in such a way that the number can be easily identified from the nearest street or driveway. Numbers shall be a minimum of four inches (4") in height. Numbers shall be placed near the front door of the unit or on a permanent marker in the front lawn.

Identification of the Manufacturing Housing Park. Each park shall have a large, clearly visible, permanent sign of a minimum size of four by eight (4 x 8) feet at either the park entrance or at the front of the park facing the main highway which clearly states the following:

- a. Name of the Park.
- b. E-911 address of the Park.
- c. Number of lots within the Park.
- d. Telephone number to be called regarding the Park.

5-35.17 Water supply

All public or community water utilities, including sewage shall be subject to local approval by the Board of Commissioners upon submission of appropriate plans and drawings. All such plans and drawings for water or sewer utilities shall be submitted with appropriate certification by a professional engineer along

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with documentation of preliminary or final approval from the State of Georgia Department of Natural Resources Environmental Protection Division, as required. If no approval from the Environmental Protection Division is required, then the applicant shall submit "as-built" drawings identifying the proposed placement of any utilities within or upon public right-of-ways, easements or properties.

5-35.18 Sewage disposal

An adequate and sewage system shall be provided and maintained in the manufactured housing park with a sewer connection to each housing unit. The Health Department shall approve all sewage system and/or septic tank types and installation. The park owner shall properly maintain sewer distribution lines and/or septic tanks in good working order.

5-35.19 Electrical distribution.

a. General

Each park shall contain an electrical wiring system in accordance with the electrical code of the State of Georgia and Coffee County.

b. Specific

Each housing unit shall have a fully functioning, inspected, and approved electrical system before being occupied. The housing unit shall have electrical utilities installed by a licensed electrician in accordance with the electric utility company's requirements, the Coffee County Code requirements, and the manufacturer's specifications. Prior to being hooked up to electricity, it shall be the obligation, duty, and legal responsibility by the owner, occupant, and the utility company to ensure there is a valid current county permit for the unit.

5-35.20 Refuse handling

a. General

Refuse (solid waste, garbage) shall be handled in the manner prescribed in the most recent Coffee County Solid Waste Regulations in that each housing unit within the housing park shall be provided with a garbage can.

b. Specific

Each housing unit within the housing park shall be provided with a garbage can as provided by the Coffee County Solid Waste Ordinance. It shall be the obligation and duty of each manufactured housing park owner to promptly notify the solid waste authority and/or the Coffee County Commission of the arrivals of all new occupants to the housing park and all vacating (permanent departures) occupants from the housing park. Failure to do so, or failure to do so in a timely manner, shall be assumed to be deliberate noncompliance on the part of the park owner.

5-35.21 Front entrance.

a. Individual Unit

All home units shall have a front entrance that is clearly marked. Each unit shall have a clearly visible address number or lot number that can be readily seen from the driveway or street.

b. Park Entrance

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The front (primary) entrance to the housing park shall be clearly marked and shall have a large, clearly visible, permanent sign at the park entrance or at the front of the park as stated above.

5-35.22 Landscaping

a. General

Spaces between individual housing units and spaces between housing units and internal roads or driveways shall consist of planted or seeded grass or other planted vegetation. Such spaces shall be landscaped in such a way to be visually pleasing and provide safety for the occupants. A minimum of one (1) tree shall be provided at each manufactured home stand.

b. Each Manufactured Housing Lot

Each housing unit shall be landscaped with a border of bushes, shrubs and/or plants beginning not more than three feet from the foundation of the housing unit. Each housing unit shall be completely enclosed and under skirted with painted metal lath, vinyl material, or other suitable material.

c. Abandoned Objects

Abandoned, inoperable, or unlicensed automobiles, appliances, etc. shall not be allowed.

5-35.23 Additional Requirements

It shall be the responsibility and obligation of the park owner to ensure that:

- a. All dogs within the park shall be securely contained in a pen.
- b. Discharging firearms shall not be permitted inside the park.
- c. All noise is kept within a normal, non-nuisance level.
- d. All complaints from surrounding residences or from park occupants are addressed and/or corrected in a timely manner.

5-35.24 Vacant Units

Vacant manufactured housing units and units in storage that are not used for occupancy shall be required to meet the same zoning and setback requirements as manufactured housing units used for occupancy.

5-35.25 Breezeways, Corridors or Hallways

No manufactured home may be attached to another manufactured home by abutting one manufactured home to another or by means of a breezeway, corridor or hallway.

5-36 Mobile Vendors & Services

- a. Mobile vendors, including mobile food vendors, (a mobile food dispensing vehicle that sells prepared food products) and mobile units that sell agricultural produce may be permitted, subject to the approval of a Mobile Vendor Permit by the Zoning Administrator and the presentation of written permission from the property owner on whose property the mobile vendor is to be located. All mobile vending businesses shall be subject to the following criteria:

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1. A mobile vending business shall be treated and permitted as a home occupation and subject to the regulations of a home occupation.
 2. All business activities associated with the operation of the mobile vending business are to be conducted away from the home.
- b.** A minimum of three parking spaces shall be required for the use of the mobile vendor.
- c.** No mobile vendor shall operate in the following areas:
1. Within ten feet from the right-of-way of any public street or roadway.
 2. Within a required landscape buffer or improvement setback.
 3. Within ten feet of any street intersection or cross walk.
 4. Within ten feet of any driveway or other curb cut access, loading zone or bus stop.
 5. In any area within 15 feet of a building entrance.
 6. On the median strip of a divided roadway.
 7. In front of display windows of a fixed location business.
 8. Within ten feet of a fire hydrant or fire escape.
 9. Within ten feet of any parking space or access ramp designated for persons with disabilities.
- d.** No vending cart or stand, or any other item related to the operation of a mobile vendor use shall be located on any County sidewalk or other public way during non-vending hours. Nor shall any vehicle be parked, stored or left overnight other than in a lawful parking space.
- e.** Vendors shall keep the sidewalks, roadways and other spaces adjacent to their vending sites or locations clean and free of paper, peelings, and refuse of any kind generated from their business. All trash or debris accumulating within 25 feet of any vending stand shall be collected by the vendor and deposited in a trash container provided by the vendor. The trash container shall be emptied regularly and marked as being for litter.
- f.** Mobile Vendors may not do any of the following:
1. Obstruct pedestrian or motor vehicle traffic flow.
 2. Obstruct traffic signals or regulatory signs.
 3. Obstruct adequate access to emergency and sanitation vehicles.
 4. Interfere with access to abutting properties.
 5. Sound any device that produces a loud noise or operate any loudspeaker, public address system, radio, sound amplifier, or similar device to attract public attention.

5-37 Outdoor Storage in Residential and Commercial Districts

- a. In all commercial zoning districts, and except as noted below, all business activities shall be in a completely enclosed structure.
- b. Exceptions to the regulation shall be for the display of motor vehicles, marine craft, aircraft, recreational vehicles, manufactured homes, farm and construction equipment and vehicles, farm and garden supplies, stone products, and any other product designed for outdoor use.
- c. An outdoor storage area may not be located in any required off-street parking area, required off-street loading area, required landscape area, designated environmental protection area, or any adjacent public right-of-way.
- d. An outdoor storage area may be located adjacent to a structure but shall not be located in the front yard setback area.
- e. An outdoor storage area shall be kept neat and orderly and shall not be permitted to take on the characteristics of a junk yard.
- f. An outdoor storage area shall be visually screened from adjacent uses by a privacy fence, or a masonry wall or a chain-link fence with green or black slats. In the discretion of the Zoning Administrator, an opaque landscape buffer may be used instead of a wall or fence provided the area is visually screened from adjacent property as effectively as though a fence or wall were used.
- g. The screening used shall not be less than six feet in height. Access through the fence or wall shall be limited through opaque gates that shall be closed when not in use.
- h. Outdoor eating areas are permitted as an accessory to any permitted eating establishment in any commercial district, subject to the following standards:
 - 1. The outdoor eating area does not occupy an area greater than 50% of the building area of the business to which the eating area is accessory;
 - 2. The outdoor eating area is not located in any required parking area, service area, landscape area, and drainage area;
 - 3. If the outdoor eating area is located along, or astride a sidewalk or other pedestrian accessway, a minimum of five foot unobstructed passage shall be maintained through the outdoor eating area.
 - 4. All outdoor eating areas shall be designed and located in such a manner as to prevent them from becoming a nuisance to any adjacent property or use. All outdoor eating areas shall be located so that there is no adverse noise, lighting, trash or other negative impacts onto any adjacent property or use.
 - 5. All outdoor eating areas shall be treated for parking computations as if they were fully enclosed.

5-38 Racetracks, Tractor Pulls, Motorcycle Dirt Tracks, ATV Tracks

- a. All Racetracks, Tractor Pulls, Motorcycle Dirt Tracks and ATV Tracks must meet all applicable State Fire Marshal Licensing Requirements.

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- b. The property shall contain a minimum of 10 acres and be located on an Arterial or Connector Street.
- c. Parking must be provided as required in Chapter 4 of this code.
- d. Adequate restroom facilities located within a structure or building on the grounds must be provided.

5-39 Recreational Vehicle Parks and Campgrounds

- a. No new Recreational Vehicle Park and Campground may be located in any zoning district other than Agriculture (AG) and Commercial (C).
- b. A Recreational Vehicle Park shall be permitted only on tracts of land consisting of a minimum of eight acres and having a minimum frontage of at least 120 feet on a paved public road.
- c. The maximum number of recreational vehicle lots shall not exceed 14 lots per gross acre.
- d. The minimum dimensions for any lot in any Recreational Vehicle Park developed after July 20, 2015, or any additions to any existing Recreational Vehicle Park made after July 20, 2015 shall be 40 feet wide by 70 feet long.
- e. The minimum building setbacks for any lot in any Recreational Vehicle Park developed after July 20, 2015 any additions to any existing Recreational Vehicle Park made after July 20, 2015 shall be as follows:

FrontYard Setback	Side Yard Setback	Corner Side Setback	Rear Yard Setback
40 feet	40 feet	35 feet	40 feet

- f. The coverage by accessory buildings in the Recreational Vehicle Park shall be no greater than 1 percent of the total acreage of the park.
- g. Each lot shall provide a stabilized vehicular parking pad, measuring no less than 10 x 20 feet; the pad shall be composed of shell, marl, paving or stone screenings. Exposed ground surfaces in every space not protected by the vehicular parking pad shall be protected with vegetative growth such as ground cover or shrubbery that is capable of preventing soil erosion and the creation of dust.
- h. At least 20 percent of the gross site area shall be set aside and developed as open space, recreation space and buffering between recreational vehicle spaces. Such areas may provide recreation opportunities such as swimming pools, tennis courts, picnic areas, playgrounds, playing fields. Open space shall not include streets, parking lots, lease or rental lots, buildings, right-of-way or sites for water and sewer treatment. Up to 50% of the required open space may be used for stormwater retention areas.
- i. There shall be a landscape buffer around all Recreational Vehicle Parks of at least 25 feet in width. Landscaping in this area shall conform to the requirements of this Code.
- j. All parks shall be provided with safe, convenient, paved vehicular access from a paved road to each lot.

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- k.** All streets internal to the park shall have a minimum right-of-way of 60 feet, and shall be paved to County specifications.
- l.** Park entrance paving shall be at least 36 feet wide.
- m.** No entrance or exit from a park shall be permitted through a residential district.
- n.** In addition to those generally permitted accessory uses, a Recreational Vehicle Park may also provide for the following:
 - 1. One permanent residence, intended for occupation by the manager of the park; and
 - 2. In parks with 100 or more lots, a retail and personal service establishment, intended exclusively for the use of the occupants of the on-site recreational vehicles and travel trailers.
- o.** All Recreational Vehicle Parks shall undergo Site Plan Review.
- p.** All Recreational Vehicle Parks shall be required to be served by centralized water and sewer services.

5-40 Religious Facilities and Related Uses

When located in a residential district, the following standards shall be met:

- a.** The property shall contain at least two acres and be located on an arterial or connector street.
- b.** A 50 foot vegetative landscape buffer to adjacent residential zoning or residential uses is required.
- c.** Driveways and parking areas must be set back a minimum of 25 feet from side property lines.
- d.** The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
- e.** Any buildings or structures shall be harmonious with the surrounding character of the residential neighborhood.
- f.** Permitted related uses in addition to customary accessory uses include a chapel, library, administrative offices including storage areas, educational facilities, day care facilities, fellowship hall, related kitchen and dining area, ornamental garden, and outdoor recreational facilities occupying less than 10,000 square feet.
- g.** Outdoor activities shall be limited to the hours from 10 AM to 10 PM.
- h.** Retail and commercial sales uses shall be prohibited as accessory uses to a religious facility that is located in a residential zoning district.
- i.** Schools, K-12, in addition shall meet the standards as listed in this Section under Schools, K-12, Private.

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5-41 Riding Stables

- a. The keeping of horses and use of stables shall be limited to property within a subdivision or on lots having a minimum lot area of five acres.
- b. The entire parcel shall be fenced.
- c. The maximum number of adult horses shall be two per acre.
- d. Any structure or building to house the horses must be located a minimum of 200 feet from the property line.

5-42 Rural Large Acreage Subdivision

a. Animals and Livestock:

(1) No commercial kennel, poultry operation, poultry house, feed lot, or similar structure of business shall be permitted in RLAS.

(2) Animals and livestock kept or raised for the personal enjoyment of the landowner shall be permitted. However, where animals and livestock are kept, their environment and surroundings must be maintained in a manner that reasonably ensures the health and safety of the same.

(3) Any accessory structure or building constructed to provide lodging for animals, livestock, feed, or any associated purpose must be constructed 200 feet from any property line.

b. Other Businesses

No commercial manufacturing, assembling, disassembling, storage, processing, or other similar commercial enterprise shall be permitted.

5-43 Salvage Yard, Junk Yard, Scrap, Waste, Land Clearing and Yard Trash

- a. The yard must be a minimum of **five (5)** acres with a maximum slope of five percent.
- b. The yard shall be located no closer than 300 feet to a residential zoning district or closer than 100 feet to a commercial district boundary line.
- c. The property on which the collection activity is taking place shall be surrounded by a fence, wall or vegetative screening at least **six (6)** feet in height. Such fence or wall shall be of similar composition, construction, and color throughout and shall be constructed without openings except for one entrance and one exit. The entrance and exit shall be equipped with unpierced gates which shall be closed and securely locked outside of business hours. In no case shall the fence be less than a height necessary to screen effectively all storage and other operations from view.
- d. The yard is to be located no closer than 300 feet from the right-of-way of any arterial roadway.

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- e. Junked or wrecked vehicles shall not be stacked higher than any screening required by subsection c above. Under no circumstances shall vehicles be stacked higher than 14 feet.
- f. All sides of each individual stockpile areas shall be accessible by fire lanes. Fire lanes shall be a minimum of 1 ½ times the height of the pile, but in no case shall the fire lane be less than 20 feet wide.
- g. The total site that may be covered with debris storage areas shall not exceed 60% of the site.
- i. The base area on which the stockpiles are located, and the access aisles between the stock piles, must be constructed of either a concrete surface, asphalt surface, or other clean all weather stabilized surface that is acceptable to the County.
- j. Every recycling, scrap, waste and salvage/ junkyard operation authorized under this section, shall establish a cash security fund, bond or provide the County with an irrevocable letter of credit based on the schedule below, to secure the cost of removing of all accumulated debris and materials from the site if it has been determined by the County Commission, following a duly noticed public hearing, that the recycling, scrap, waste or salvage/ junkyard operation has been abandoned or operations have ceased for a period in excess of six months or the permit has been revoked for any reason. The provisions of this paragraph shall not apply to any recycling, scrap, waste or salvage/junkyard operation operated by any unit of local government within the County.

Yard Size	Required Security
10 acres to 15 acres	\$ 75,000
More than 15 acres to 20 acres	\$125,000
More than 20 acres to 30 acres	\$175,000

5-44 Schools, K-12, Private

- a. This use shall be located with direct access to an arterial or connector street.
- b. The minimum lot size shall be as follows:
 - 1. Elementary School: 2 acres, plus 1 acre for each 100 student capacity
 - 2. Middle School: 3 acres, plus 1 acre for each 100 student capacity
 - 3. High School: 5 acres, plus 1 acre for each 100 student capacity
- c. A 50 foot landscape buffer is required adjacent to residential zoning districts or residential uses.
- d. Driveways and parking areas must be set back 25 feet from side property lines.
- e. The scale, intensity and operation of the use shall not generate unreasonable noise, light, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
- f. Any buildings or structures shall be harmonious with the surrounding character of the residential neighborhood.

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- g.** Permitted accessory uses in addition to customary accessory uses include a chapel, library, administrative offices, educational facilities, fellowship hall, related kitchen and dining area, ornamental garden, and outdoor recreational facilities occupying less than 10,000 square feet.
- h.** No signage shall be permitted for accessory uses or facilities.
- j.** Recreational facilities with associated outdoor lights shall be located at least 300 feet from property lines with adjacent residential properties and uses.
- k.** Retail and commercial sales uses shall be prohibited as accessory uses to a private school that is located in a residential zoning district.

5-45 Scrap and Waste Recycling Operations

- a.** The collection operations shall be limited to the acceptance of glass, plastic, paper, cardboard, metal cans, non-ferrous materials and yard waste.
- b.** The property on which the collection activity is to take place, shall be at least one acre and not more than ten acres in total area.
- c.** The property on which the collection activity is taking place shall be surrounded by a fence, wall or vegetative screening eight feet in height. Such fence or wall shall be of similar composition, construction, and color throughout and shall be constructed without openings except for one entrance and one exit. The entrance and exit shall be equipped with unpierced gates which shall be closed and securely locked outside of business hours.
- d.** The reprocessing of the collected material into any other product, by-product or other use or form is not allowed, unless the reprocessing is allowed in conjunction with manufacturing of a new product or material as would otherwise be permitted in WLI (Warehouse Light Industrial) or H-I (Heavy Industrial) zoning districts.
- e.** No junked vehicle or any other junk or scrap shall be located for storage, dismantling or any other purpose.
- f.** All sides of each individual stockpile areas shall be accessible by fire lanes. Fire lanes shall be a minimum of 1 ½ times the height of the pile, but in no case shall the fire lane be less than 20 feet wide.
- g.** The total site that may be covered with debris storage areas shall not exceed 60% of the site.
- h.** The base area on which the stockpiles are located, and the access aisles between the stock piles, must be constructed of either a concrete surface, asphalt surface, or other clean all weather stabilized surface that is acceptable to the County.
- i.** Every recycling, scrap, waste and salvage/ junkyard operation authorized under this section, shall establish a cash security fund, bond or provide the County with an irrevocable letter of credit based on the schedule below, to secure the cost of removing of all accumulated debris and materials from the site if it has been determined by the County Commission, following a duly noticed public hearing, that the recycling, scrap, waste or salvage/ junkyard operation has been abandoned or operations have

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ceased for a period in excess of six months or the permit has been revoked for any reason. The provisions of this paragraph shall not apply to and recycling, scrap, waste or salvage/junkyard operation operated by any unit of local government within the County.

Yard Size	Required Security
Less than 5 acres	\$ 75,000
More tha 5 acres to 10 acres	\$125,000

5-46 Shooting Clubs, Private or Public

- a. Shooting Clubs, private or public, are allowed in the AG, Zoning District.
- b. The discharge of firearms shall be conducted only within the range and or bays specifically designated for such use on an approved site plan.
- c. Firing positions shall be separated a minimum of 500 feet from the boundary of the subject property with any adjacent parcel in separate ownership.
- d. An impenetrable backstop, a minimum of 20 feet in height, shall be constructed down range of any authorized range or bay, and side berms a minimum of 8 feet in height shall be provided along the sidelines.
- e. The applicant shall demonstrate compliance with all applicable state and local regulations and how safety and noise factors have been addressed through the site plan and other special features of the proposed development.

5-47 Small Appliance or Equipment Repair Shop

- a. All repair and maintenance shall be carried on entirely within an enclosed building.
- b. An outdoor storage area may be located adjacent to a structure but shall not be located in the front yard setback area.
- c. An outdoor storage area shall be kept neat and orderly and shall not be permitted to take on the characteristics of a junk yard.
- d. An outdoor storage area shall be visually screened from adjacent uses by a fence, or a masonry wall or a chain-link fence with green or black slats. In the discretion of the Zoning Administrator, an opaque landscape buffer may be used instead of a wall or fence provided the area is visually screened from adjacent property as effectively as though a fence or wall were used.
- e. The screening used shall not be less than six feet in height. Access through the fence or wall shall be limited through opaque gates that shall be closed when not in use.

5-48 Temporary Uses, including Special Events & Structures

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a. Temporary Uses are permitted in any zoning district subject to the following standards, provided that all temporary uses shall meet the dimensional and parking requirements for the zoning district in which the use is located.

b. Permitted Temporary Uses

1. Construction offices, which may also be used for security purposes, and equipment sheds in which erection, addition, relocation or structural relocation is taking place provided that such use shall be limited to the period of actual construction.

2. Manufactured Homes may be used as construction offices in any district in which erection, addition, relocation, or structural relocation is taking place provided that such use shall be limited for the period of actual construction, tie down permits shall be obtained; all such manufactured homes shall comply with applicable regulations; and the manufactured home in which the security employee lives shall not remain after the period of actual construction.

3. Religious Facilities in existing structures in C (Commercial) zoning districts. Such use shall be limited to the worship activities of the named applicant for the temporary use permit including educational programs conducted in conjunction with the worship service, but shall not include child care programs conducted independently from the worship service or the establishment of schools.

4. Temporary On-Site Real Estate Offices.

Included as part of site plan approval, specific authorizations may be granted permitting the installation or construction of a temporary on—site sales office prior to the issuance of any building permits for the primary portions of a development project. All on-site sales offices shall be constructed in accordance with applicable County regulations shall be required to obtain all necessary permit approvals, including but not limited to Stormwater management permits, driveway permits and all required building and public health permits. All temporary on-site sales offices shall be removed from the development site upon the completion of the last phase or unit of the approved development.

5. Special vehicle and boat sales events on sites not approved for the permanent display vehicle and boat sales may be approved by the Zoning Administrator provided that these events shall be conducted on property having a C (Commercial) or WLI or HI (Light Industrial or Heavy Industrial) designation or on property approved and designated by the County as special events sites. Such events shall be conducted on property with existing, permanent and permitted driveways and access points. The event shall have a duration of 4 or fewer consecutive days and shall be conducted by one ore more dealers having a valid local business license. Sanitary facilities shall be provided in accordance with applicable Health Department regulations. Used Motor Vehicle Dealers must have a Temporary site permit issued by the Georgia State Board of Used Motor Vehicle Dealers before the County issues a local occupational license.

6. Temporary RV Hunting Camps

a. A “hunting camp unit” is defined as any temporary domicile, excluding mobile or manufactured housing. Examples include but are not limited to: RV's, travel trailers, sheds, tents, shacks, buses and vans. Occupancy is limited to 120 continuous days

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- b.** Sanitary facilities shall conform to county and state health regulations. Each hunting camp shall have one “porta-toilet” per every five hunting camp units (RV, travel trailer, tent, or shack).
- c.** All units must be self-contained or generator powered.
- d.** All structures and activity areas shall be located at least 300 feet from all property lines.
- e.** Activities shall not result in the destruction, loss or damage of a natural, scenic, or historic feature.
- f.** Outside storage and game processing areas shall be appropriately screened from view on all sides.
- g.** All parking and camping structures shall be screened by forest or landscape at a minimum distance of 300 feet from property boundary lines or public roads and right of ways. If this cannot be accomplished by natural means year round, then this will be accomplished by a six-foot privacy fence constructed from pressure treated material and located a distance of not less than 300 feet from property line and/or public roads and right of ways.
- j.** For the purpose of zeroing, sighting, and target practice, appropriate earth berms and mounds shall be constructed so as to prohibit projectiles from leaving the firing range. No zeroing, sighting, or target practice shall occur after sunset.
- k.** Hunting camps must have 911 designation numbers at road entrance. Numbers must be visible from the road.
- l.** All camps must be accessible for zoning, code enforcement and tax assessing purposes.

5-49 Utility Substation

- a.** Structures shall be placed no less than 50 ft from any property line.
- b.** Structures are to be enclosed by a solid or chain-link fence or wall at least six feet in height above finished grade.
- c.** The lot shall be suitably landscaped, including a buffer strip at least 10 ft wide along the front, side and rear property lines; planted with one tree for every 30 feet and a continuous hedge or shrubs that will grow 8 feet tall and provide an effective visual screen.

5-50 Veterinary Services/Animal Hospitals/ Kennels, Pet Boarding

- a.** Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 100 feet from any property line in any residential district.
- b.** Medical treatment or care shall be practiced only within an enclosed building or structure.

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- c.** Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from the property line of any residential zoning district. Sound proofing of the building is required.
- d.** Outdoor runs are permitted provide they are 300 feet from any residential zoning district. Drains shall to be connected to an approved sanitary facility. Odor control and pest control are required.
- e.** All kennels must be licensed by the Georgia Department of Agriculture.