

**ARTICLE 5
SUPPLEMENTAL USE REGULATIONS**

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SECTION 5.1 CONDITIONAL AND SPECIAL USES

Certain uses listed in Article 4 (Zoning Districts Regulations) are subject to supplemental and use-specific regulations. Land uses addressed within this Section, and referenced in Article 4 as conditional uses, may be approved by the Planning and Zoning Administrator subject to adherence to the conditions listed in the applicable Section of this Article. Land uses addressed within this Section, and referenced in Article 4 as special uses, require the consent of the Hancock County Board of Commissioners as provided in Section ____ (Special Use Permits) of this Code, are subject to the conditions listed in the applicable Section of this Article, and may be subject to additional conditions of the Board of Commissioners.

Certificates of compliance for an approved conditional use or special use run with the land and are transferable unless otherwise indicated in relation to a specific land use where identified in the applicable Section of this Article.

Section 5.1.1 Adult Businesses

Subject to the approval of Board of Commissioners, no person shall establish or operate an adult business except in compliance with at least the following minimum provisions:

1. Adult businesses shall not be located within 1000 feet of any lot zoned to allow single-family detached dwellings, single-family attached dwelling, manufactured homes, or multi-family dwellings.
2. Adult businesses shall not be located within 1000 feet of the lot line of any government building, library, park, place of worship, playground, school building or school grounds.
3. Adult businesses shall not be located within 2000 feet of the lot line of any other adult business.

The distance restrictions set out above shall apply in any and all directions from the lot line of the proposed adult use at the point closest to the lot line of the other property, as measured in a straight line to the point on the lot line of the other property that is located closest to the lot line of the proposed adult use property. This distance shall be verified by plat showing distances furnished by the applicant, prepared by a land surveyor registered in the State of Georgia. This plat shall accompany and be made part of the application for a conditional use approval.

Adult businesses shall be required to comply at all times with any of the other requirements of the Hancock County Code of Ordinances regarding adult businesses or adult entertainment. The Hancock County shall revoke the business license of any adult business where it observes violations of this Code, or other provisions of the Hancock County Code of Ordinances. The provisions of Section ____ (Discontinuance and Abandonment of Nonconforming Uses) and Section ____ (Abandonment of Nonconforming Uses for Unlawful Activity) typically reserved for non-conforming uses shall also apply to adult businesses.

Certificates of compliance for the special use of an adult business on any property, and the associated business license, are not transferable to any other party and require application for a new special use.

Section 5.1.2 Bed and Breakfast Inn (B&B)

Bed and breakfast inns operated within the Hancock County shall be subject to the following provisions:

1. The bed and breakfast inn shall be operated by the owner-occupant(s), or a member of the family, residing in the dwelling.
2. Employment shall not exceed two (2) non-resident employees in addition to the owner.

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3. A minimum of two (2) guest rooms, but no more than five (5) guest rooms may be rented.
4. There shall be no changes to the exterior of the dwelling that conflict with the structure's original intent or identity of serving as a single household residence; nor, changes that may be incompatible with the character of the neighborhood.
5. Rooms for rent may not be equipped with cooking facilities. Breakfast shall be included in the charge for the room and is served by the proprietor.
6. No guest shall remain in a bed and breakfast for a period in excess of 14 consecutive days.
7. Vehicle traffic shall at all times be parked off-street within the residential driveway or other on-site permitted parking.
8. All licenses required by the state or county regulations must be obtained and presented to the Planning and Zoning Administrator prior to zoning approval.

Section 5.1.3 Boarding Houses and Group Residences

Concerns about the negative impacts that dormitory-style housing, including boarding houses and group residences, may have on a community; such as the increased potential for overcrowding, unsanitary conditions, illicit activities, and other disturbances which may threaten public safety; necessitate that the Board of Commissioners develop standards to balance the existing character and health of Hancock County's neighborhoods with the potential to allow for alternative and reasonable housing arrangements that accommodate basic human needs. To meet such needs without detracting from the stability of Hancock County's neighborhoods and districts, requests to allow for the establishment of a boarding house or group residence shall be considered by Hancock County Board of Commissioners on a case-by-case basis. Subject to the approval of Board of Commissioners, no person shall establish or operate a group residence, or let a person occupy any rooming unit in any boarding house or group residence, except in compliance with at least the following minimum provisions:

1. No person shall operate a boarding house or group residence unless he or she holds a valid business license issued in the name of the operator and for the specific dwelling. The Hancock County shall compile and maintain a list of registered boarding houses and group residences. Property owners operating a boarding house or group residence on the effective date of this ordinance shall be required to have a business license for their establishment.
2. As part of the registration process, property owners of existing and new boarding houses or group residences shall appoint an agent, who lives in Hancock County, as the person responsible for the property. The designated agent shall be available to be contacted 24 hours a day, 7 days a week. The agent is the party designated to receive all notices concerning the use of the property. The name and telephone number of the agent responsible for the boarding house and group residence will be provided by the County to any residents who have complaints about the boarding house or group residence. The designated agent for the property shall be responsible for responding expeditiously to any complaints received by the County and problems if they occur.
3. At least one (1) flush water toilet and bathtub or shower, connected to a water sewerage system and in good working condition, shall be supplied for each five (5) persons or fraction thereof residing in the boarding house or group residence. All such facilities shall be located within the dwelling so as to be accessible from a common hall or passageway to all persons sharing such facilities.
4. No basement, attic, or accessory building shall be used as a habitable room for occupancy by any person.
5. No room shall be used as a sleeping room by any person unless there are at least seven hundred 700 cubic feet of air-space; exclusive of closet space; and such room is served by heat and air conditioning, and furnished with a mattress elevated above the floor by a bedframe for each registered occupant.
6. A building plan, prepared by a registered architect, shall be provided to the Planning and Zoning Administrator for provision to the Board of Commissioners in addition to those submittal package components typically required for consideration of a special use.
7. The property owner shall be individually responsible for the maintenance of safe and sanitary conditions in every part of the boarding house or group residence.
8. Boarding houses and group residences meeting the definition of *Transitional Center* shall be subject to Subsection _____.

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The Hancock County shall revoke the business license of any boarding house or group residence where it observes violations of this Code, or other provisions of the Hancock County Code of Ordinances; or, where it receives repetitive, recurring, or an excessive number of complaints from citizens. These complaints must be documented in order for the Hancock County to proceed with the revocation of the business license, and the certification of compliance with this Code. The provisions of Section ____ (Discontinuance and Abandonment of Nonconforming Uses) and Section ____ (Abandonment of Nonconforming Uses for Unlawful Activity) typically reserved for non-conforming uses shall also apply to boarding houses and group residences.

Certificates of compliance for the special use of a boarding house or group residence on any property, and the associated business license, are not transferable to any other party and require application for a new special use.

Section 5.1.4 Cemeteries

Subject to the approval of Board of Commissioners, no person shall establish or operate a cemetery except in compliance with at least the following minimum provisions:

1. Each new cemetery shall be located on a site not less than four (4) acres.
2. Cemeteries shall be enclosed by a fence or wall no less than four (4) feet in height.
3. All structures shall be setback a minimum of 15 feet from any property line or roadway right-of-way.
4. All graves or burial lots shall be located a minimum of 15 feet from any property line or roadway right-of-way.
5. Where the square footage of a cemetery existing at the time of adoption of this Code or a new cemetery subsequently approved by Board of Commissioners is proposed to be expanded, the entire cemetery shall be subject to the provisions of this Section; and, reasonable efforts shall be made to reduce non-conformities of per-existing portions of the cemetery with this Code.
6. The Planning and Zoning Administrator shall receive a site plan and perpetual care plan for presentation to the Board of Commissioners prior to the approval of a request for a new cemetery, or for the expansion of an existing cemetery.

Section 5.1.5 Group Day Care Facilities

Group day care facilities must be licensed or registered by the State of Georgia as a day care center, group day care home, or childcare learning center and shall be subject the following provisions:

1. Group day care facilities serving children shall have a minimum outdoor play area of 150 square feet per child.
2. Group day care facilities serving children shall have all outdoor play areas surrounded by a wall or fencing of a minimum of five (5) feet in height. Walls and fencing shall be maintained in such condition that ingress and egress to the play area may only occur at controlled access points.
3. A minimum of 35 square feet of air-conditioned and heated interior floor space shall be provided per child or other individual served.
4. Off-street drop-off and pick-up facilities shall be provided which shall be adequate to contain all associated vehicular activity. Pick-up and drop-off shall be conducted on the property and not in the public right-of-way.
5. Vehicular ingress and egress shall be confined to collector or arterial streets. Group day care facilities may not be provided with vehicular access from a local street.

Section 5.1.6 Indoor Shooting Ranges

Subject to the approval of Board of Commissioners, no person shall establish or operate an indoor shooting range except in compliance with at least the following minimum provisions:

1. Any facility already legally in operation prior to this date, which seeks to expand, change form, or in any way alter its location or any operational procedure or procedures described and covered under this Section, shall, as a condition precedent to any such expansion, change, or alteration, conform with this Section in its entirety.

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2. Notwithstanding anything contained in this article, all federal and state laws and regulations governing the discharge and operation of firearms shall remain in full force and effect.
3. All indoor shooting ranges shall comply with all local, state, and/or federal regulations related to indoor shooting ranges.
4. The range is understood to include the entire space enclosed by the building structure in which the discharge of firearms may take place.
5. All operations shall be entirely within an enclosed building which shall be constructed according to the National Rifle Association (NRA) Sourcebook and must comply with the Occupational Health and Safety Administration (OSHA) requirements for lead management for indoor shooting ranges and all applicable building codes.
6. All indoor shooting ranges shall be of soundproof construction whereby the sound from the discharge of any firearm and the impact of any projectile shall not be plainly audible across any adjoining property line or at a distance of 50 feet from the building, whichever distance is greater. A noise study shall be submitted demonstrating compliance with these requirements.
7. No piece of the projectile or target shall leave the building as a result of the activities taking place therein.
8. Compliance will be determined from the building plans provided for obtaining the building permit and from such additional data as may be requested.
9. In recognition that special considerations are sometimes involved, the building official or Planning and Zoning Administrator may add further requirements as deemed appropriate.
10. The primary type of shooting activity that will be conducted must be established for the record. All other shooting activities that might be conducted must also be established. In case of conflict the most severe activity will govern compliance.
11. An indoor shooting range shall limit its operation to the hours between 7:00 a.m. and 10:00 p.m. daily.

Section 5.1.7 Industrial Uses

Industrial uses have the potential to generate negative impacts on surrounding properties as a result of the activities conducted thereon, including impacts on air quality, noise, light, glare, odor, vibration, waste disposal, etc., that are incompatible with other land uses in the Hancock County and the overall environment. To mitigate such potential occurrences, industrial uses designated within section of Table 4-1 of Article 4 (Zoning District Regulations) of this Code as special uses shall be considered by Hancock County Board of Commissioners on a case-by-case basis. Subject to the approval of Board of Commissioners, no person shall establish or operate an applicable industrial use except in compliance with at least the following minimum provisions:

1. The property on which a proposed industrial use is to be located shall contain a minimum of three (3) acres and shall comply with applicable dimensional requirements for the I-1 and I-2 zoning districts as established in Article 4 (Zoning District Regulations) of this Code.
2. Buildings containing an industrial use, and all buildings or structures within which hazardous materials are stored or utilized for commercial or industrial use, shall not be sited within 1,000 feet of any residential dwelling or any tract of land, lot, or parcel that is used as a school, public space, place of worship, medical facility or office (including clinics), or other institution for children, elderly, or dependents at the time the industrial use is proposed. This provision shall also apply in cases where the Hancock County is already processing any application, site plan, or subdivision, to accommodate any of the above listed uses prior to the receipt of a formal special use application for an applicable industrial use.
3. No zoning approval shall be issued until the Planning and Zoning Administrator is presented with copies of all federal and state permits and approvals verifying compliance of the proposed land development activities with all applicable federal and state regulations, including, but not limited to, National Pollutant Discharge Elimination System and Air Quality Control Regulations promulgated by the Environmental Protection Agency. The Board of Commissioners may require the applicant to utilize the best available technology to treat and minimize potential pollution impacts generated by the proposed use.

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4. Industrial uses shall be attractively landscaped to help mitigate their potential visual impacts on adjoining lands. The Board of Commissioners may impose special landscaping and buffer requirements as it deems necessary to screen the proposed use from neighboring properties.
5. All areas of a property to be utilized as an industrial use that do not constitute developable land areas shall be reserved and maintained as open space. The Board of Commissioners may require an additional buffer area of up to 25 feet in width between the proposed industrial uses or activities and the open space lands, if it deems the buffer necessary to protect the open space lands from potential or accidental pollution impacts.
6. There shall be no activities which emit dangerous or harmful radioactivity or electrical disturbance adversely affecting the operation of equipment beyond the boundaries of the lot.
7. No vibration shall be discernible to the human sense of feeling shall perceptible, without instruments at any point beyond the lot line.

Section 5.1.8 Junk Yards, Salvage Yards, Towing Yards, Wrecking Yards

Certain uses such as junk yards, salvage yards, towing yards, wrecking yards, and other similar commercial and industrial operations requiring the storage of inoperative equipment or vehicles for prolonged period of time could present unsightly views or health hazards. The purpose of these regulations is to protect the health, safety, aesthetics, and economic well-being of the community from the adverse impacts of these uses. The storage of hazardous materials, noise, dust, clutter of junk and salvage materials create a negative image for the community, endanger the health and safety of residents, and reduce the value of adjoining properties. To mitigate such potential impacts, junk yards, salvage yards, towing yards, and wrecking yards shall be considered by Hancock County Board of Commissioners on a case-by-case basis. Subject to the approval of Board of Commissioners, no person shall establish or operate a junk yard, salvage yard, towing yard, or wrecking yard except in compliance with at least the following minimum provisions:

1. The land area for a junk yard, salvage yard, towing yard or wrecking yard, shall be a minimum of five (5) acres.
2. Junk yards, salvage yards, towing yards, wrecking yards, shall be a minimum of 1,000 feet from any residential zoning district boundary.
3. Any junk yard, salvage yard, towing yard, or wrecking yard, shall have a maximum slope of five (5) percent.
4. The exterior boundary of any junk yard, salvage yard, towing yard or wrecking yard, shall be located 100 feet from all adjacent properties.
5. The exterior boundary of any junk yard, salvage yard, towing yard, or wrecking yard, shall be completely enclosed by a solid wooden fence or masonry wall having a minimum height of eight (8) feet. All fences and walls shall be maintained in good condition and shall be void of openings except at approved controlled access points to allow for vehicular ingress and egress. Board of Commissioners may permit that the minimum eight (8) foot screening provision be higher to account for topographic issues; and, may allow the screening provision to be met through a combination of fences, walls, and berms.
6. All required screening fences and walls shall be surrounded by an additional vegetative screen to be located between the exterior of the fence or wall and the property line. The Board of Commissioners shall determine the width of the vegetative screen, and materials to be included within, on a case-by-case basis; but, such vegetative material shall be adequate to further conceal the principal use from the view of adjacent properties and public rights-of-way at maturity.
7. Materials stored within any junk yard, salvage yard, towing yard, or wrecking yard shall not be stored so as to exceed the height of exterior fencing.
8. No material shall be placed in junk yards, salvage yards, towing yards, wrecking yards, which is capable of being transferred out of the junk yard by wind, water, or other causes.
9. Storage between the fence or wall and the street or property line is prohibited.

Section 5.1.9 Manufactured Homes.

Manufactured homes shall be subject to HUD regulations as well as the following provisions:

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1. Manufactured homes shall be placed on a permanent foundation, installed in accordance with the installation instructions from the manufacturer, as appropriate, and the transportation mechanisms, including tongue, wheels, axles, hitch, transporting lights, and towing apparatus shall be removed prior to occupancy.
2. The entire perimeter area between the bottom of the structure and the ground of each manufactured home shall be skirted or underpinned with brick, masonry, or finished concrete that completely encloses the perimeter of the undercarriage except for proper ventilation and access openings.
3. The exterior siding of the manufactured home shall consist of vinyl, wood or hardboard siding material.
4. The manufactured home shall have a pitched roof with a slope of at least three (3) feet in height for each twelve (12) feet in width. Roof materials shall be wood shake, tile, asphalt shingle, coated metal, or similar material.
5. The manufactured home shall have a minimum floor area of three hundred twenty (320) square feet when erected.
6. Steps and a landing, deck, or entry area at least ten (10) feet by ten (10) feet shall be added for each entrance to the manufactured home prior to occupancy.
7. Manufactured or mobile homes existing at the time of the adoption of this Code but not adhering to the provisions of this Section may not be relocated to another lot, parcel or property within the municipal limits of Hancock County.

Manufactured homes permitted under this Section may be used for residential purposes only. No such building shall be permitted for temporary occupancy except as otherwise allowed by the provisions of Section 5.3 (Temporary Uses and Structures.)

Section 5.1.10 Modular/Industrialized Homes

All modular and industrialized homes are regulated in Georgia by the Department of Community Affairs (DCA). The installation and construction regulations are provided in the O.C.G.A 8-2-110. All regulations must be followed for modular and industrialized homes located in Hancock County, to include the following considerations:

1. Manufacturers must obtain state approval for their manufacturing systems and quality control procedures.
2. All modular and industrialized homes must be inspected by the DCA.
3. All modular and industrialized buildings must meet the Georgia State Construction Codes.
4. All buildings will have a DCA insignia that indicates compliance with Georgia's construction standards.
5. The entire perimeter area between the bottom of the structure and the ground of each modular or industrialized home shall be placed on a permanent concrete foundation.
6. All materials used shall be common to conventional residential construction.

Section 5.1.11 Museums and Historic Sites

Museums and historical sites require proper accreditation. Museums must acquire accreditation from the American Association of Museums. Sites that are set aside for historical purposes must be locally designated or listed on either the Georgia Register of Historic Places or the National Register of Historic Places.

Section 5.1.12 Nursing Homes, Assisted Living Care Facilities/Assisted Living Communities

Nursing homes, assisted living care facilities and assisted living communities will meet the requirements of the State Board of Health and applicable rules for the State of Georgia Department of Human Resources. Proof of compliance that the owner has met these requirements shall be completed and put on file by the Planning and Zoning Administrator prior to the issuance of a certificate of compliance to this Ordinance.

Section 5.1.13 Open-Air Businesses

Open-air businesses shall be subject to the following provisions:

1. Administrative functions, sales offices, restrooms and other facilities supporting the principal business shall be located within a building constructed on a permanent foundation, excluding any industrialized, manufactured, or mobile building.

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2. The Planning and Zoning Administrator may require that the exterior boundary of any open air business which abuts a property used for residential purposes incorporate any combination of a fence, wall, berm, and vegetative material necessary to screen the open-air use from the residential property.

Section 5.1.14 Outdoor Shooting Ranges

Subject to the approval of Board of Commissioners, no person shall establish or operate an indoor shooting range except in compliance with at least the following minimum provisions:

1. Any facility already legally in operation prior to this date, which seeks to expand, change form, or in any way alter its location or any operational procedure or procedures described and covered under this Section, shall, as a condition precedent to any such expansion, change, or alteration, conform with this Section in its entirety.
2. Notwithstanding anything contained in this article, all federal and state laws and regulations governing the discharge and operation of firearms shall remain in full force and effect.
3. All outdoor shooting ranges shall comply with all local, state, and/or federal regulations related to outdoor shooting ranges.
4. The range complex design shall be consistent with National Rifle Association (NRA) Sourcebook 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.
5. Skeet or trap shooting ranges shall be located on a site of at least 15 acres.
6. Rifle ranges shall be located on a site of at least 20 acres.
7. The range portion of an outdoor shooting range shall not be located within 500 feet of any lot zoned to allow residential use or lot containing an existing residential use.
8. Rifle ranges shall have an earth embankment of at least 25 feet in height and at least 10 feet in depth along the entire width at the end of the range to serve as a backstop.
9. 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.
10. In no case shall any outdoor shooting range operate after 7:00 pm and before 9:00 am.

Section 5.1.15 Personal Care Homes

Before applying for a certificate of compliance with Hancock County, the owner of the dwelling must first obtain a license to operate a Personal Care Home from the Healthcare Facility Regulation Division Georgia Department of Community Health. Each Personal Care Home situation must be reviewed by the Planning and Zoning Administrator to determine if the home meets safety guidelines. The following considerations will be reviewed before a Personal Care Home obtains a certificate of compliance from Hancock County:

1. A copy of the license to operate a personal care home from the Healthcare Facility Division of the Georgia Department of Community Health must be given to the Hancock County Planning and Zoning Administrator.
2. As part of the registration process, property owners of existing and new personal care homes shall designate an owner or administrator as an agent, who lives in Hancock County as the person responsible for the property. The designated agent shall be available to be contacted 24 hours a day, 7 days a week. This agent is the party designated to receive all notices concerning the use of property. The name and telephone number of the agent responsible for the personal care home will be provided by the County to any resident who has complaints about the personal care home. The designated agent for the property shall be responsible for responding expeditiously to any complaints received by the County.
3. The personal care home owner or administrator cannot be related to the residents by blood or marriage.
4. Personal care homes that operate currently and in the future will remain in compliance with the Healthcare Facility Regulation Division of the Georgia Department of Community Health, which includes adhering to the O.C.G.A Sections 31-2-4, 31-7-2, and 31-7-12.

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Section 5.1.16 Places of Worship

Places of worship, and their associated accessory uses, have the potential to generate high levels of activity on a recurring basis. In order to mitigate the potentially disruptive impacts to surrounding residential neighborhoods that may occur due to frequent assemblage, places of worship including their associated accessory uses shall be subject to the following provisions:

1. Places of worship shall be located on a property where motor vehicle access to and from the site may be provided in accordance with any intersection and/or driveway spacing requirements provided by this Code.
2. The principal assembly building used as a place of worship shall be setback a minimum of fifty (50) feet from all property lines abutting a zoning district, or from any other abutting property utilized for residential purposes.
3. Accessory buildings associated with the place of worship shall be setback a minimum of twenty (20) feet from all property lines abutting a zoning district, or from any other abutting property utilized for residential purposes.
4. Accessory uses associated with a place of worship may include, but are not limited to, a residence for the housing of a priest, pastor, minister, rabbi, etc., school buildings, recreational facilities, religious bookstore serving the immediate congregation, and cemeteries, and must be on the same lot as the principal building used as a place of worship.

The addition of accessory buildings to house uses associated with a place of worship, excluding those accessory buildings or structures otherwise exempted from review and approval by this Code, following the original conditional approval of the principal use shall require the additional administrative review and approval of the Planning and Zoning Administrator.

Section 5.1.17 Towers and Wireless Telecommunications Facilities

The provisions of this Section are established to provide guidelines for the siting of wireless telecommunications equipment and facilities, microwave towers, common carrier towers, cellular, television and radio telecommunications towers and antennae, all such facilities collectively representing the definition of "towers and wireless telecommunications facilities" as provided within this Code. No person shall establish or operate an applicable industrial use except in compliance with the provisions of this Section. These provisions shall apply as follows:

1. *District height limitations.* The requirements set forth in this chapter shall govern the location of towers and wireless telecommunications facilities that exceed, and antennas that are installed at a height in excess of, the height limitations specified for each zoning district. The height limitations applicable to buildings and structures shall not apply to towers and wireless telecommunications facilities.
 2. *Public property.* Towers and wireless communications facilities located on publicly owned property shall be exempt from the requirements of this section, provided a license or lease authorizing such antenna to tower has been approved by the governing authority.
 3. *Amateur radio; receive only antennas.* This section shall not govern any tower, or the installation of any antenna, that is under 70 feet in height and is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas.
 4. *Grandfathered towers and antennas.* Any tower and wireless communications facilities existing on the effective date of this chapter shall not be required to meet the requirements of this section, other than the requirements of Subsections 5.1.17 (A.5) & (A.6). Any such towers and wireless communications facilities that fail to meet the requirements of this chapter shall be referred to in this chapter as "grandfathered towers" or "grandfathered antennas."
- A. *General requirements.*
1. *Purpose and goals.* The purpose of this section is to establish general requirements for the siting of towers and other wireless communications antennas. The goals of this section are to: encourage the location of towers in nonresidential areas and minimize the total number of towers throughout the community; to encourage strongly the joint use of new and existing tower sites; to encourage users of towers and antennas to locate them, to the extent

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possible, in areas where the adverse impact on the community is minimal; to encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas; and to enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.

2. *Principal or accessory use.* Antennas and towers may be considered either principal or accessory uses. An existing tower structure on the same lot shall not preclude the installation of an antenna or tower on such lot. For the purposes of determining whether the installation of a tower or antenna complies with district development regulations the dimensions of the entire lot shall control, even though the antennas to towers may be located on leased parcels within such lots.
3. *Inventory of existing sites.* Each applicant for an antenna and/or tower shall provide to the Board of Commissioners an inventory of its existing towers, including specific information about the location, height, and design of each tower. The Board of Commissioners may share such information with other applicants applying for administrative approvals or special use permits under this Section or other organizations seeking to locate antennas within the jurisdiction of the governing authority.
4. *Aesthetics and lighting.* The guidelines set forth in this Section shall govern the location of all towers, and the installation of all antennas, governed by this Section, provided that the governing authority may waive these requirements if it determines that the goals of this Section are better served thereby.
 - a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted sky blue, gray, or foliage green or such color as is specified by the Board of Commissioners, so as to reduce visual obtrusiveness.
 - b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment.
 - c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
 - d. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
5. *Federal requirements.* All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Section shall bring such towers and antennas into compliance with such revised standards and regulations. Failure to do so shall constitute grounds for the removal of the tower or antenna at the owner's expense.
6. *Building codes and safety standards.* To ensure the aesthetic appearance and structural integrity of towers, the owner of a tower shall ensure that it is properly maintained and, in regard to its structural integrity, it shall be maintained in compliance with standards contained in applicable state building codes (or local building codes if adopted) and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Planning and Zoning Administrator or other inspecting authority concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance with such standards within said 30 days, the governing authority may remove such tower at the owner's expense.

B. Administrative approvals.

The Planning and Zoning Administrator may administratively approve the uses listed in Subsection 5.1.17 (B.3). Each applicant for administrative approval shall apply by providing to the Planning and Zoning Administrator the minimum information set

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forth in Subsections 5.1.17 (C.2) & (C.4) of this Section; provided however that the Board of Commissioners may establish accompanying fees for the purpose of processing requests for the administrative approval of towers and wireless telecommunications facilities; and, the Planning and Zoning Administrator may prepare accompanying application forms.

1. The Planning and Zoning Administrator shall unless due to specific causes of a delay, respond to each such application within 30 days after receiving it by either approving or denying the application. If the Planning and Zoning Administrator fails to respond to the applicant within said 30 days, the application shall be deemed to be approved.
2. In connection with any such administrative approval, the Planning and Zoning Administrator may, in order to encourage shared use, administratively reduce any district setback requirements by up to 50 percent.
3. *Specific administratively approved uses.* The following uses may be approved by the Planning and Zoning Administrator after conducting an administrative review:
 - a. Installing an antenna on an existing structure such as an existing tower, building, sign, light pole, water tower, or other freestanding nonresidential structure) that is less than 50 feet in height, so long as said additional antenna adds no more than 20 feet to the height of said existing structure in any zoning district;
 - b. Locating any tower structure in the I-1 or I-2 zoning districts that a Georgia licensed professional engineer certifies can accommodate the ultimate number of shared users proposed by the applicant, and that the Planning and Zoning Administrator concludes is in conformity with the goals set forth in Subsection 5.1.17 (A.1) and the requirements of this Section, and that meets the following height and usage criteria:
 - i. For a single user, up to 90 feet in height,
 - ii. For two users, up to 120 feet in height, and
 - iii. For three or more users, up to 150 feet in height.

C. *Towers and wireless telecommunications facilities as special uses.*

1. *General.* Towers and wireless telecommunications facilities not subject to an administrative approval by the Planning and Zoning Administrator under Subsection 5.1.17 (B) herein, may be considered by the Board of Commissioners as special use in the AR-1, AR-1a, I-1 and I-2 zoning districts. Towers and wireless telecommunications facilities being considered as a special use shall adhere to the applicable provisions of Section ___ (Special Use Permits) of this Code; except that the submittal package requirements provided within this Subsection shall apply; and, shall adhere to the following provisions:
 - a. In recommending a special use, the Board of Commissioners may impose conditions to the extent it concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.
 - b. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical shall be certified by a licensed Georgia professional engineer.
2. *Site plan.* Each applicant requesting a special use under this Section shall submit a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by a licensed Georgia professional engineer or surveyor showing the location and dimensions of all improvements, including information concerning topography, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information necessary to assess compliance with this Section.
3. *Factors considered in granting special uses.* The Board of Commissioners shall consider the following factors in determining whether to issue a special use permit:
 - a. Height of the proposed tower,
 - b. Proximity of the tower to residential structures and residential district boundaries,
 - c. Nature of uses on adjacent and nearby properties,
 - d. Surrounding topography,
 - e. Surrounding tree coverage and foliage,
 - f. Design of the tower, with particular reference to the design characteristics that have the effect of reducing or elimination visual obtrusiveness, and

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- g. Availability of suitable existing towers and other structures as discussed in Subsection 5.1.17 (C.4) below.
4. *Availability of suitable existing towers or other structures.* No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the governing authority that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing owner or structure can accommodate the applicant's proposed antenna may consist of any of the following:
- a. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
 - b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
 - c. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.
 - d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - e. The fees or costs required to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed unreasonable.
 - f. Property owners or owners of existing towers or structures are unwilling to accommodate reasonably the applicant's needs.
 - g. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
5. *Security fencing.* Towers shall be enclosed by security fencing not less than six (6) feet in height and shall be equipped with an appropriate anti-climbing device, provided however, that the governing authority may (in its sole discretion) waive such requirements, as it deems appropriate.
6. *Landscaping.* The following guidelines shall govern the landscaping surrounding towers for which a special use is required; provided however, that the Board of Commissioners may (in its sole discretion) waive such requirements if the goals of this Section would be better served.
- a. Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property.
 - b. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether.
 - c. Existing natural tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer.

D. Removal of abandoned antennas and towers. Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove same within 90 days of receipt of notice from the governing authority notifying the owner of such abandonment. If such antenna or tower is not removed within said time period, the governing authority may remove such antenna or tower at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

Section 5.1.18 Travel Trailer and Motor Home Parks/Recreational Vehicle Parks

The travel trailer and motor home parks in Hancock County are for recreational use and short-term stay. Vacationers and campers are permitted to reside at the site for no more than thirty (30) days. Only campers and motor homes, as defined in Article 2, are permitted at the travel trailer and motor home parks.

All travel trailer and motor home parks are to bring a copy of their business license to the County's Planning and Zoning Administrator. Property owners of existing and new travel trailer and motor home parks shall designate an owner or administrator as an agent, who lives in Hancock County and that takes responsibility for the site. The designated agent shall be available to be contacted 24 hours a day, 7 days a week. This agent is the party designated to receive all notices and complaints received by the County concerning the site.

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The following regulations have been created to ensure these sites offer safe and sanitary conditions:

1. Roads must be a minimum of 15 feet for one-way and 22 feet for two-way streets. Roads surfaces must be smooth, hard, and dense, constructed with materials like asphalt, concrete, or compacted gravel. All roads are to be well maintained.
2. Lot amenities must include access to a water, sewage, and refuse systems.
3. Restroom and bathing facilities are to be fully operational, located on site.
4. Sites must contain a minimum of one acre of land or the minimum lot size required for the zoning district in which it is proposed, whichever is greater and contain at least 8 travel trailer spaces fully complete and ready for occupancy.
5. The topography, soil, and drainage of the ground needs to be kept safe for all the occupants.

SECTION 5.2 ACCESSORY USES AND STRUCTURES

Property within the Hancock County may contain buildings, structures, or uses which are located on the same lot as a principal building, but which are ancillary and subordinate to the primary use of the property. Such accessory buildings, structures, or uses may be permitted subject to supplemental and use-specific regulations. Land uses addressed within this Section, may be approved by the Planning and Zoning Administrator subject to adherence to the conditions listed in the applicable Section of this Article; except, where such accessory building, structure, or use is specifically exempted from administrative certification by Section ____ (Exemptions from Certificate of Compliance) of this Code.

Section 5.2.1 General Accessory Use Regulations

Accessory uses of property, include buildings and structures serving such use, shall be subject to the following provisions:

1. Buildings accessory to residential uses in residential zoning districts shall be located in a rear or side yard with the exception of corner lots. No accessory building will be allowed on the side of a residential lot where two roadways intersect.
2. In all other zoning districts, accessory buildings, structures, and uses shall be located in a rear or side yard with the exception of decorative landscape structures.
3. No accessory building shall be erected on a lot until construction of the principal building or establishment of a principal use has commenced.
4. The use of any industrialized building, manufactured home, or mobile home as an accessory building is prohibited.
5. The net floor area of an accessory building or structure shall not exceed ten (10) percent of the lot area or 10,000 square feet, whichever is less.
6. Accessory buildings and structures shall be setback no less than a minimum ten (10) feet from any property line, except for fences or walls that may be permitted at the property line.
7. Accessory buildings or structures shall not exceed the height of the principal building on the site, unless specifically exempted from height restrictions by this Code, or where serving a principal agriculture use of the property in the AR-1 and AR-1a districts, or principal industrial use in the I-1 and I-2 districts. This provision does not provide an exemption for any building or structure not listed in Section 6.3.2 (Exemptions from Height Restrictions) from the overall height requirements of the zoning district in which it is located.

Section 5.2.2 Accessory Structures and Uses, Customary Residential

A wide variety of structures may be customarily situated on a piece of residential property, and serve as an accessory use to principal residential dwelling units thereon. The following are examples of customary accessory structures, not meeting the definition of a "building," which may be found on residential property:

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- Private garages
- Children's' play house
- Home workshop
- Swimming pools
- Satellite dishes
- Fences and Walls
- Agricultural Buildings
- Detached garages
- Tennis Courts
- Sheds
- Similar Uses

The list of customary accessory structures and uses identified within this Section is not all-inclusive, and the Planning and Zoning Administrator may determine on a case-by-case basis that a similar structure or use warrants being categorized as a customary residential accessory structure or use. Customary accessory structures shall be among those items that are exempt from a certificate of compliance as provided in Section _____ (Exemptions from Certificate of Compliance) of this Code, but such uses shall still be subject to the following minimum dimensional requirements of Section 5.2.1 (General Accessory Use Regulations.)

Section 5.2.3 Accessory Dwelling

Accessory dwellings units shall be subject to the following provisions:

1. One (1) accessory dwelling unit may be permitted on a property containing an owner-occupied single-family detached residence.
2. Use of an accessory dwelling unit is not permissible where the principal dwelling unit is vacant or otherwise uninhabitable; except, where otherwise being occupied by the owner-occupants of the property on a temporary basis as a result of renovation of the principal dwelling unit.
3. An accessory dwelling may be contained in either a detached accessory building or attached to the principal building.
4. Accessory dwelling units shall contain a minimum of 300 square feet of heated and air conditioned floor space per occupant; but, shall not exceed 50 percent of the gross floor area of the first floor of the principal building or 1,000 square feet, whichever is less.

Section 5.2.4 Caretaker Residence

A caretaker residence may be established as a dwelling unit accessory to a use subject to the following provisions:

1. Only one (1) caretaker residence may be established.
2. The caretaker residence shall be located within a building housing a permitted and active use or be any freestanding building or structure that is accessory to said use and located on the same lot.
3. The caretaker residence shall contain a minimum of 300 square feet of heated and air conditioned floor space per occupant; but, shall not exceed 25 percent of the gross floor area of the first floor of the principal building or 1000 square feet, whichever is less.
4. Approval of a caretaker residence by the Planning and Zoning Administrator is contingent upon the applicant providing evidence of their need for full-time or 24-hour on-site security or caretaker, and that they have or are preparing a contract, employment agreement, or other similar documentation illustrating their intention to provide for that need.

Section 5.2.5 Communal Resident Facilities

Residential subdivisions and multi-family developments may include communal facilities for the convenience and enjoyment of residents. Such facilities typically include but are not limited to: clubhouses, swimming pools, playground equipment, community management offices, volleyball courts, laundry facilities, etc. Communal resident facilities are subject to the following provisions:

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1. Communal resident facilities shall be incorporated into the preliminary and final subdivision plat, or multi-family development site plan; and, shall be located on parcels adhering to the applicable minimum lot requirements provided in Table 4.5 (Dimensional Standards for Base Zoning Districts).
2. All communal resident facilities shall adhere to the applicable minimum dimensional requirements provided in Table 4.5 including those accessory structures and improvements such as patios, swimming pools, etc., otherwise exempted from setback requirements.
3. Communal resident facilities shall be for the convenience and enjoyment of existing residents and shall not be operated as business enterprises advertising to and/or serving non-residents.
4. Communal resident facilities may include a community management office for the assistance of residents, or for the lease or sale of lots or units within a permitted residential development or subdivision; but, such office space shall not exceed 50 percent of any clubhouse or other similar community building.

Communal resident facilities that also meet the definition of “building” as established by this Code, and which are established, or are intended to be established, on a separate parcel or lot meeting the dimensional requirements of this Code, shall be considered as principal uses on such lot or pending lot and be subject to the dimensional requirements for principal buildings in the applicable zoning district.

Section 5.2.6 Drive-Through Facilities

Drive-through facilities shall include all facilities, whether providing access to customer service windows or to self-service amenities, which are intended to allow occupants of a motor vehicle to make a purchase or receive a service on a business property without having to exit the motor vehicle. Drive-through facilities do not include lanes, driveways, or portions of parking lots serving as loading areas for persons or merchandise.

Section 5.2.7 Home Occupations

Home occupations identified in Section 4.3 (Permitted Home Occupations) may be established in a residential dwelling subject to the following provisions:

1. The home occupation shall be subordinate to the use of the dwelling for residential purposes.
2. The home occupation shall be operated by either the owner of the principal dwelling, a member of the family residing in the dwelling; or, a tenant of the dwelling with written approval and authorization from the owner of the dwelling.
3. Occupants of the dwelling shall be authorized to work on the premises in connection with the home occupation.
4. The home occupation shall not exceed 25 percent of the gross floor area of the first floor or 750 square feet whichever is less.
5. The exterior appearance of the dwelling used for such activity must remain that of a dwelling. No external alterations inconsistent with the residential use of the dwelling are permitted.
6. Vehicle traffic related to the home occupation, if any, shall at all times be parked off-street within the residential driveway or other on-site permitted parking.
7. Motor vehicles kept on site in association with the home occupation shall be used by residents only and only vehicles used as primarily passenger vehicles shall be permitted in connection with the conduct of the home occupation.
8. The transporting of goods by truck or tractor-trailer in connection with a home occupation is prohibited. There shall be no goods, products, or commodities received on the premises, by truck or tractor-trailer; provided, however, that the provision shall not prevent the delivery or pick-up of packages by a commercial carrier (Fed Ex, UPS, etc.).
9. A home occupation shall not generate traffic, sound, smell, vibration, light, or dust that is offensive or that creates a nuisance. There shall be no exterior lighting of the building or property that is not in character with a residential neighborhood. Home occupations must exclude the use of machinery or equipment that emits sound that is detectable beyond the property. Chemical, electrical, or mechanical equipment that is not normally a part of domestic or household equipment and which is used primarily for commercial purposes shall not be permitted.
10. A home occupation shall not generate traffic in conjunction with the home occupation between the hours of 9:00 p.m. and 6:00 a.m.

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11. Retail sales of products or goods produced or fabricated on the premises as a result of the home occupation are the only type of products or goods allowed to be sold on the premises.
12. The home occupation and dwelling shall comply with all applicable building and fire codes. Home occupations shall not be permitted in any dwelling unit in which the primary residential use does not fully comply with applicable zoning requirements for the general zoning district in which it is located.
13. There shall be no activity associated with the home occupation visible outside the dwelling.
14. All licenses required by the state or county regulations must be obtained and presented prior to receiving a certificate of compliance.
15. Up to two (2) home occupations may be concurrently operated within the same dwelling unit; except that, only one (1) home occupation may be permitted within a dwelling unit if a second home occupation is to be located within an accessory structure. In no case shall the combined businesses exceed the maximum dimensional requirements permitted by items (4) and (16), or otherwise result in a condition that would cause a violation of any of the other provisions of this Section.

Notwithstanding the provisions listed above, a single home occupation may be permitted in an accessory structure serving a residential dwelling provided that all of the provisions of Section 5.2.3 (Accessory Dwelling) of this Code are met. Home occupations within an accessory structure shall also adhere to all of the provisions of this Section, except for item (4) which shall be substituted by the following:

16. The home occupation located within the accessory building shall not exceed 50 percent of the gross floor area of the structure or 500 square feet whichever is less.

The right to operate a home occupation is conditional and may be continued only for so long as the use of the property is conducted in accordance with the provisions of this Code, or otherwise conducted lawfully and does not produce a condition that constitutes a nuisance. Actions constituting grounds for the immediate termination of a home occupation by unlawful activity in addition to violations of this Code include:

1. Use of the property in a manner that constitutes a nuisance under the applicable provisions of the Hancock County Code.
2. Use of the property for any activity which is in violation of law or ordinance.

Section 5.2.8 Livestock

The keeping of livestock for non-commercial purposes may be permitted as an accessory use to a single-family detached dwelling in all residential zoning districts except R-L subject to the following provisions:

1. Lots shall be in excess of two (2) acres or more.
2. No building or structure dedicated to the shelter of livestock shall be located within 100 feet of any property line.
3. Livestock shall be kept for the personal use and enjoyment of the occupants of the premises, and shall not be raised for the purposes of commercial production and sales.

The provisions of this Section do not apply to livestock in the AR-1 and AR-1a districts which are raised for commercial purposes in conjunction with the property's permitted principal use of agriculture; to livestock associated with commercial equestrian facilities as permitted by the provisions of this Code; nor, to enclosures accessory to animal clinics or veterinary hospitals licensed by the state of Georgia.

Section 5.2.9 Outdoor Display Area

The outdoor display of merchandise may be permitted in association with a permitted and active business establishment engaged principally in retail sales and contained within a principal building on a commercial property. Outdoor display areas shall be subject to the following provisions:

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1. Outdoor display areas shall not exceed 10 percent of the lot area, or 50 percent of the floor area within the principal building dedicated to sales.
2. Outdoor sales areas shall not encroach into required setback areas; nor, into parking areas, and shall not obstruct safe and direct pedestrian access between the street or parking area, and the principal customer entrance of the business.
3. Outdoor display areas shall not be used for the storage of materials, equipment, scrap, or junk not clearly intended for sale or lease in conjunction with the enclosed business establishment.

The provisions of this Section do not apply to an open-air business.

SECTION 5.3 TEMPORARY USES AND STRUCTURES

Specific land uses may be allowed within the municipal limits of the Hancock County on a temporary basis, for a prescribed period of time. The establishment of temporary uses and structures shall be subject to the approval of the Planning and Zoning Administrator unless otherwise stated within a particular Section.

Section 5.3.1 General Standards for Temporary Uses and Structures

All proposed temporary uses and structures shall be subject to the following provisions:

1. Temporary uses shall not interfere with ongoing development activities on a site, or with the use of permanent buildings, structures, infrastructure, and amenities.
2. Temporary uses shall not impact adjacent or proximate residential uses adversely, or in a manner that would be inconsistent with those impacts that would typically be generated by a permanent and permitted use on the property.
3. Permanent alterations to the site are prohibited except for those which will serve existing principal and permanent uses.
4. A signed letter from the property owner authorizing the temporary use, structure, and scope of activity must be submitted with the application for a temporary use permit.
5. Temporary uses and structures shall not be permitted within public rights-of-way or utility easements.
6. Off-street parking shall be adequate to accommodate the proposed temporary use in addition to any existing permanent and principal use.
7. Temporary uses do not involve the construction or alteration of a permanent building or structure, and does not allow for the permanent placement of any industrialized, manufactured, mobile or modular building on a property for residential occupancy.
8. Temporary signs may be erected following the provisions of Article ____ (Signs) of this Code.
9. A site plan of the proposed use shall accompany the application for temporary use. This site plan may be drawn in a legible manner to scale and identify adjacent streets, relevant buildings or structures, parking, and zoning district setbacks, location of the proposed use, and all other relevant information necessary to evaluate the proposed temporary use.

Section 5.3.2 Construction Field Offices and Equipment Sheds

Temporary construction-related activities, including construction field offices and equipment and storage sheds may be permitted within industrialized, manufactured, mobile, and other temporary buildings to support work on a construction site approved by the Hancock County. Construction field offices and equipment sheds shall be subject to the following:

1. Construction field offices and equipment/storage sheds shall be located on the same site as a specific construction project; except, where site constraints prohibit the placement of construction field offices and equipment/storage sheds on the project site, such activities may be located "remotely" on an adjacent or proximate property subject to the agreement of the Planning and Zoning Administrator.

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2. Construction field offices and equipment/storage sheds shall be removed from the project site, or adjacent site or proximate site(s) within 30 days of completion of construction.
3. Any portion of a construction site, or adjacent or proximate site used for construction field offices or equipment/storage sheds shall be restored to an undisturbed condition following removal of the temporary structures.
4. Construction field offices and equipment/storage sheds shall not be subject to the applicable zoning district provisions of Section 5.1.9 related to manufactured homes.

Section 5.3.3 Model Home

A dwelling unit may be constructed and used as a model home or temporary office for the lease or sale of lots or units within a permitted residential development or subdivision subject to the following provisions:

1. A model home shall be placed on a development site in accordance with an approved preliminary plat or site plan; and, such that upon final plat approval it is located on an individual lot that meets all applicable zoning district dimensional requirements for residential use.
2. Sales shall be limited to lots and dwelling units within the subdivision where the model home is located.
3. The use of the model home for a sales office shall be discontinued within 30 days after ninety 90 percent of the dwelling units within the development or subdivision have been constructed.

Section 5.3.4 Special Temporary Outdoor Event

Special temporary outdoor events accessory to a business, non-profit, or other civic organization may be authorized subject to the following provisions:

1. All parking for special temporary outdoor events must be accommodated on the property in which the event is proposed to occur; or, may be located "remotely" on an abutting or proximate property which is not separated from the event site by a street. Remote parking to serve a temporary special outdoor event that is separated from the event by a street may be approved by the Board of Commissioners on a case-by-case basis. Where the Board of Commissioners approves such a waiver on remote parking requirements, it shall document how attendees will be safely transported between the event and parking facilities.
2. Special temporary outdoor events shall be limited to normal business hours if associated with a business activity. In no case shall any special temporary outdoor event operate after 11:00 pm and before 7:00 am, unless the Board of Commissioners approves alternative hours of operation on a case-by-case.
3. Special temporary outdoor events shall not be conducted on any property which is principally used for residential purposes.
4. The duration of a special temporary outdoor event shall not exceed 30 consecutive days.
5. Each business or organization requesting approval of a special temporary outdoor event shall be limited to four (4) events per every 12 month period. No more than four (4) special temporary outdoor events may be authorized for a specific property, or adjacent property under common ownership, per every 12 month period; and, each event must be separated by at least 30 consecutive days.

Notwithstanding the provisions listed above, some special temporary outdoor events may be proposed that function on an alternative schedule such as on weekends, or during consecutive months in a season. To accommodate such possibilities, the Board of Commissioners may consider alternative special outdoor event schedules that are not subject to items (4) and (5) above regarding duration and recurrence. Subject to the approval or conditional approval of Board of Commissioners, alternatively scheduled special outdoor events shall adhere to at least the following minimum provisions:

1. The special temporary outdoor event shall adhere to items (1) through (3) listed within this Section.
2. The event will serve a civic purpose as interpreted by Board of Commissioners, and shall not be intended to primarily serve as an extension of the normal daily activities of a business.

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3. The cumulative number of non-consecutive days on which the event may be conducted shall not exceed 32 in any 12 month period.
4. Each organization requesting approval of an alternatively scheduled special temporary outdoor event shall be limited to one (1) permit per every 12 month period. No more than one (1) alternatively scheduled special temporary outdoor event may be authorized for a specific property, or adjacent property under common ownership, per every 12 month period.

Section 5.3.5 Temporary Leasing / Sales Offices

Temporary offices may be established within industrialized, manufactured, mobile, and other temporary buildings for the lease or sale of lots or units within a permitted residential development or subdivision. Such temporary leasing and sales offices shall be subject to the following provisions:

1. Temporary leasing and sales offices are subject to the conditional use requirements of Section 5.1.9 related to manufactured homes.
2. Temporary leasing and sales offices shall be located on the same site as a specific development or subdivision project for which it has been established; or, may be located "remotely" on an abutting property which is not separated from the project site by a street.
3. Temporary leasing and sales offices shall be permitted for a period of 12 months, subject to a renewal of up to two (2) six (6) month periods if requested.
4. In no case shall a temporary leasing and sales office remain on a project site for more than two (2) years; nor, following the establishment of a model home related to the same development or subdivision.

SECTION 5.4 MISCELLANEOUS USES AND ACTIVITIES

Article 4 of this Code (Zoning District Regulations) specifies that land uses not listed within one (1), many, or all zoning districts established by the Hancock County shall be determined to be prohibited from the applicable district, districts, or the county as a whole. Such a prohibition is not meant to prevent the use and enjoyment of private property in a manner that is clearly incidental to those principal and accessory uses that may otherwise be permitted on property within particular zoning districts. Notwithstanding this intention, certain miscellaneous and incidental activities and uses of property shall be subject to the applicable provisions of this Section.

Section 5.4.1 Junked Vehicles and Material.

Unless allowed within a junk yard, salvage yard, towing yard or wrecking yard permitted and maintained in accordance with the provisions of Section 5.1.8 of this Code, it shall be unlawful to park or continuously store abandoned, wrecked, junked or inoperable vehicles, power-driven construction equipment, used lumber or metal, used appliances, or any other miscellaneous scrap material that is visible from a public street or adjacent or abutting property. Such vehicles or material shall be enclosed with a minimum six (6) foot high opaque fence and screened with vegetation. Enclosures for the purpose of storing junked vehicles and material shall adhere to the minimum setback requirements for accessory structures and uses, and shall not be allowed in front yards. Additional screening as determined by the Planning and Zoning Administrator, based upon the elevations and uses of surrounding properties, may be required to comply with this provision in side and rear yards.

Section 5.4.2 Vehicle Parking in Residential Districts.

The parking or storage of commercial vehicles (including but not limited to buses, dump trucks, delivery trucks, semi-trailers, etc.) shall not take place on any vacant residential lot; nor, shall the storage of such vehicles be considered a permissible principal use of property. It shall be unlawful to park or store commercial vehicles in the front yard of any property zoned for residential use, except where such vehicles are accessory to and serve the principal agriculture use of the property in an AR-1 or AR-1a district. In the residential districts, one (1) commercial vehicle may be parked in the side or rear yard of a property.