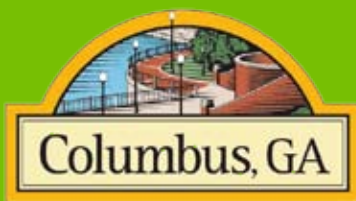


Zoning Handbook



CONSOLIDATED GOVERNMENT

What progress has preserved.

**Columbus Consolidated Government
Planning Department**

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Introduction

Columbus, Georgia, once the site of a Creek Indian Village, is one of the few cities in the United States to be planned in advance of its founding. Established in 1828 as a trading post to strengthen the western border of Georgia, Columbus was the last “frontier town” of the original Thirteen Colonies.

Columbus, which encompasses an area of approximately 218 square miles, is located in the west central part of the State of Georgia bordering on the Alabama state line, 90 miles southwest of the City of Atlanta and approximately 80 miles east of Montgomery, Alabama.

The original corporate area of Columbus was first known as the Coweta Reserve. A tract of 1,200 acres was set aside by the State of Georgia for the location. Tracts were reserved for a courthouse (the present site of the Government Center of Columbus), male and female academies, a jail and cemetery sites. More significantly, a tract of land comprising between 300 and 400 acres was designated as the City Commons and reserved for future use by the public. This is now occupied by the Columbus Civic Center, Memorial Stadium, and Golden Ball Park.

Columbus was established in 1828 on the Chattahoochee River, and subsequent growth has been to the north and northeast. Until recent years, the economy has been dominated by textiles and Fort Benning. The central business district still remains a major employment center, but typically the population centers are on the fringes of this business district, and the last area of consolidation is essentially rural.

As the northern most navigable point on the Chattahoochee River from the gulf of Mexico, Columbus became a center of shipping and military manufacturing (water and rail transportation and hydro-electric power).

Columbus has extended its corporate limits eight times since 1828 to maintain pace with urban development. In 1970, the citizens of Columbus and Muscogee County, with the exception of Bibb City, which preferred to remain semi-independent, voted to consolidate to improve government services. Bibb City voted in 2001 to consolidate into Columbus.

The entire land area of Muscogee County encompasses approximately 140,000 acres making it the largest city in Georgia in terms of land area. The 2006 Census lists the population at 188,660.

Columbus is located on the Fall Line, the natural division of the Piedmont of north Georgia and the Coastal Plain of south Georgia and Florida. Its physical features



include steep slopes in the north, transitioning to level terrain in the south. Several streams and creeks provide natural drainage to the Chattahoochee River.

Fort Benning Military Reservation, a primary U.S. Army training facility and the major employer of the region, borders Columbus on the southeast and south. Development patterns of the community have been significantly influenced by its presence.

The southern two-thirds of Columbus are comprised of single-family residential property making up 27 percent of all land use. Commercial and industrial land uses make up approximately 10 percent of the land uses in the area and are located principally in central Columbus, in two industrial parks bordering Fort Benning Military Reservation in east Columbus, and adjacent to several major arterial roadways in north Columbus. The north and northeast sections of the community consist primarily of low population densities. Many areas within the northern and northeastern parts of the city are still undeveloped and it is in this area that most of the future growth of commercial and residential is likely to occur.

Historic buildings are located mostly in the central portion of Columbus and include residential, commercial and public buildings. Private and public actions have demonstrated the importance placed on historic resources. Both the private and the public sectors have renovated many buildings in the past several years, particularly in the Historic District immediately south of and along the western edge of the central business district.

Zoning Districts and the Zoning Process

Columbus and Zoning

“Zoning is the modern response to the individual and collective needs of community life, the living together of unrelated, interdependent people, a society growing more complex as it expands. Although a concept of comparatively recent origin, zoning has its roots in basic societal necessities and pressures that from the very beginning of social life demand the accommodations of individual interests to the common good and welfare. . . .”

-Former New Jersey Supreme Court Justice Harry Heher

As Columbus continues to progress as a city it is important that growth and development is managed in an organized way which will benefit its citizens. By utilizing the City’s Comprehensive Plan and enforcing the current zoning districts, we can shape our community in a positive manner.

The City has four main zoning categories. The zoning categories are: Residential/Historic, Commercial, Manufacturing/Industrial and Overlay/Special. The zoning districts within these four classifications determine how future development and land use will be implemented within the City of Columbus, GA.

For a detailed view of zoning districts in the city, you may visit www.columbusga.org/gis. On this website you will be able to utilize the city’s online database and find out information for almost every property within the City of Columbus. The chart located at the right of this page is a list of the zoning districts in Columbus, GA.

Zoning Process

The zoning process begins when the applicant obtains an application from the Planning Department, completes the application, and returns it to the staff. The applicant needs to make sure that all requirements are met and that all necessary information is included such as: site plans (high-density, residential, and commercial), legal description, and fees. A planning technician will then compose a folder of all received materials and the application processing begins. A work order is then submitted to the GIS division in which maps are prepared for the site being rezoned.

An information sheet and site plan is sent to the Planning and Engineering departments to

Zoning Districts and Zoning District Conversion Chart	
TABLE INSET:	
Zoning District	Abbreviation
Agricultural, Residential and Historic	
None	Deleted
Historic	HIST
Residential Estate--10	RE10
Residential Estate--5	RE5
Residential Estate--1	RE1
Residential Transitional	RT
Single-family Residential--1	SFR1
Single-family Residential--2	SFR2
Single-family Residential--3	SFR3
Single-family Residential--4	SFR4
Residential Multifamily--1	RMF1
Residential Multifamily--2	RMF2
Residential Manufactured Home	RMH
Commercial	
Uptown UPT	
Central Riverfront District	CRD
Neighborhood Commercial	NC
Residential Office	RO
Commercial Office	CO
General Commercial	GC
Special Activity and Technical Center	SAC
Manufacturing/Industrial	
Technical TECH	
Light Manufacturing/Industrial	LMI
Heavy Manufacturing/Industrial	HMI
Overlay and Special	
Specific Area Overlay SAOD	
Planned Residential Unit Development	PUD
Planned Commercial Development	PCD
Planned Industrial/Manufacturing Development	PID
Planned Mixed Use Development	PMUD
Mill Restoration Overlay District	MROD

be reviewed. A notification map is prepared and any lots within a 300 foot radius are included. Notifications containing a letter, map are prepared and sent out to the citizens located within the notification area.

The application then goes before the Planning Advisory Commission, also referred to as PAC. PAC then hears the case and either approves or denies the application. The Planning Department then offers approval or denial on the application.

The application must be approved by at least one of the two reviewing parties, the Planning Department or PAC to automatically be sent to Council. If the application is denied by the Planning Department, the applicant must send a letter to the Clerk of Council requesting to continue forward with the public hearing.

The application is then taken before the City Council to be heard. It is then approved, approved with conditions, or denied.

Overlay Districts

An overlay district is used to establish alternative land development requirements to improve the aesthetics of a specific area of the community that requires special attention. It consists of a defined area and establishes the requirements that are added to those of the underlying regulations found in the UDO. The Planning Department then assembles a group of stakeholders (neighborhood groups, developers, property owners and interest groups) to discuss the overall goals as well as foreseeable effects/problems in establishing an overlay. Topics often discussed in meetings are public concerns with the nature of the regulations being imposed by the overlay district; the initial and long term costs of implementation and enforcement; etc. Once the language is agreed upon for the Overlay District, it must then be taken before the city council to be officially adopted.

Master Planned Districts

There are some specific overlay districts that may also be implemented such as Master Planned Development Overlay Districts (MPD). There are many benefits to using a MPD, they include:

- A. Comprehensive Plan. Encourages development or redevelopment that is consistent with the City's comprehensive plan.
- B. Compatibility. Helps to ensure that development is compatible with the character, density or intensity of adjacent uses.
- C. Creative Development. Development patterns achieve a more efficient and creative development or redevelopment of property.
- D. Efficiency. Economical and efficient arrangement of buildings.
- E. Innovation. Provides maximum opportunity for application of innovative concepts of development or

redevelopment in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location.

F. Preservation. To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas

G. Design. Architectural and design features which are aesthetically pleasing and supportive of an enhanced quality of life and are reflective of area or community character.

H. Public Services. To make use of existing public services, including water, sewer, drainage, roads and schools, or to assist the City with reconstruction, expansion or installation of required public services.

I. Public Benefits. To provide one or more specifically identifiable benefits to the City and its residents, including voluntary dedication of land for public purposes, preservation of natural or cultural resource, elimination of blight, or provide affordable housing.

J. Flexibility and Balance. The MPD is a flexible overlay zoning district that is intended to provide an appropriate balance between the density or intensity of development and the ability to provide adequate services for such development.

K. Approved Development. Development occurs according to limitations of use, design, density, coverage, and planning as stipulated in an approved development plan approved by the Council.

Common classifications under the MPD are: Planned Residential Unit Development (PUD), Planned Commercial Development (PCD), Planned Industrial/Manufacturing Development (PID) and Planned Mixed Use Development (PMUD). To learn more about these any of these classifications, refer to the UDO.

Zoning Districts

The chart on pages 8 shows the various zoning districts and their compatible land uses. With very few exceptions, the City of Columbus follows very close to these land uses. On page 9 you will find a flow chart which explains the rezoning process from start to finish.

An overview of the more common zoning districts that are found within Columbus can be found in the following chapters. In these chapters we will look at common residential, historic, commercial and signage zoning classifications and how it affects future development and use. Please remember that all of the images within this publication are for illustrative purposes only and may not accurately reflect actual properties within Columbus, Georgia.

Future Land Use Plan Categories

Future Land Use Designation	Description	Associated Zoning Codes
Rural Residential	Single-family residences on greater than 1 acre.	RE-10, RE-5, RE-1, PUD
Single-Family Residential	Single-family residential areas between 1 and 7.25 units per acre.	RT, SFR-1, SFR-2, SFR-3, SFR-4
Multi-Family Residential	Multi-family residential areas up to 18 units per acre.	RMF-1, RMF-2, PCD, MROD, RMH, RO
General Commercial	Property where business and trade are conducted. They may be single-use or grouped together in a shopping center.	GC, PCD, PMUD
Neighborhood Commercial	Small-scale retail uses that serve surrounding neighborhoods with common goods and services.	NC, PMUD
Light Industrial	Property used for warehousing, distribution, trucking and light manufacturing, which are primary uses.	TECH, LMI, PID
Heavy Industrial	Property used for heavy industrial uses such as large-scale manufacturing or mining.	HMI, PID
Park/Recreation/Conservation	Areas that have been developed or are proposed to be developed for park, recreational use or protected open space.	Any Zoning District
Office/Professional	Property that accommodates business concerns that do not provide a product directly to customers on the premises, or do not as a primary activity involve manufacture, storage or distribution.	CO, RO, SAC, TECH, PCD, PMUD
Mixed Use	Areas of mixed-use development (multi-family residential, office, commercial) up to 43 dwelling units per acre.	RO, H, PUD, PCD, PMUD
High Density Mixed Use	Areas of mixed-use development containing both high intensity commercial and residential uses with no limit placed on dwelling units per acre.	UPT, CRD, PUD, PCD, PMUD
Transportation, Communications, Utilities	Areas housing uses such as power generation plants, sewerage and water treatment facilities, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities, or similar uses.	Any zoning district, if use is consistent with the description of future land use.
Public Institutional	Areas housing local government's community facilities, general government, and institutional land uses. Examples include schools, city halls, county courthouses, landfills, health facilities, churches, libraries and police and fire stations.	Any zoning district, if use is consistent with the description of future land use.

Zoning Process

The applicant obtains an application from the Planning Department

All necessary information is included in the application: site plan, legal description, picture(s) of the sign(s), and fees

The planning technician will begin processing the application

The GIS division prepares maps for the proposed rezoning site

An information sheet and site plan is sent to Transportation Planning, Traffic Engineering, and Engineering departments to be reviewed.

The application then goes before the Planning Advisory Commission (PAC)

PAC then hears the case and recommends either approval or denial

The Planning Department then recommends approval or denial on the application

The application must be approved by the Planning Department to automatically be sent to Council. If the application is denied by the Planning Department, the applicant must send a letter to the Clerk of Council requesting to continue forward with the public hearing.

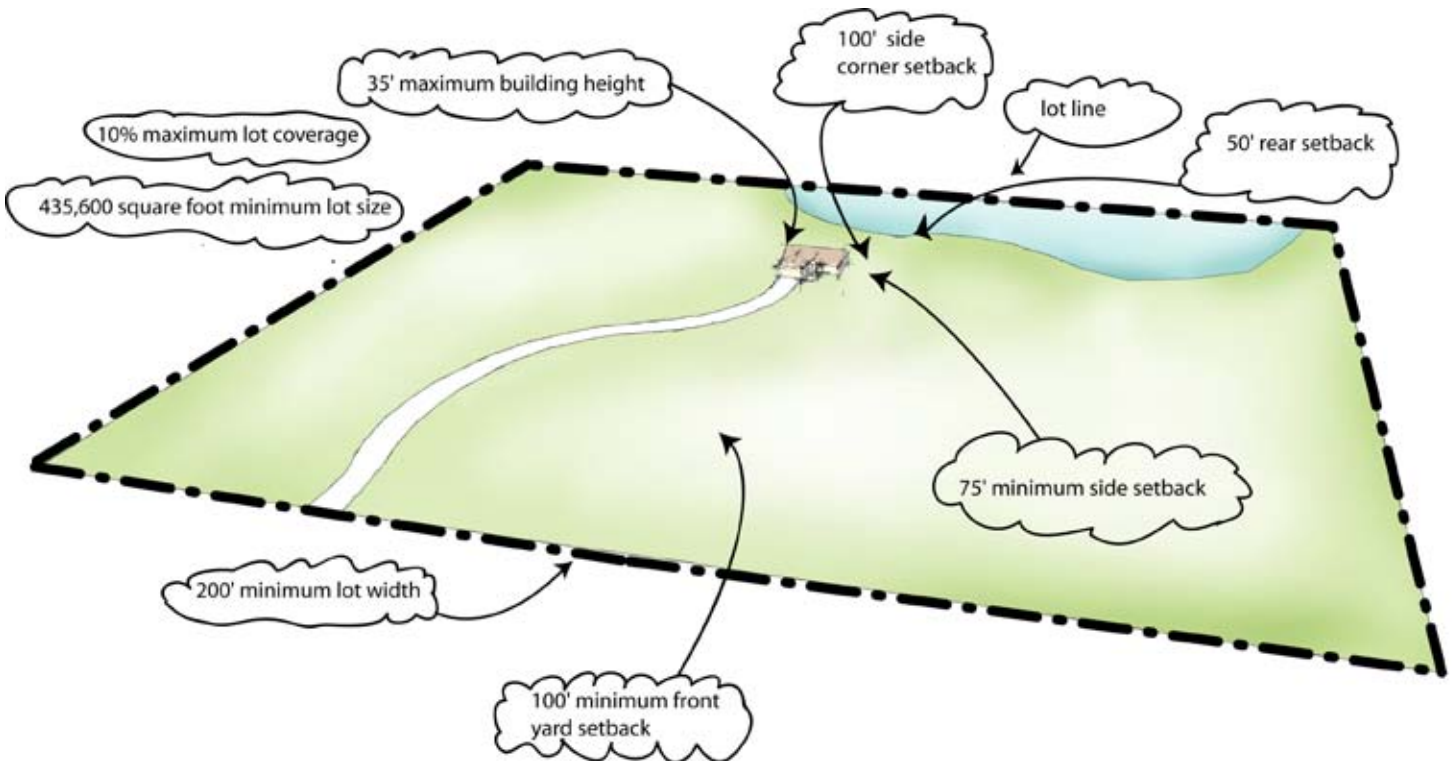
Ad is ran for 15 days prior to Council meeting but no later than 45 days prior

After the ad has been placed, notifications containing a letter, map, and agenda are prepared and sent out to the citizens located within the notification area (300ft radius of proposed rezoned site)

The application is then taken before the City Council to be heard. This first meeting is the 1st Reading and is the public hearing

The following meeting is called the 2nd Reading. There is no public hearing and the case is voted approved, approved with conditions, or denied.

Residential



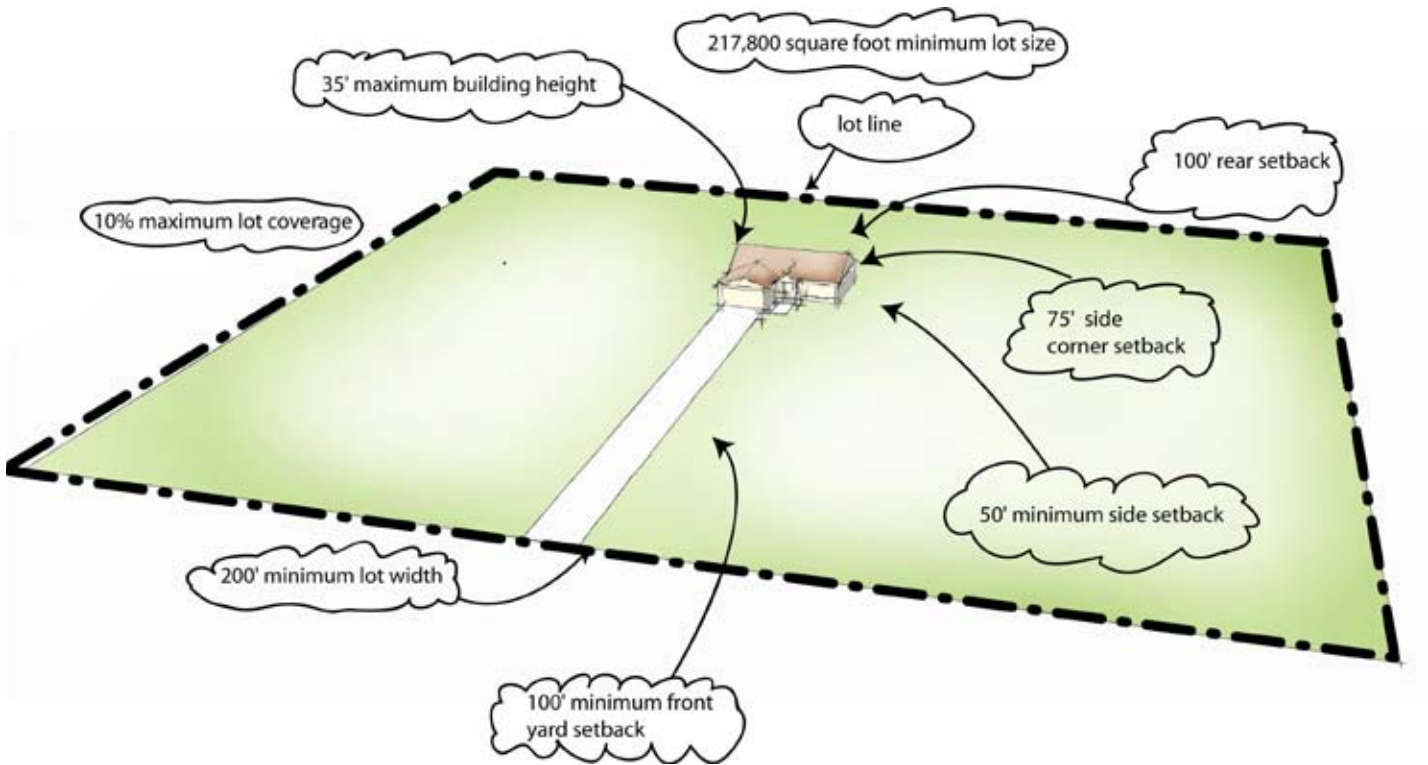
The purpose of the RE10, RE5 , and RE1 zoning districts is to provide a very low density residential zoning district that provides for large residential lots, limited agricultural uses, and the potential for clustered subdivisions that retain the rural character of the area.

The RE10 zoning district is intended to be applied in areas that are:

1. Rural in character and generally are not affected by urban development;
2. Comprised of large numbers of acres in a single holding;
3. Located where urban services such as central water and sewer are not available; and
4. Considered to possess environmental and natural resources characteristics that should be encouraged to be retained in perpetuity.

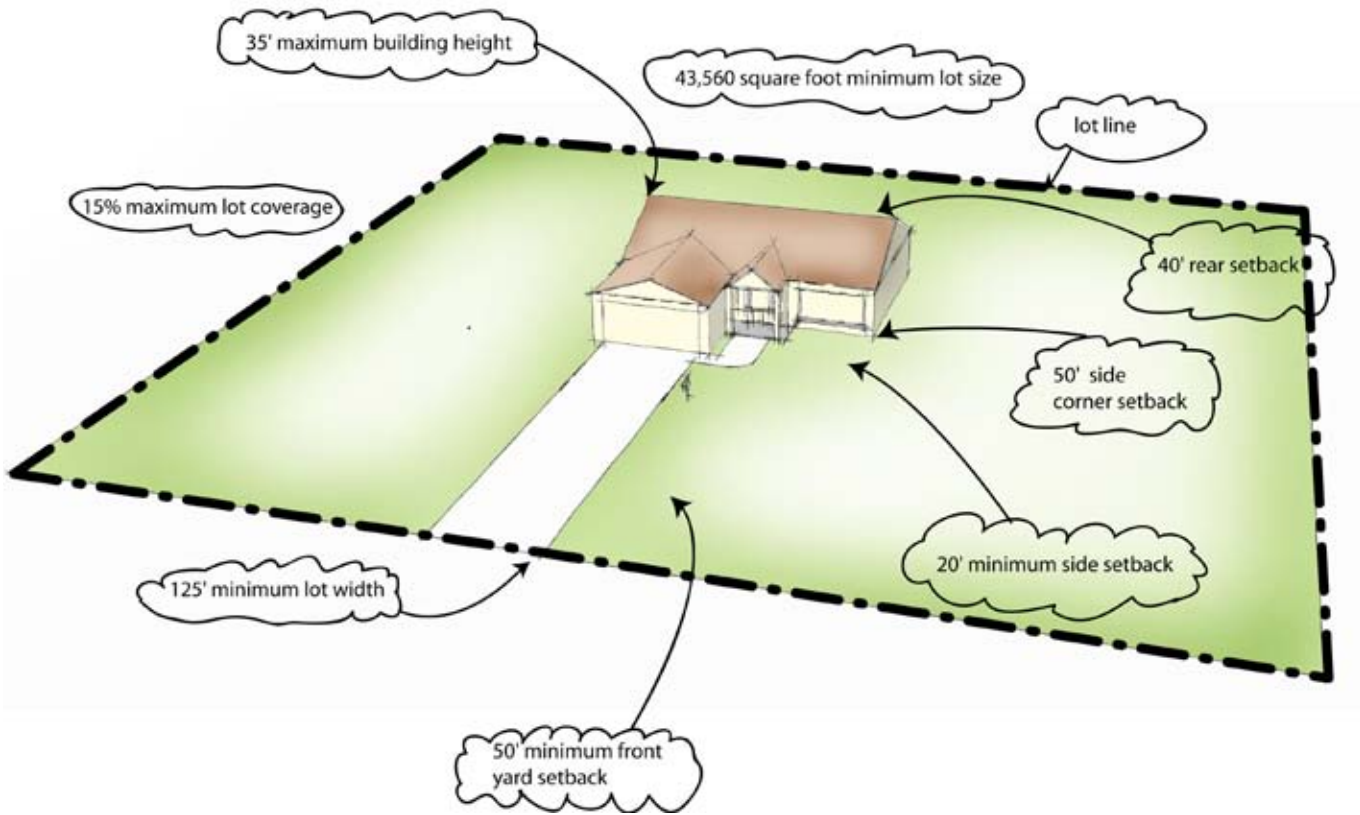
Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RE10	435,600	1 per 10 Acres	10%	250	35	100	75	100	50	

RE5



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RE5	217,800	1 per 5 Acres	10%	200	35	100	50	75	100	



Property Development Regulations

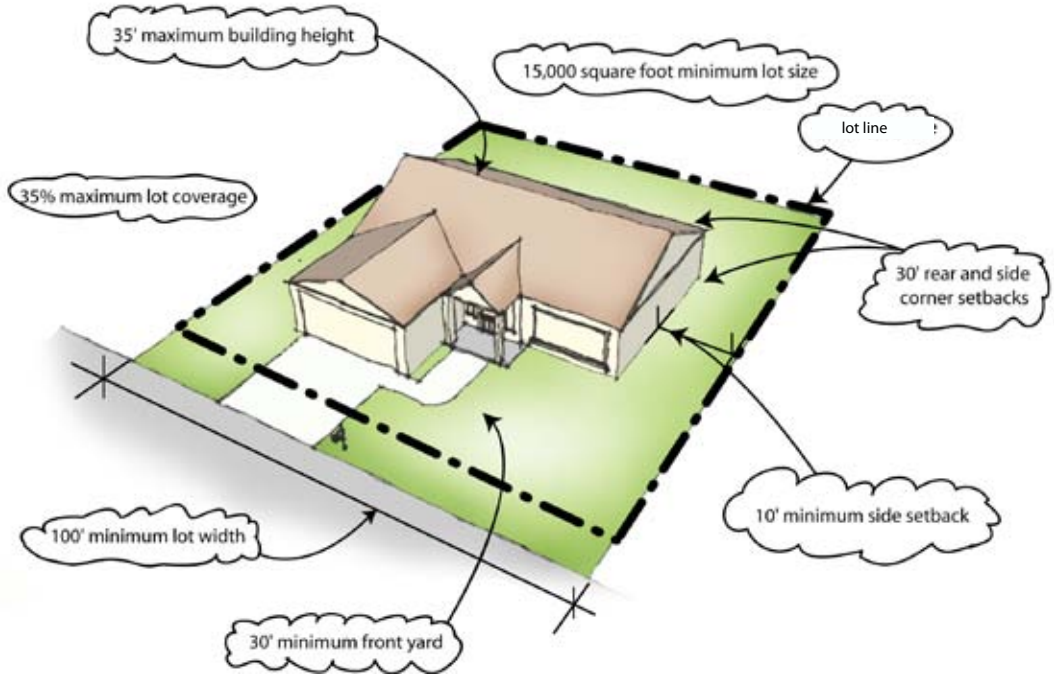
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RE1	43,560	1	15%	125	35	50	20	50	40	

SFR1

Within the SFR1 zoning district, you will find a lower density residential zoning district that protects a single family dwelling's residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space.

The SFR1 zoning district is intended to be applied in areas that are:

1. Approved for development at a density of more than one unit per acre;
2. Existing with density of up to two and one-half units per acre; and
3. Existing with a present and future land use pattern that reflects an area suitable for families.



Property Development Regulations

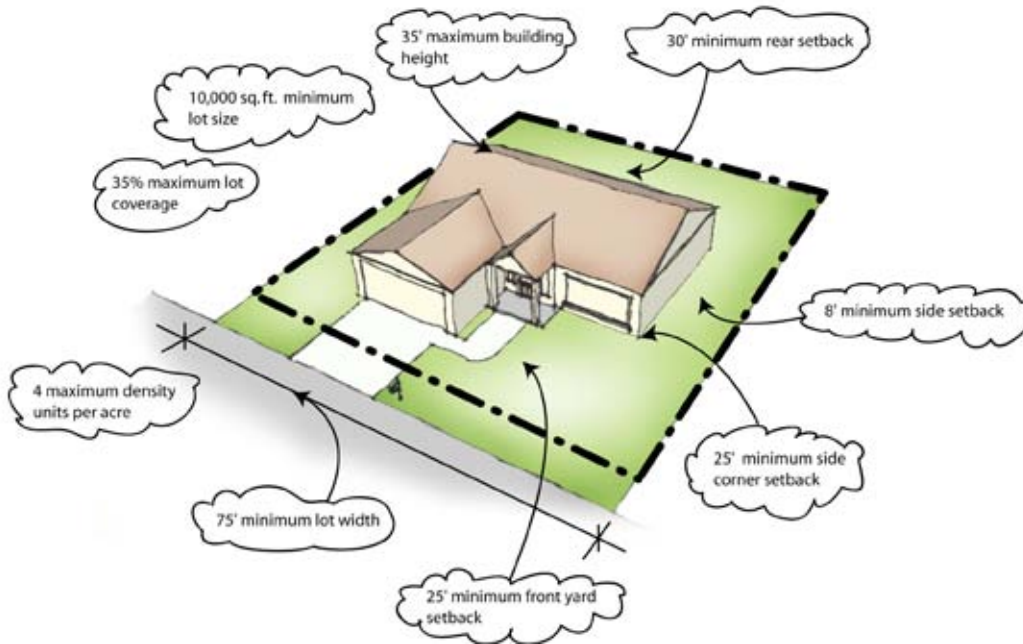
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
SFR1	15,000	2.5	35%	100	35	30	10	30	30	

SFR2

The SFR2 zoning district provides a moderate density residential zoning district that protects a single-family dwelling residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space.

The SFR2 zoning district is intended to be applied in areas that are:

1. Approved for development at a density of more than one unit per acre;
2. Existing with a density of two to four units per acre; and
3. Existing with a present and future land use pattern that reflects an area suitable for families.



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
SFR2	10,000	4	35%	75	35	25	8	25	30	

SFR3

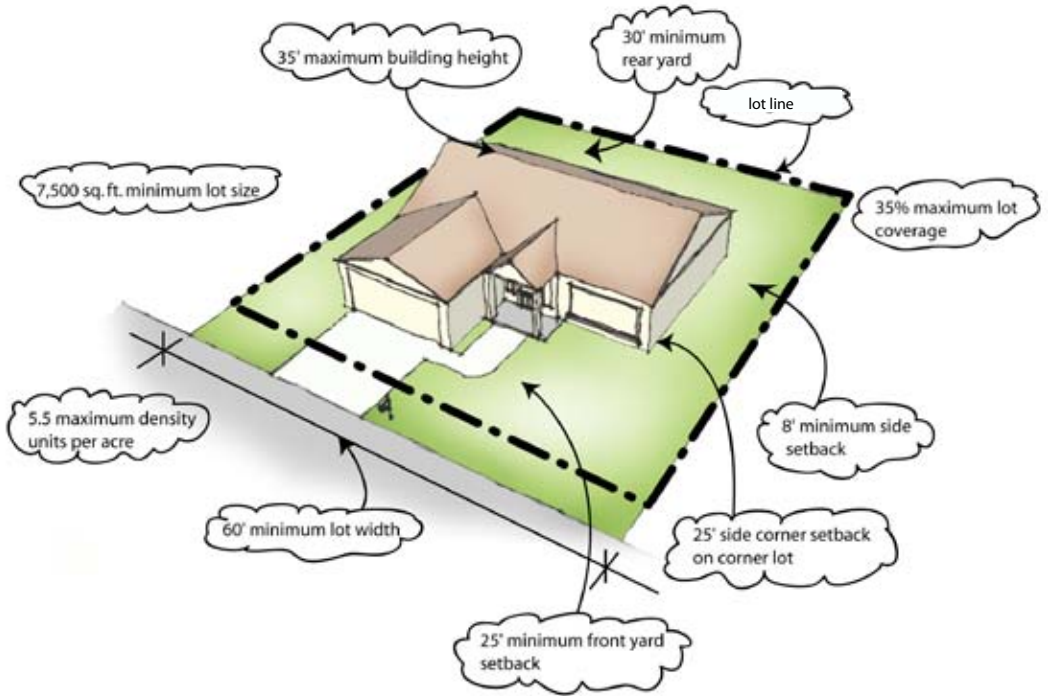
SF Detached

The purpose of the SFR3 zoning district is to provide a medium density residential zoning district that protects single-family dwelling residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space. In addition, the zoning district also allows single-family zero lot line dwellings.

The SFR3 zoning district is intended to be applied in areas that are:

1. Approved for development at a density of more than one unit per acre;
2. Existing with a density of three to five and one-half units per acre; and
3. Existing with a present and future land use pattern that reflects an area suitable for families in detached and zero lot line dwellings.

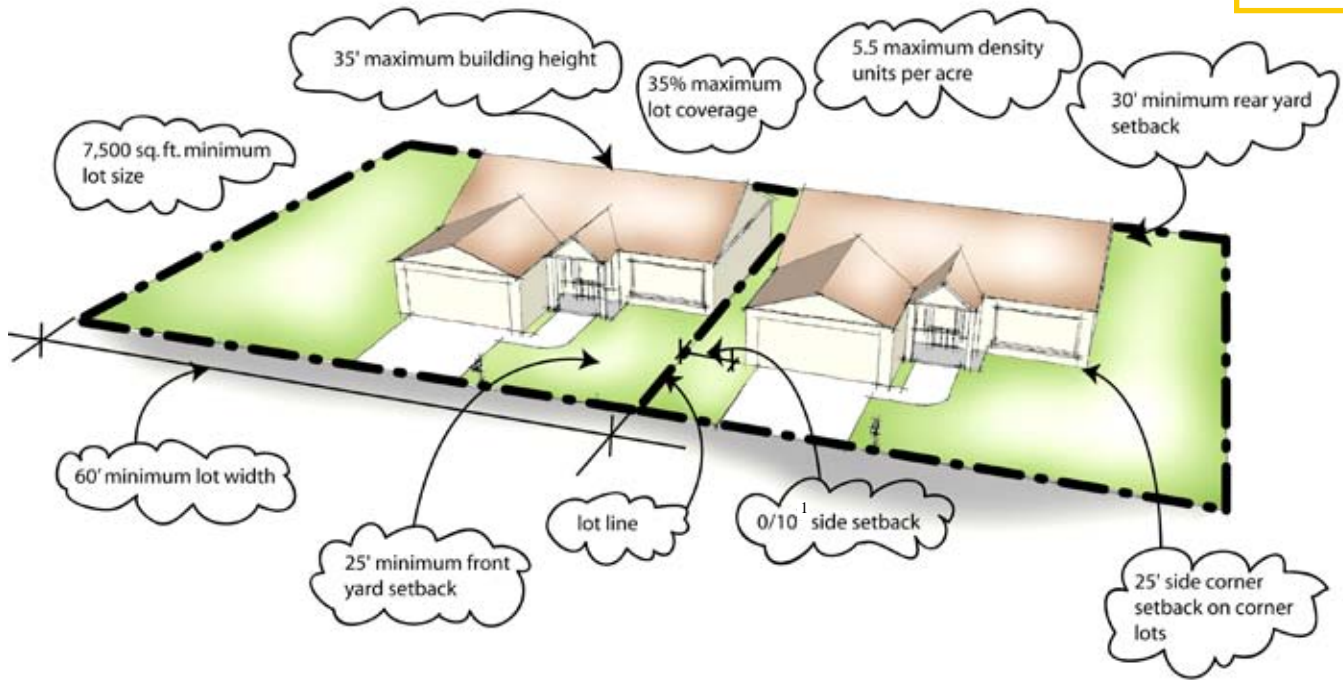
A maintenance easement of at least five feet in width will be included as part of the required side yard for all zero lot line dwellings.



Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
SFR3										
SF Detached	7,500	5.5	35%	60	35	25	8	25	30	

SFR3

Zero Lot Line



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
SFR3										
Zero Lot Line	7,500	5.5	35%	60	35	25	0/10 ¹	25	30	

Note. 1 Maintenance easement of five feet to be provided.

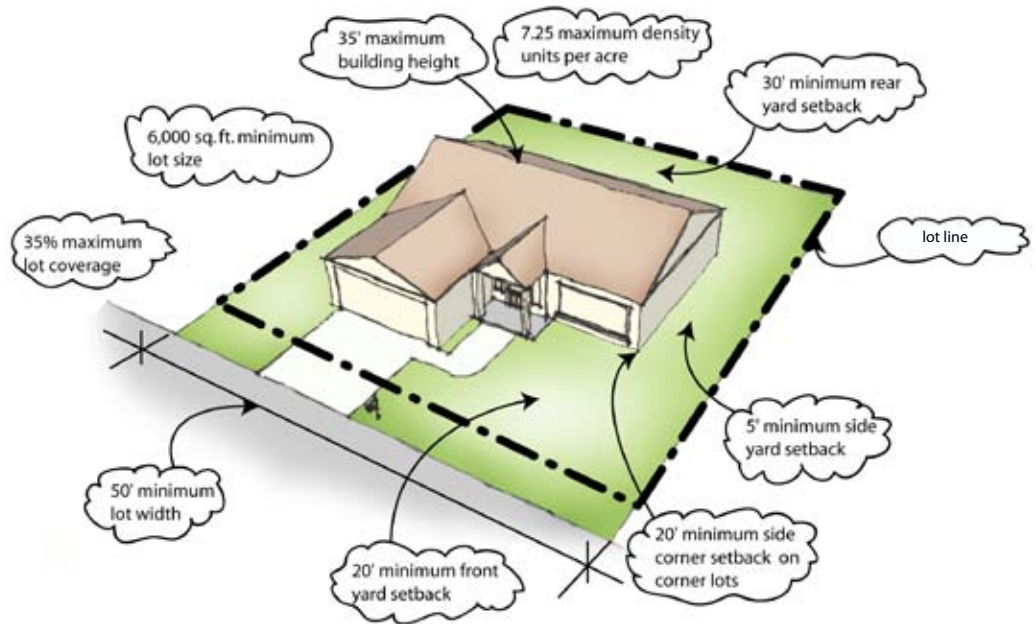
SFR4

SF Detached

The SFR4 zoning district is to provide a higher density residential zoning district while protecting residential character by prohibiting commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that preserve open space.

The SFR4 zoning district is intended to be applied in areas that are:

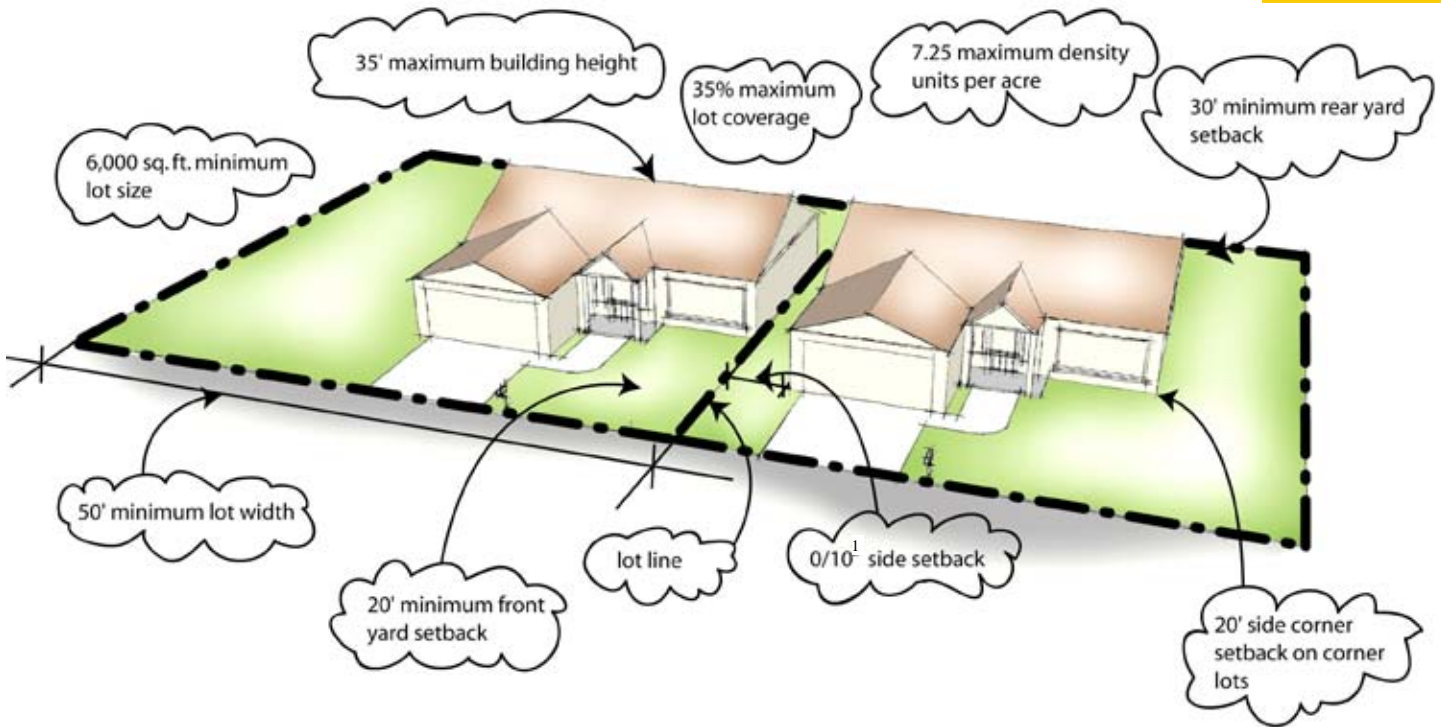
1. Approved for development at a density of up to seven and one-half units per acre;
2. Existing with a density of five to seven and one-half units per acre; and
3. Existing with a current or future land use pattern that reflects an area suitable for families in detached single-family dwellings.



Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
SFR4										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	

SFR4

Zero Lot Line



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
SFR4										
Zero Lot Line	6,000	7.25	35%	50	35	20	0/10 ¹	20	30	

Note. 1 Maintenance easement of five feet to be provided.

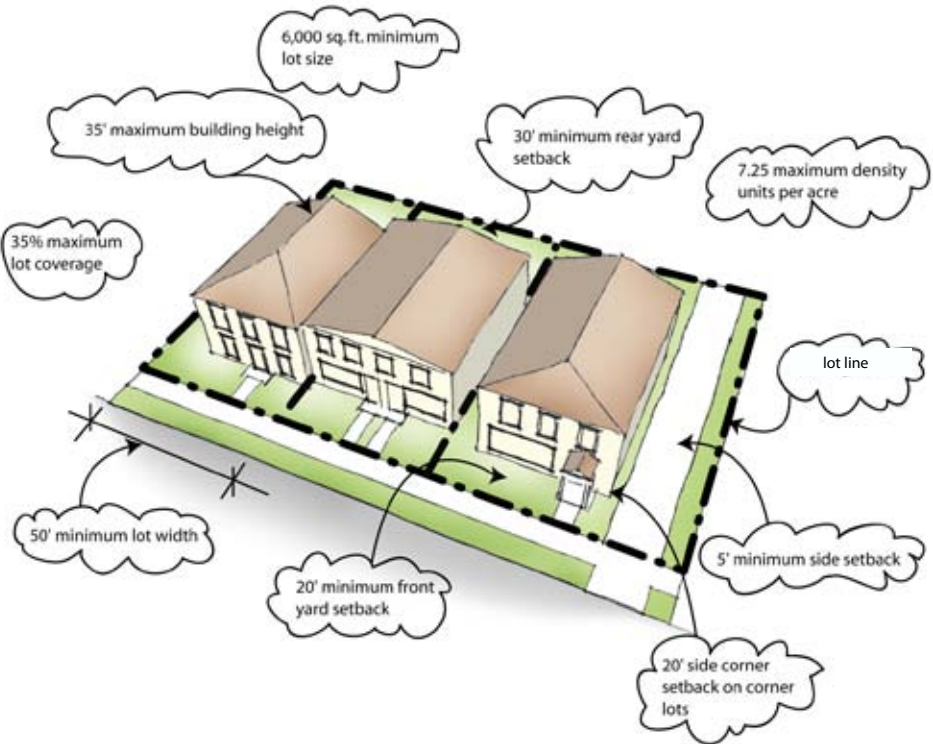
RMF1

SF Detached

The RMF1 zoning district is used primarily to provide a high density residential zoning district that allows a variety of dwelling types and maintains an overall residential character by allowing a limited number of commercial uses such as assisted or personal care facilities and bed and breakfast inns; prohibiting other commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that are consistent with higher density residential concentrations.

The RMF1 zoning district is intended to be applied in areas that are:

1. Approved for development at a density of up to fourteen and one-half units per acre;
2. Existing with a density that may range from seven to eighteen units per acre; and
3. Existing with a present or future land use pattern that reflects an area suitable for families in assisted and personal care facilities; detached, and zero lot line dwellings; multifamily dwellings; two family dwellings; and townhouses.

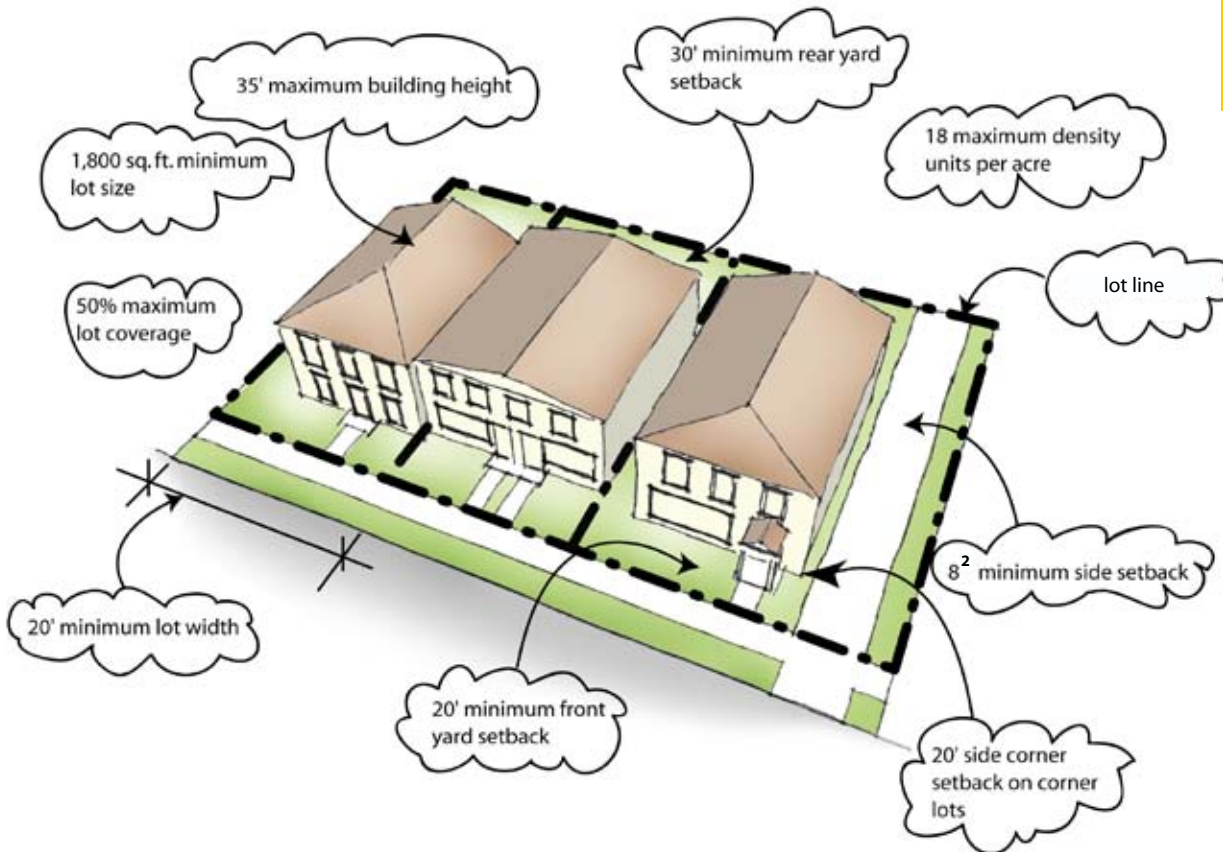


Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	

RMF1

Townhouse



Property Development Regulations

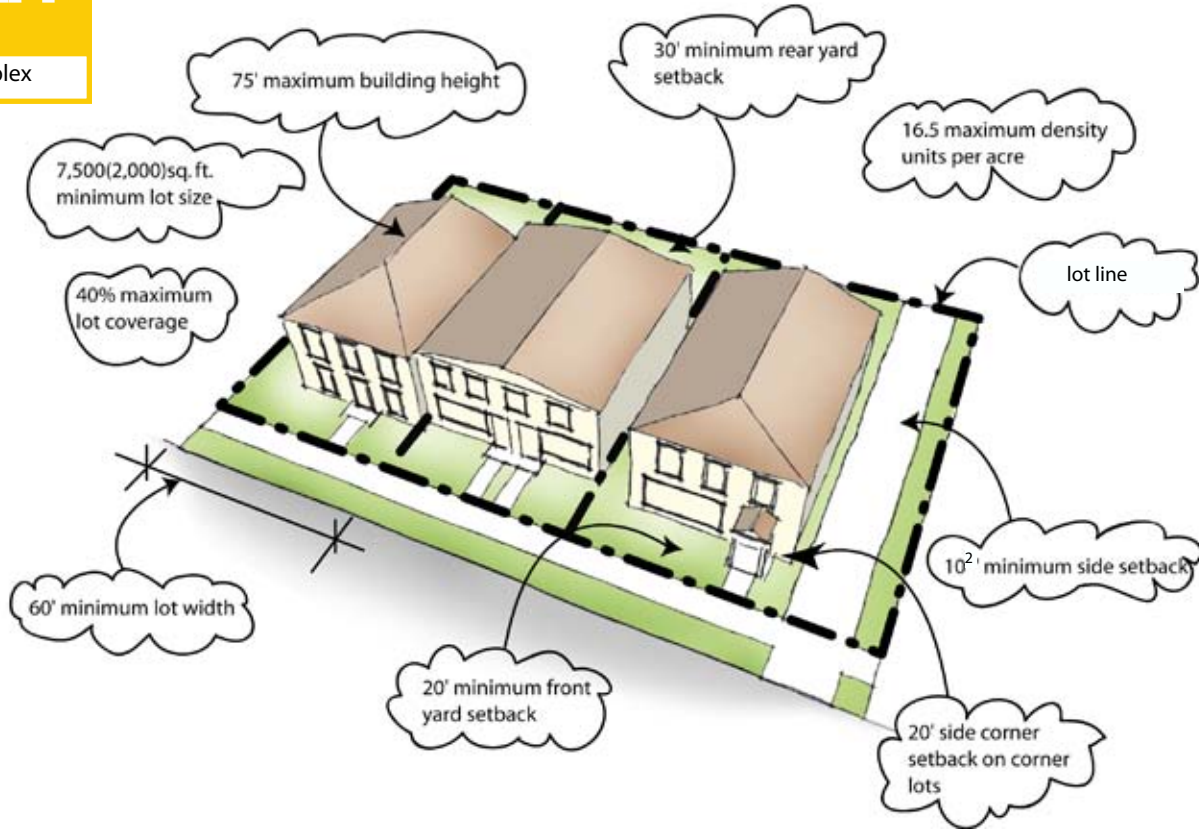
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF1										
Townhouse	1,800 (1,800)	18	50%	20	35	20	8 ²	20	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

RMF1

Duplex



Property Development Regulations

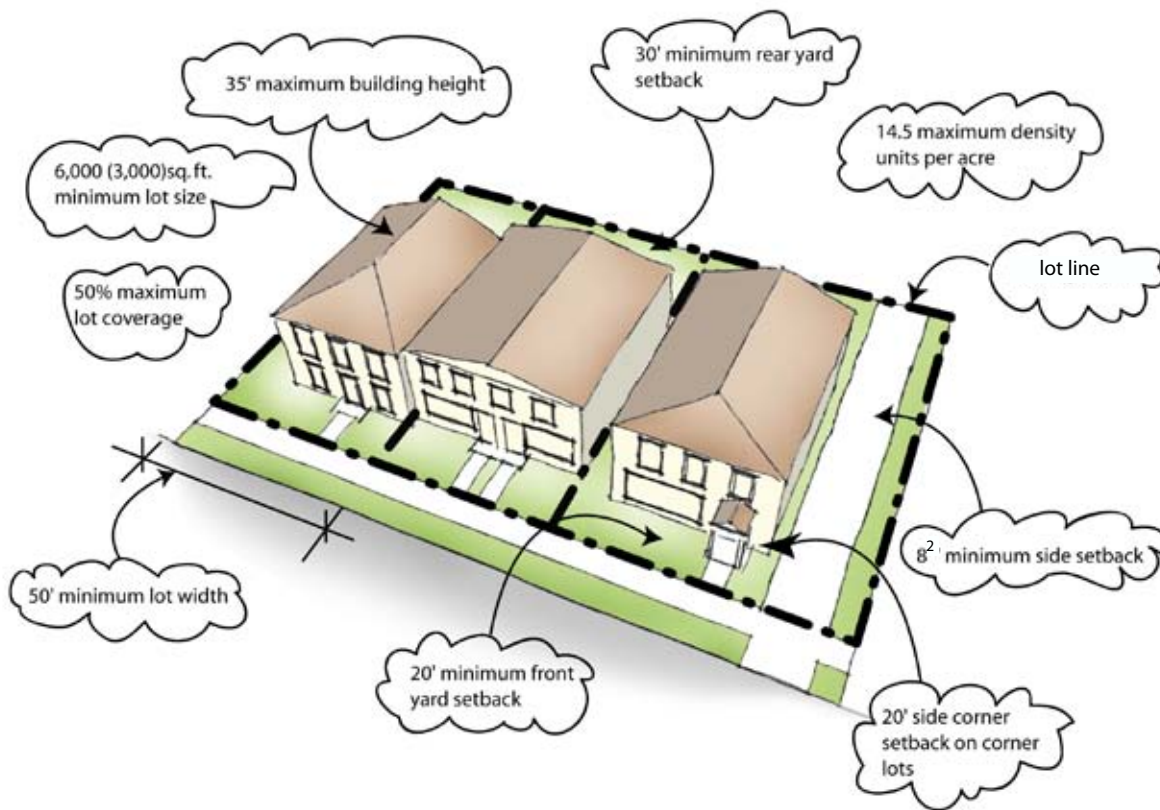
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF1										
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

RMF1

Multi-Family and Condo



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF1										
Multi-family and Condo	6,000 (3,000)	14.5	35%	50	35	20	8 ²	20	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

RMF1 and RMF2

Non-Residential

RMF1 and RMF2 Non-Residential category typically include land uses such as: places of worship, cemeteries, various public uses, hospices and day care facilities.



Property Development Regulations

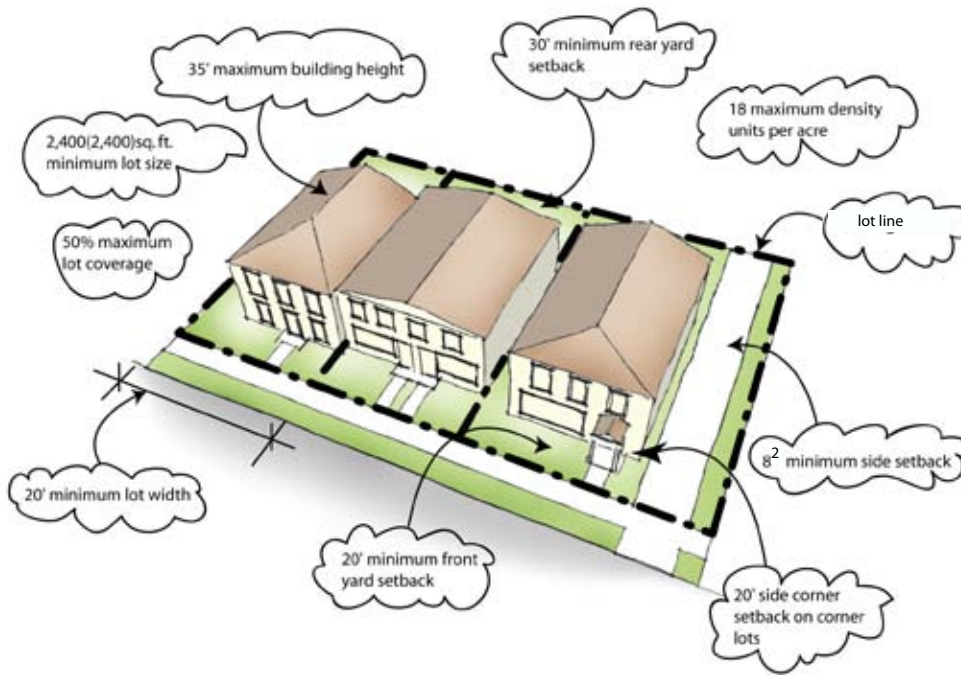
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
RMF1										
Nonresidential Use	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20		
RMF2										
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

RMF2

Townhouse



The RMF2 zoning district is to provide a high density residential zoning district that allows only multifamily dwelling types and maintains an overall residential character by allowing a limited number of commercial uses such as assisted, retirement or personal care facilities, and bed and breakfast inns; allowing secondary uses within office, and institutional, prohibiting other commercial uses; allowing uses that enhance residential areas, such as places of worship, elementary and secondary schools, and parks; and establishing property development regulations that are consistent with higher density residential concentrations

The RMF2 zoning district is intended to be applied in areas that are:

1. Approved for development at a density of up to 16.5 units per acre;
2. Existing with a density that may range from seven to eighteen units per acre; and
3. Existing with a present or future land use pattern that reflects an area suitable for families in assisted and personal care facilities; multifamily dwellings; two family dwellings; and townhouses.

Secondary uses are permitted as provided in Section 4.2.9 of the UDO.



Property Development Regulations

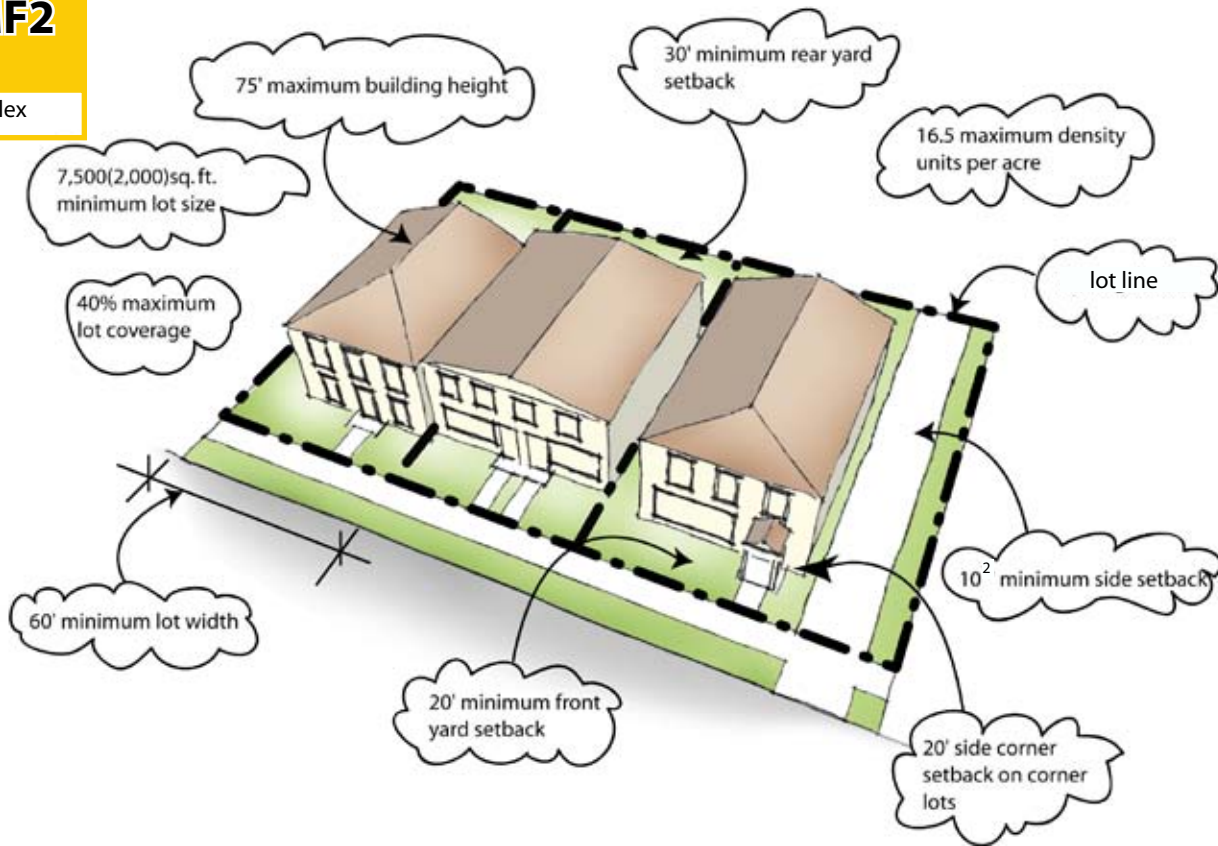
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF2										
Town-house	1,800 (1,800)	18	50%	20	35	20	8	20 ²	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

RMF2

Duplex



Property Development Regulations

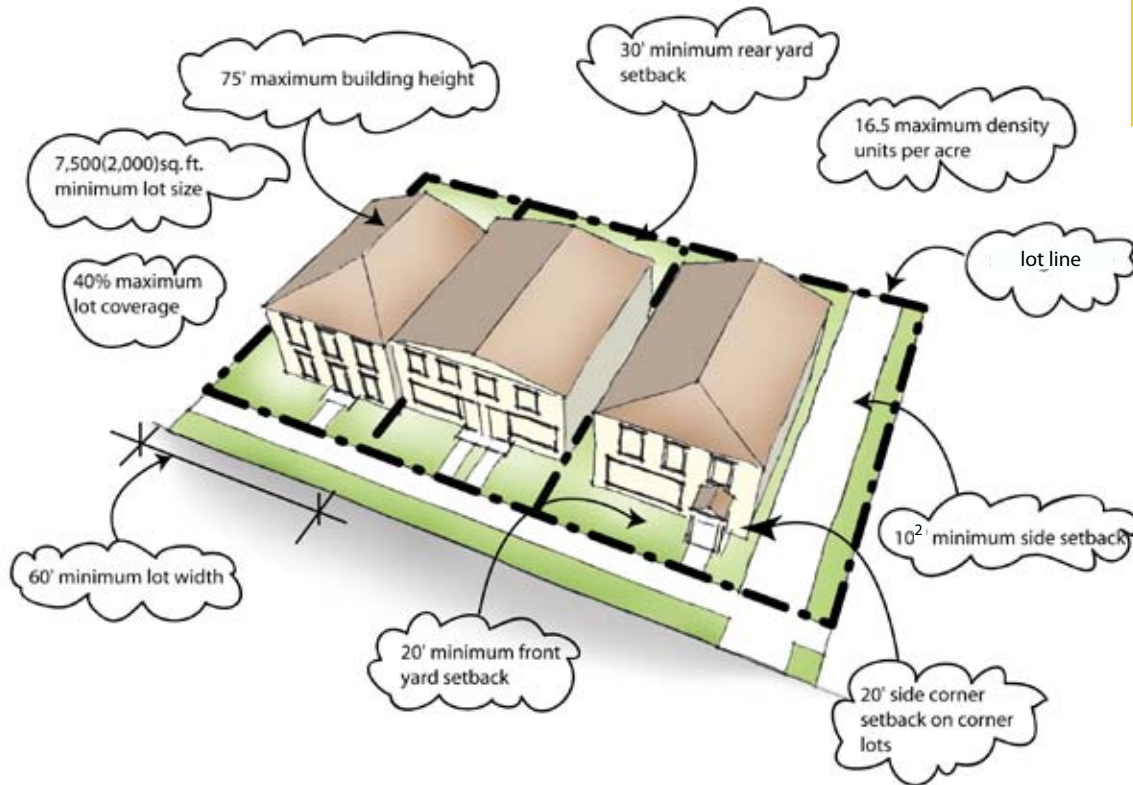
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF2										
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

RMF2

Multi-Family and Condo



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF2										
Multi-family and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	

Note. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

2 Applies to end units only.

Historic

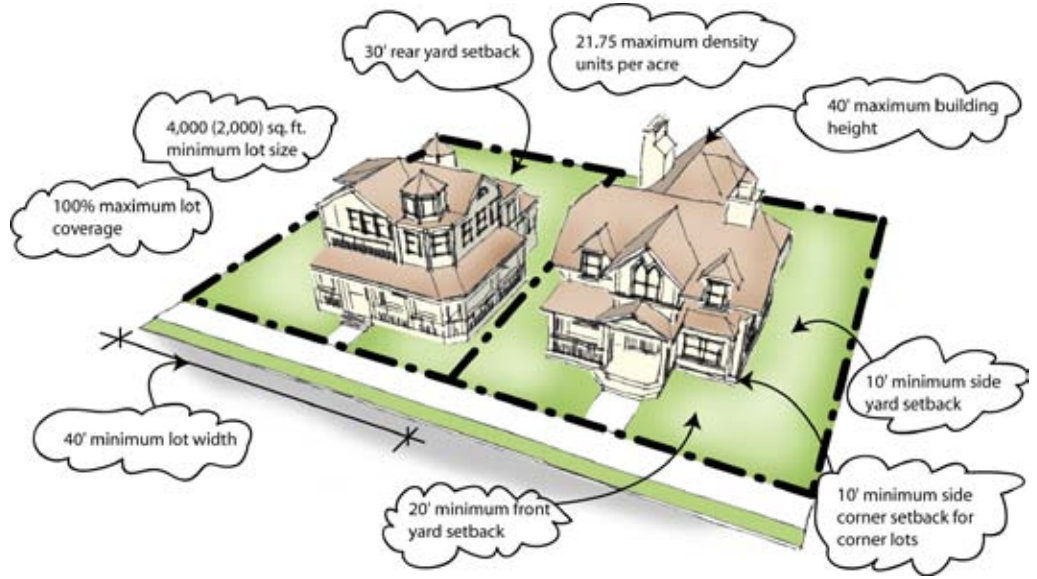
HIST

SF Detached

The primary reasons that we use the Historic Zoning District (HIST) are the following:

1. To safeguard the architectural and historic heritage of Columbus, Georgia;
2. To promote the use of scenic and historic districts for the education, pleasure, and welfare of citizens and its visitors; and
3. To provide and protect an environment suitable for residential and other uses compatible with those objectives.

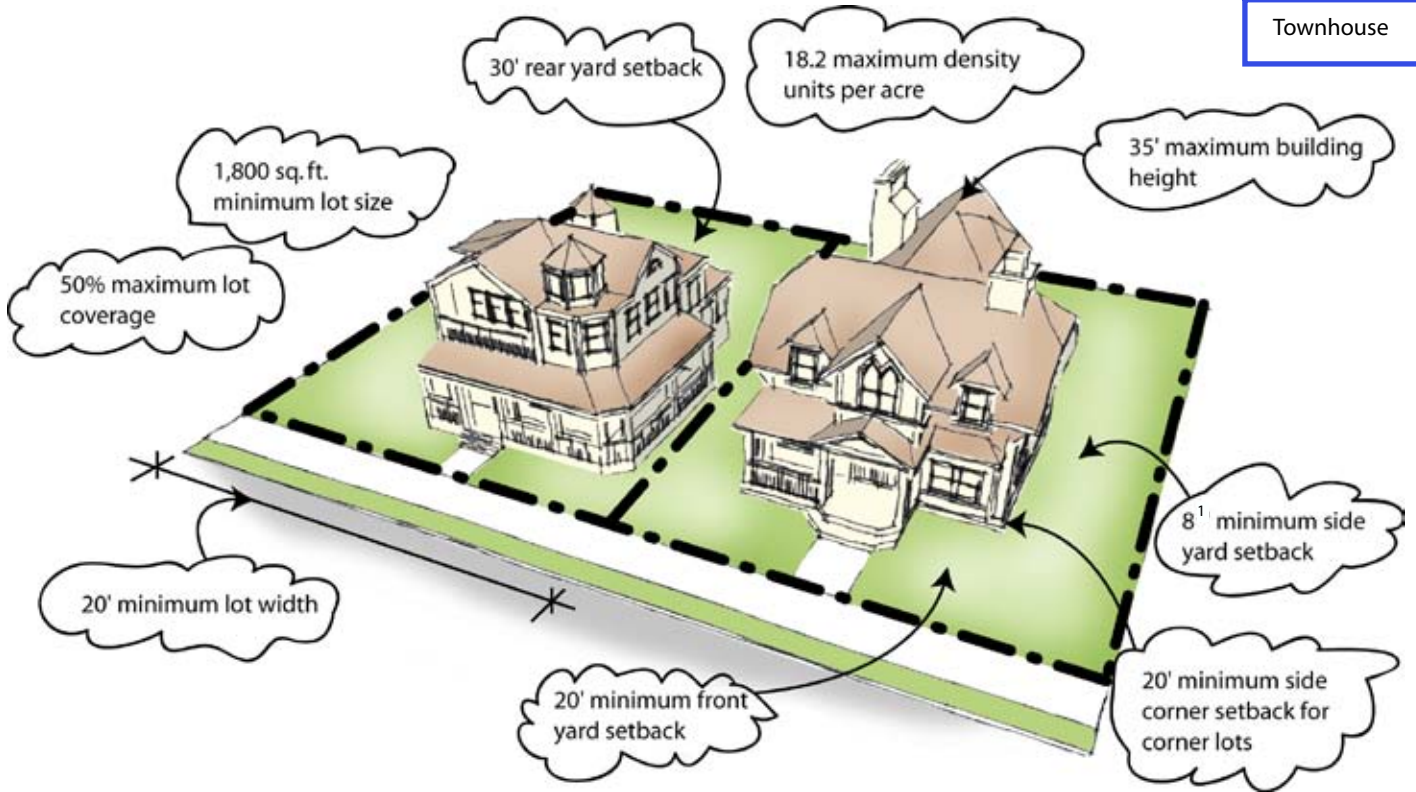
For more information regarding properties that are deemed Historic refer to the zoning ordinance or the Official Zoning Map of Columbus, Georgia. It is important to remember that properties within the HIST zoning district are subject to review by the Board of Historic and Architectural Review (BHAR)



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20	10	20	30	

Notes. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit. 2



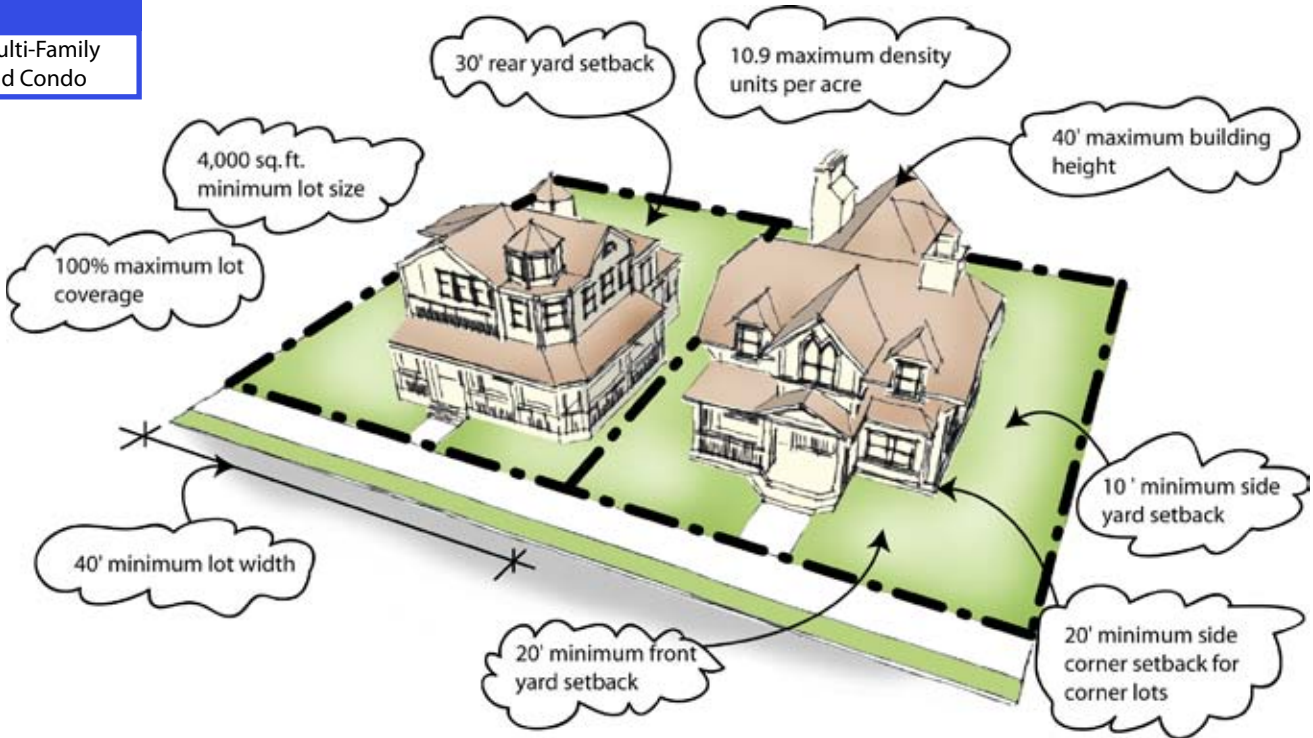
Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
Townhouse	1,800	18.2	50%	20	35	20	8	20	30	

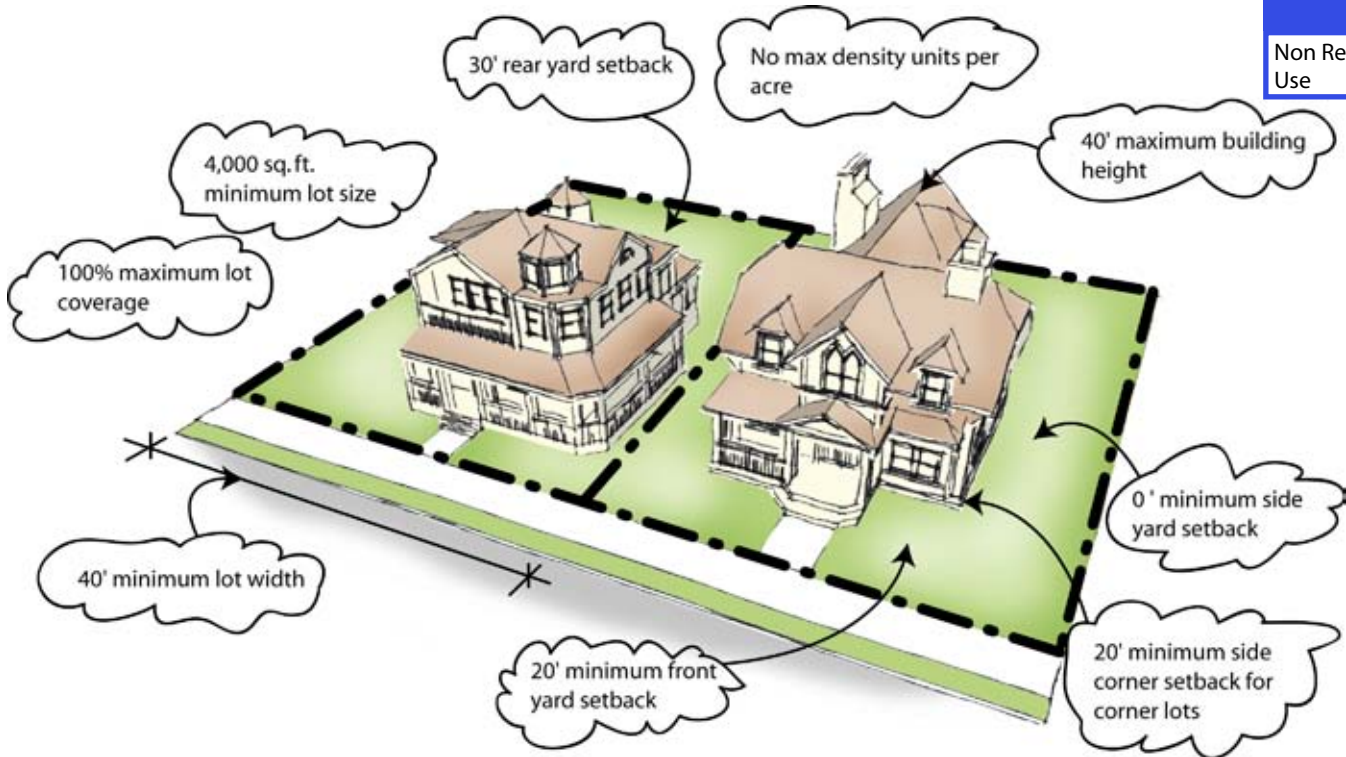
Notes. 1 Maintenance easment of five feet to be provided.

HIST

Multi-Family and Condo



Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
Multi-family and Condo	4,000	10.9	100%	40	40	20	10	20	30	



Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
HIST										
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	

Commercial

UPT

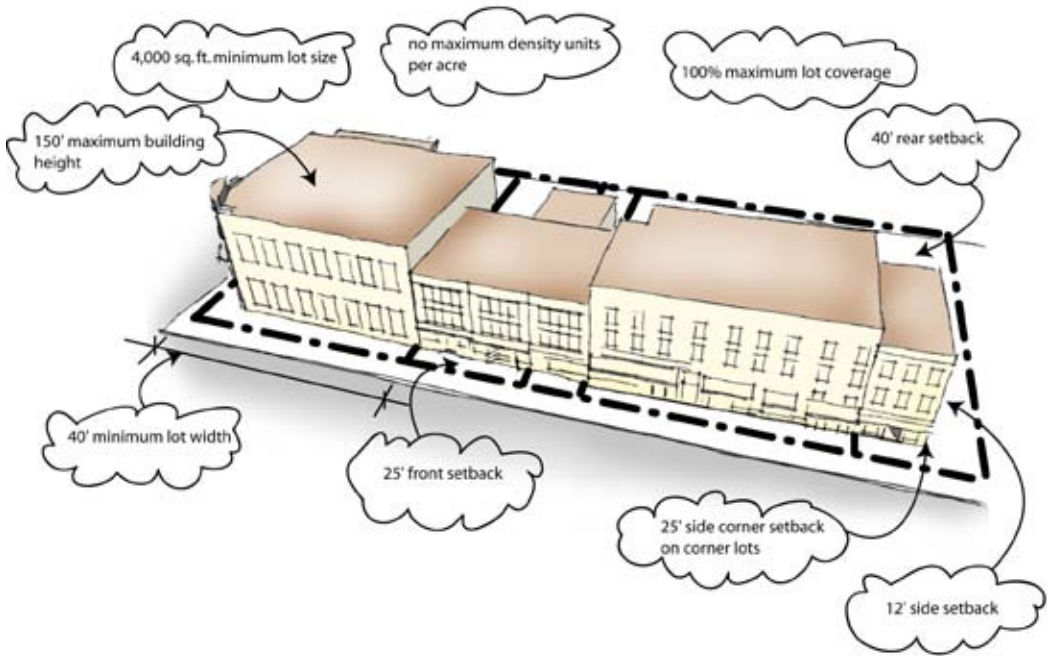
Multi-Family and Condo

The purpose of zoning district is to provide a mixed use zoning district that provides for both high intensity commercial and high density residential uses in an area that is adjacent and complementary to the CRD zoning district.

The UPT zoning district is intended to be applied in areas that are:

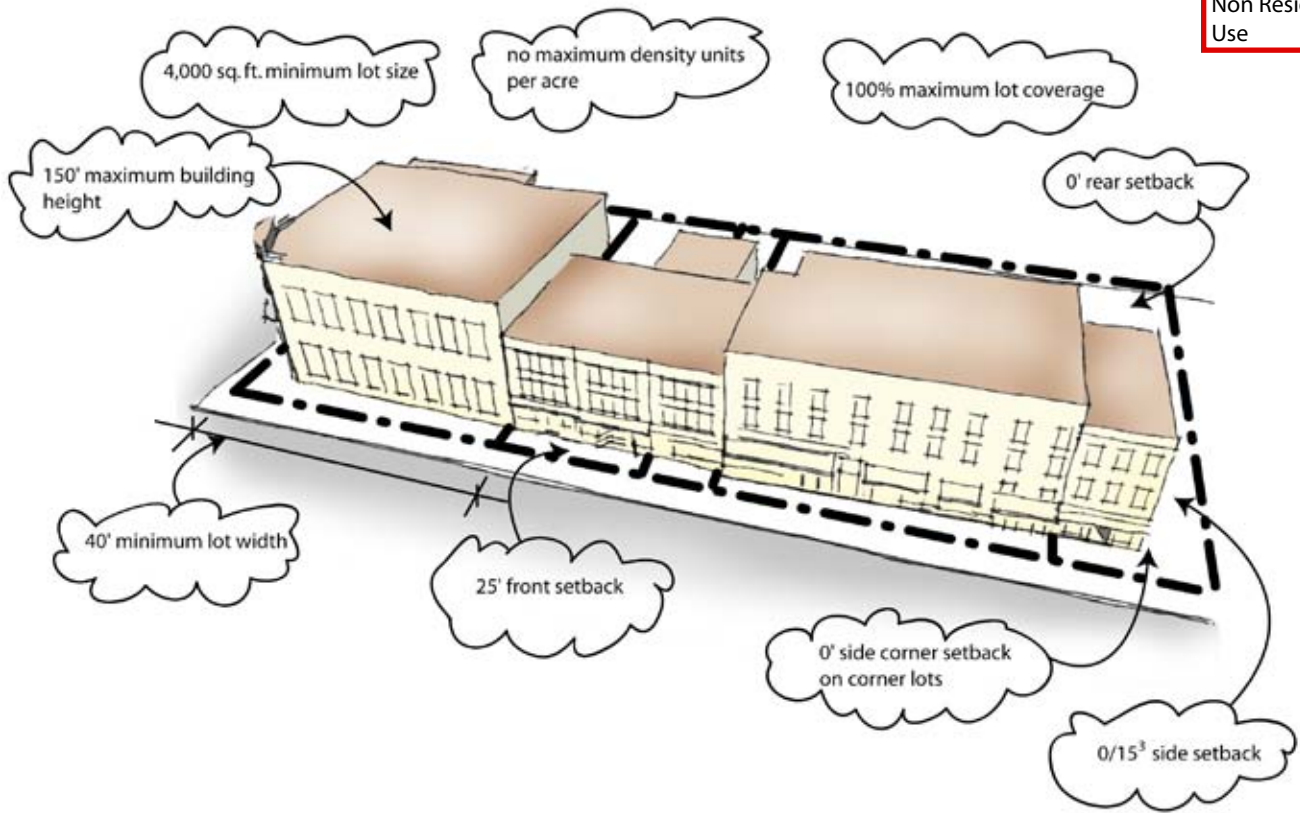
1. Located in an area where high density and intensity development is encouraged;
2. Located adjacent to the CRD zoning district; and
3. Capable of allowing complementary existing and future land uses that can attract employment, residential and entertainment activities in one extended area.

Secondary uses are permitted as provided in Section 4.2.9 of the UDO. Existing encroachments into a public right-of-way shall comply with the requirements of Section 4.2.23 of the UDO. Properties within the UPT zoning district are subject to review by the Uptown Facade Board as provided in Section 9.2.5 and the BHAR as provided in Article 7 of Chapter 9.



Property Development Regulations

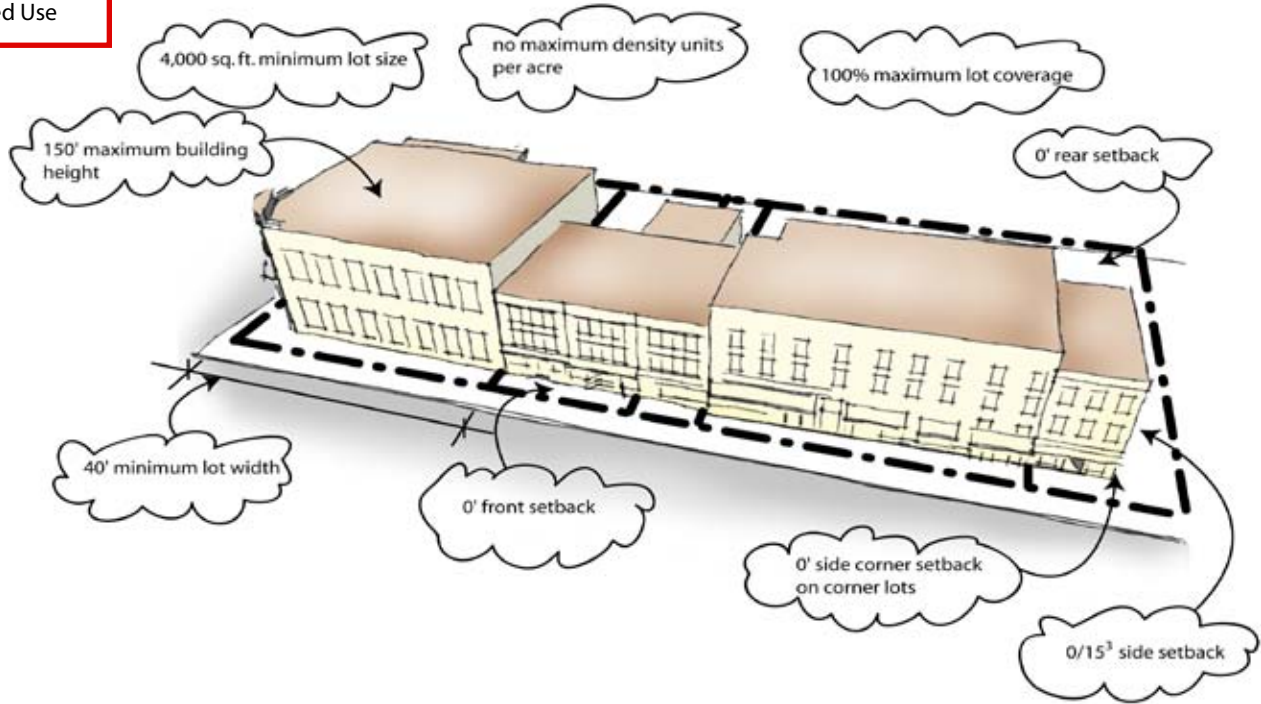
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	



Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 ³	0	0	
3. 15 feet when abutting a residential zoning district.										

UPT

Mixed Use



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
Mixed Uses	4,000	None	100%	40	150	0	0/15 ³	0	0	2

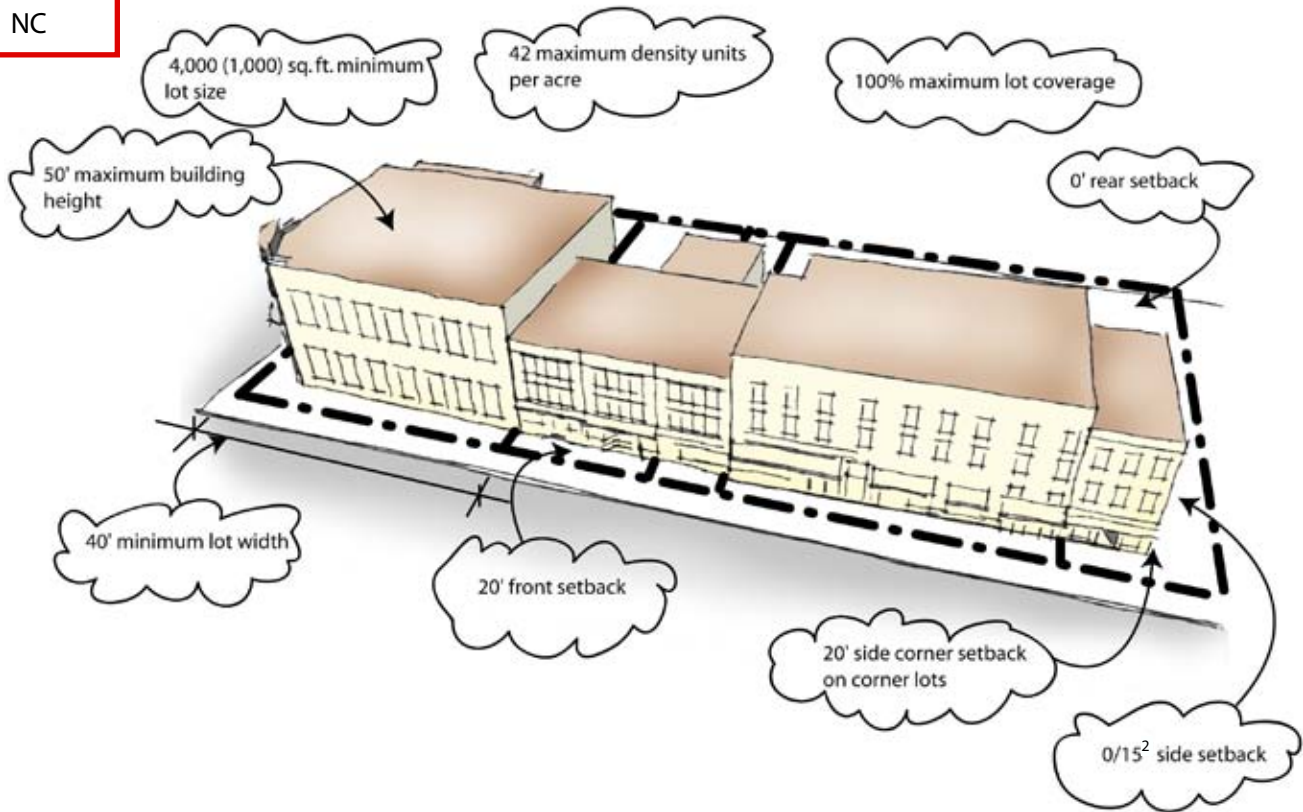
2. Residential uses are to be located above the ground floor.
3. 15 feet when abutting a residential zoning district.



Property Development Regulations									
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)			Notes
						Front	Side	Side Corner	
CRD	See requirements for UPT zoning district								

NC

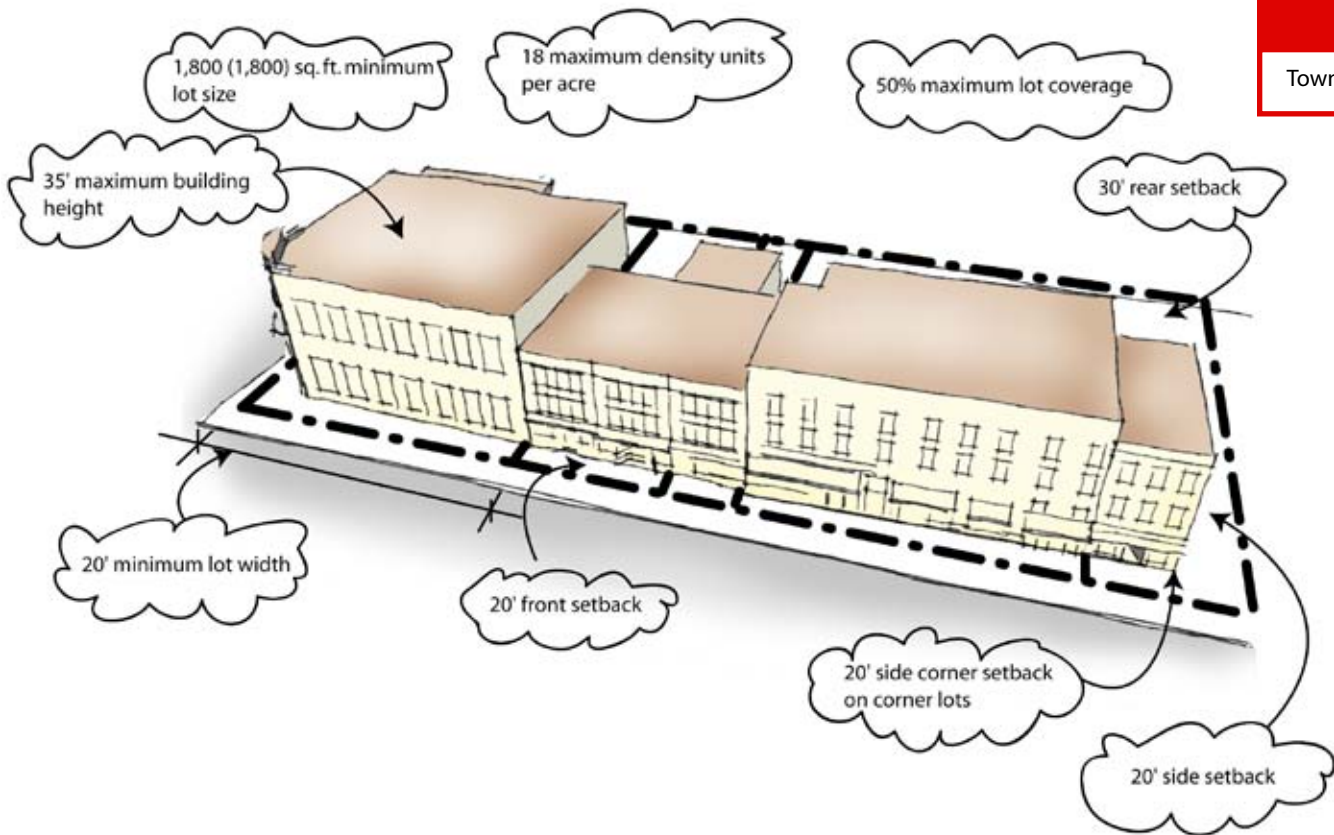
NC



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
NC	4,000 (1,000)	42	100%	40	50	20	0/15 ²	20	0/15 ²	

1. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.
2. 15 feet when abutting a residential zoning district.



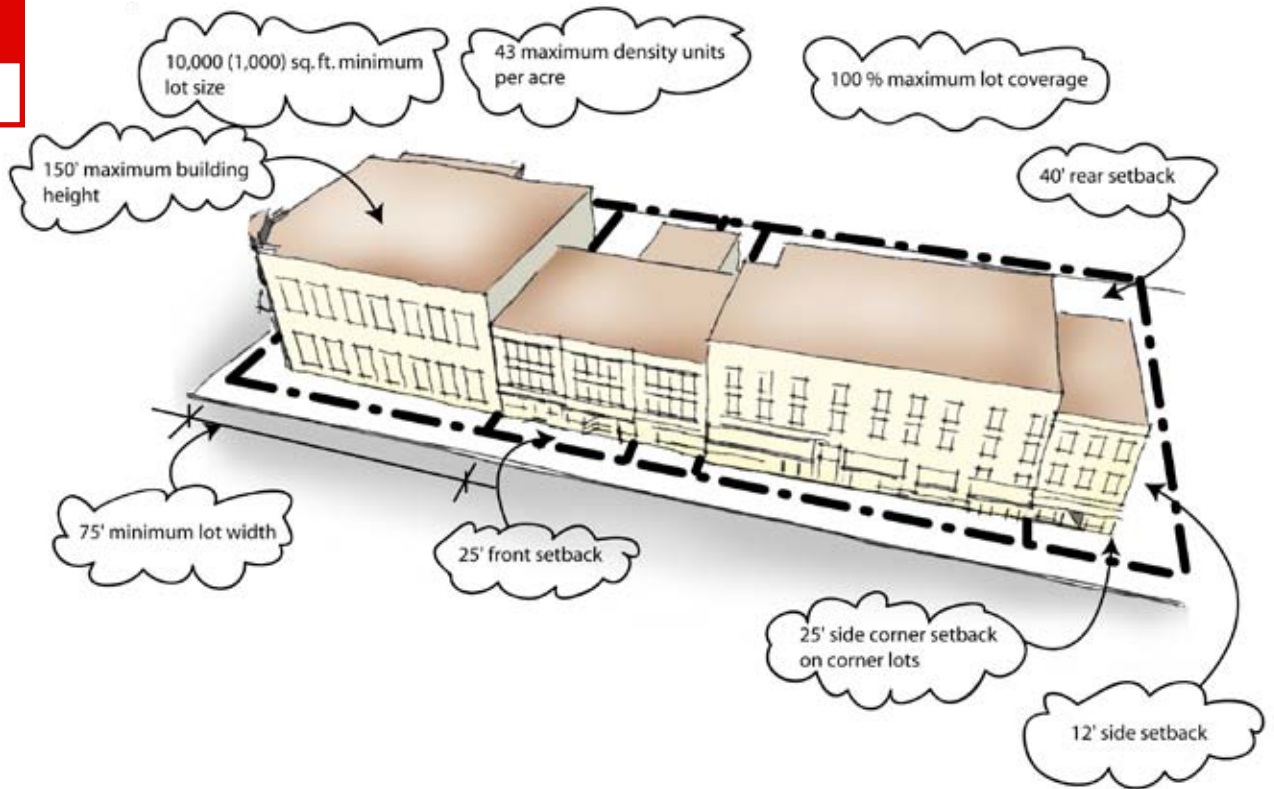
Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	

1. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

RO

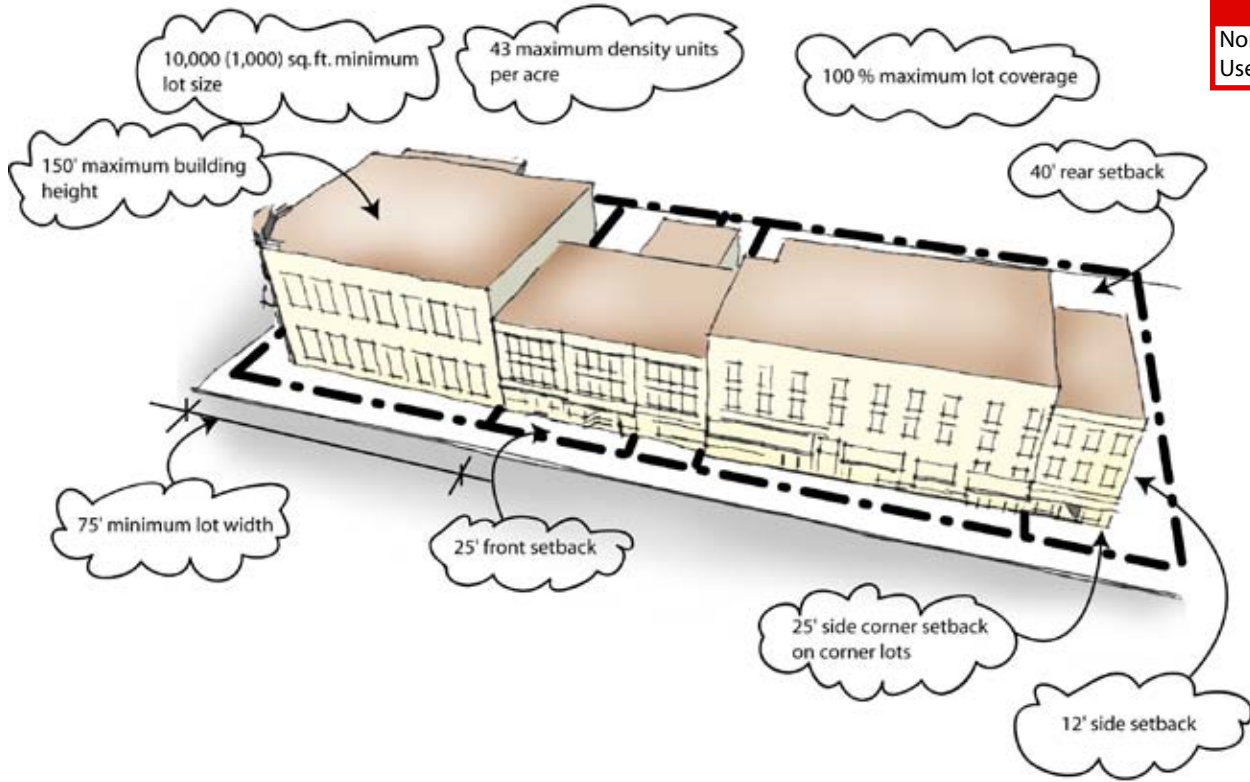
Multi-Family and Condo



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Multi-family and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	

1. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or non-residential use.

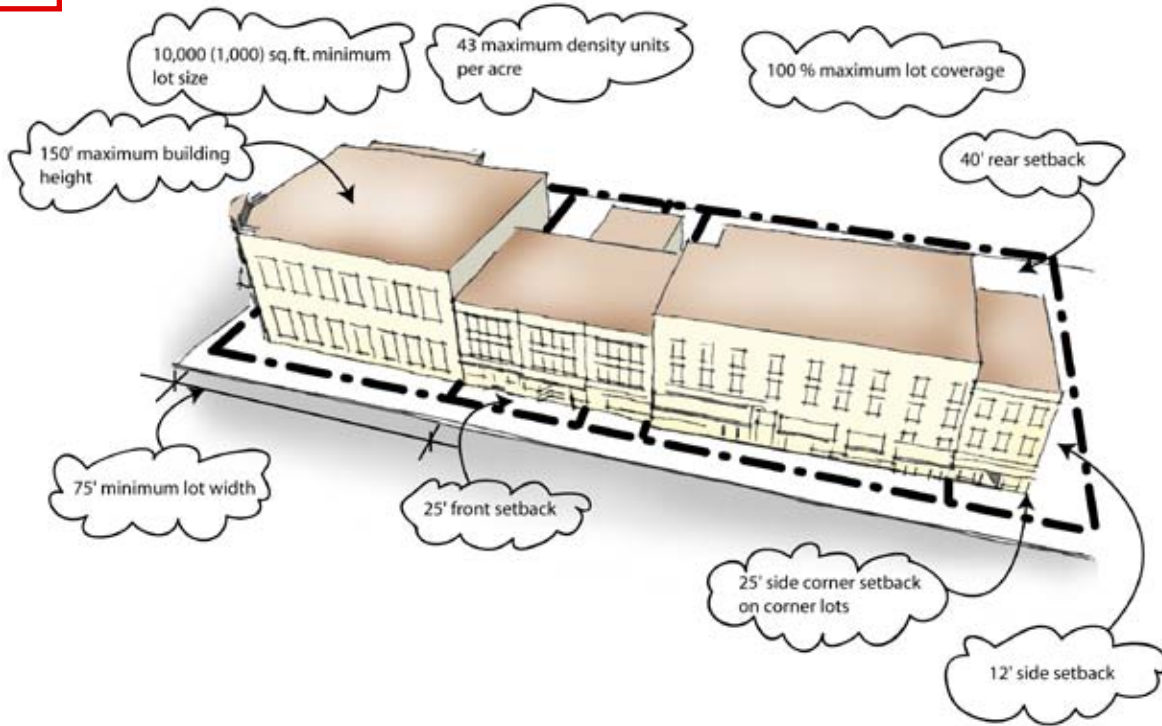


Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	

1. Residential uses are to be located above the ground floor.

RO

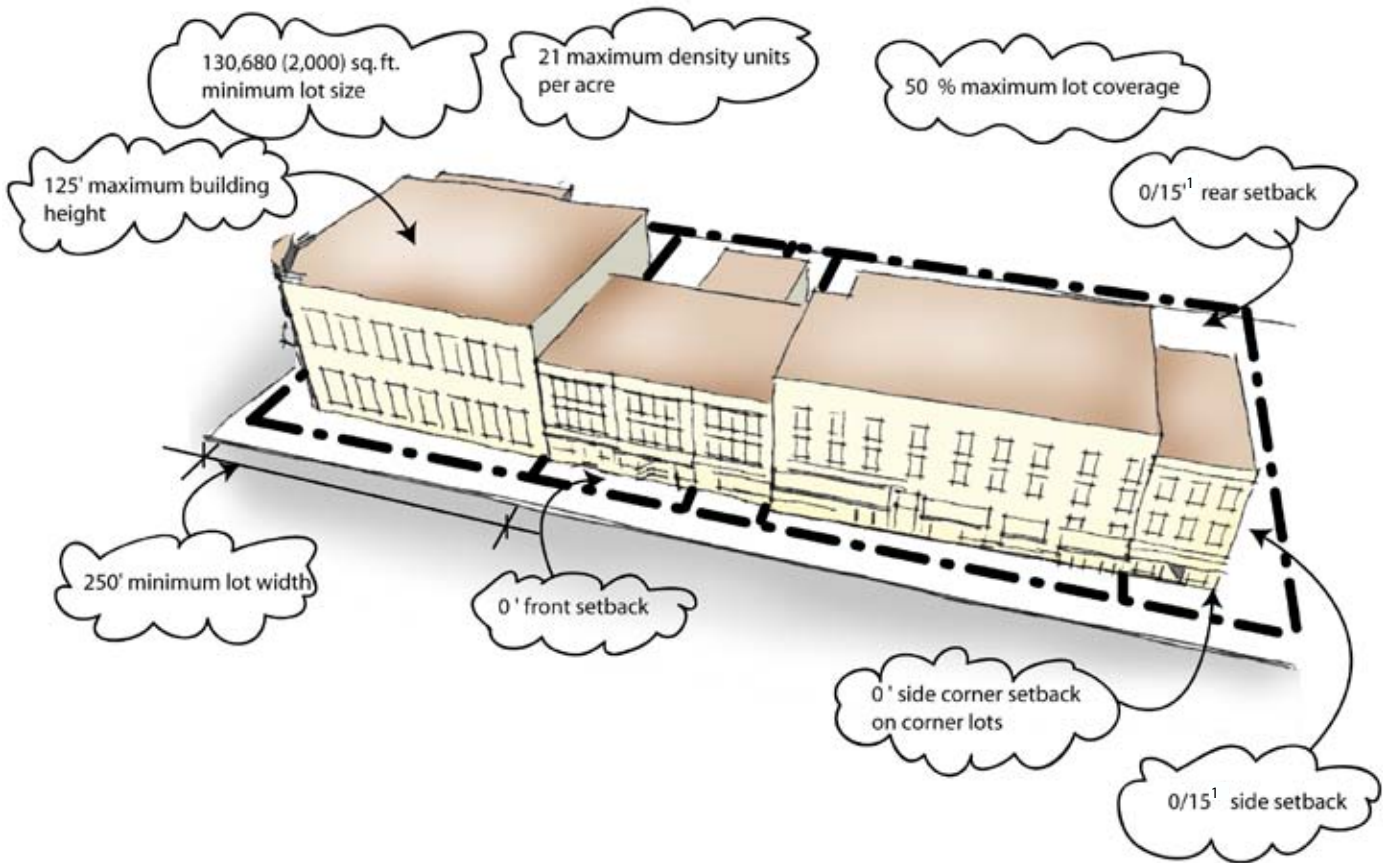
Mixed Use



Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	2

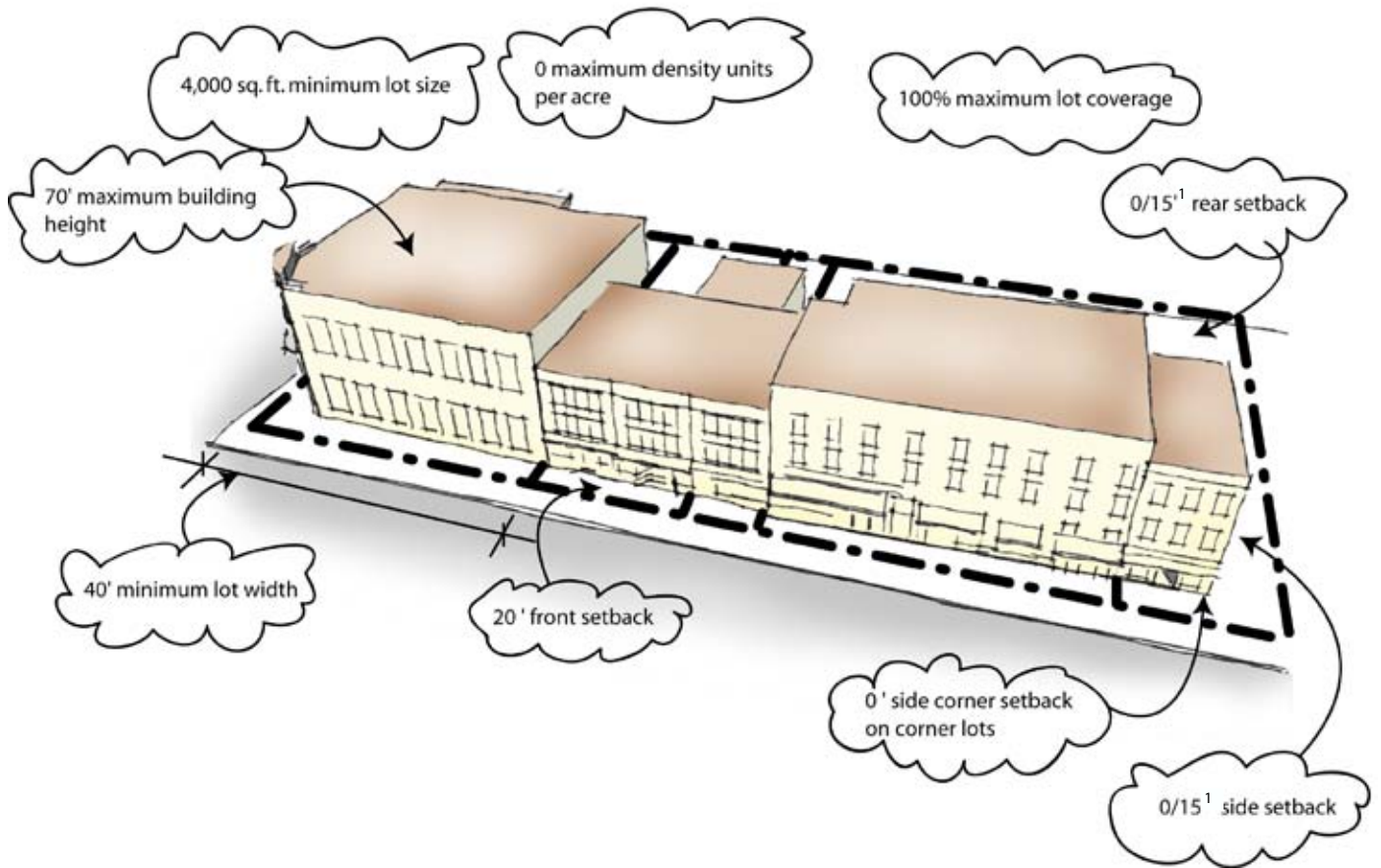
1. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.
2. Residential uses are to be located above the ground floor.



Property Development Regulations

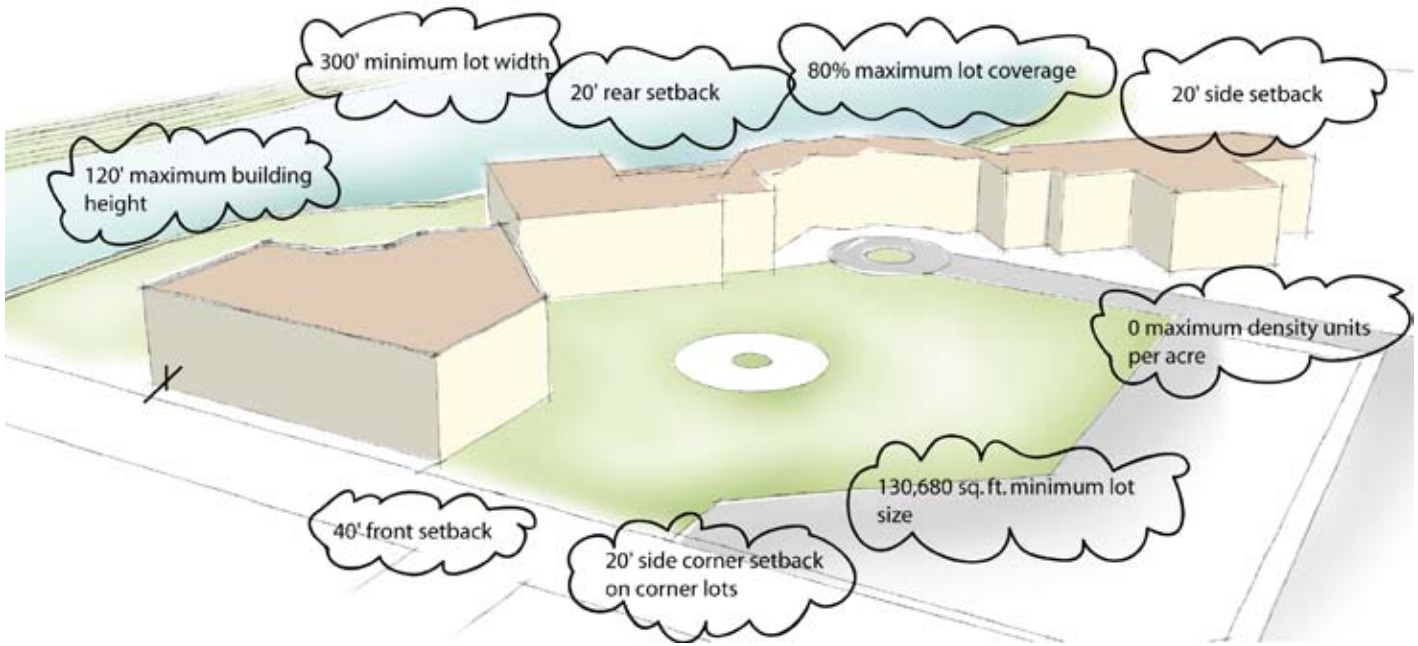
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
CO	3 Acres	21	50%	250	125	0	0/15 ¹	0	0/15 ¹	

Notes. 1 15 feet when abutting a residential zoning district.



Property Development Regulations										
Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
GC	4,000	None	100%	40	70	20	0/15 ¹	20	0/15 ¹	

Note. 1 15 feet when abutting a residential zoning district.

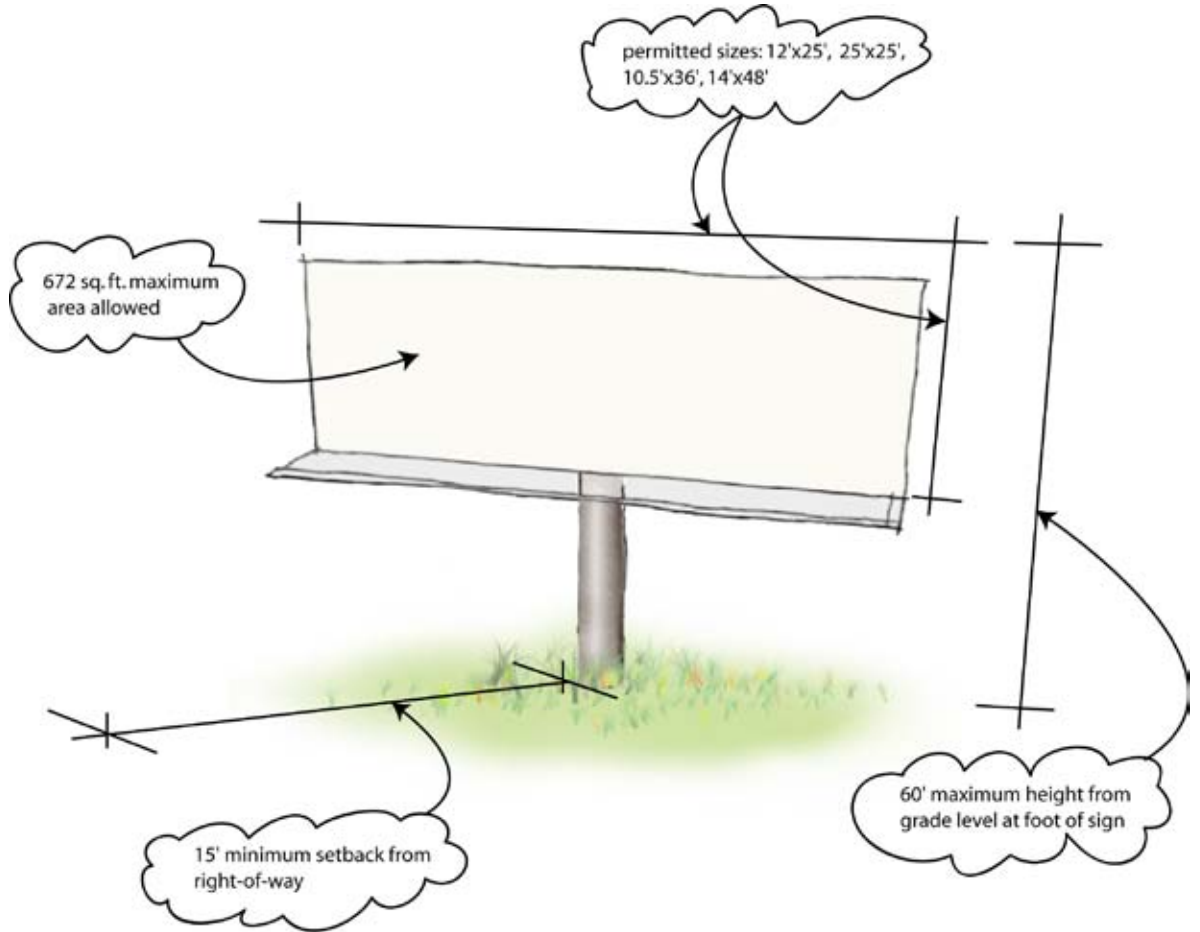


Property Development Regulations

Zoning District	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side	Rear	
								Corner		
SAC	130,680	40,000	80%	100	120	40	20	40	20	

Signage

SIGNS



Signage

Billboards are permitted in CG, LMI and HMI zoning districts and are subject to compliance with all other provisions of this Article. Maintaining the aesthetics of the entrances to this community, its gateways, is important. New or larger billboards within 660 feet shall not be allowed along the following gateways:

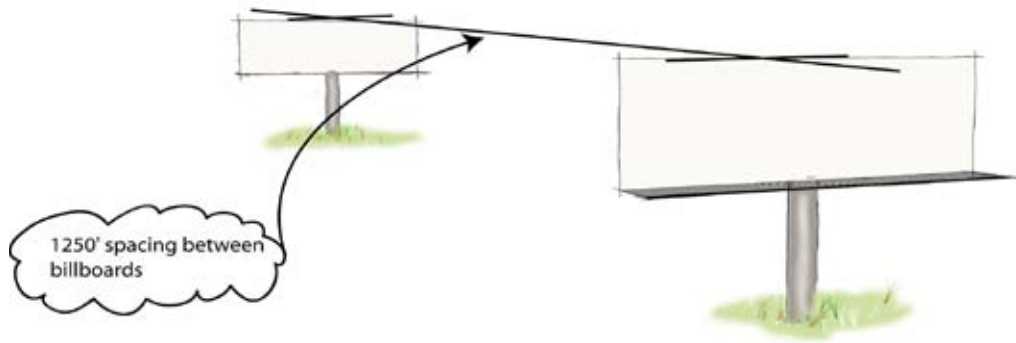
1. 2nd Avenue; and
2. The J. R. Allen Parkway/U.S. 80/Falline Freeway

from the Alabama state line past its intersection with the Columbus Manchester Expressway to its intersection with the west side of Flat Rock Road. and I-185 north of its intersection with the J. R. Allen Parkway/U.S. 80, except for signs which may be authorized by the Georgia Department of Transportation within the highway right-of-way.

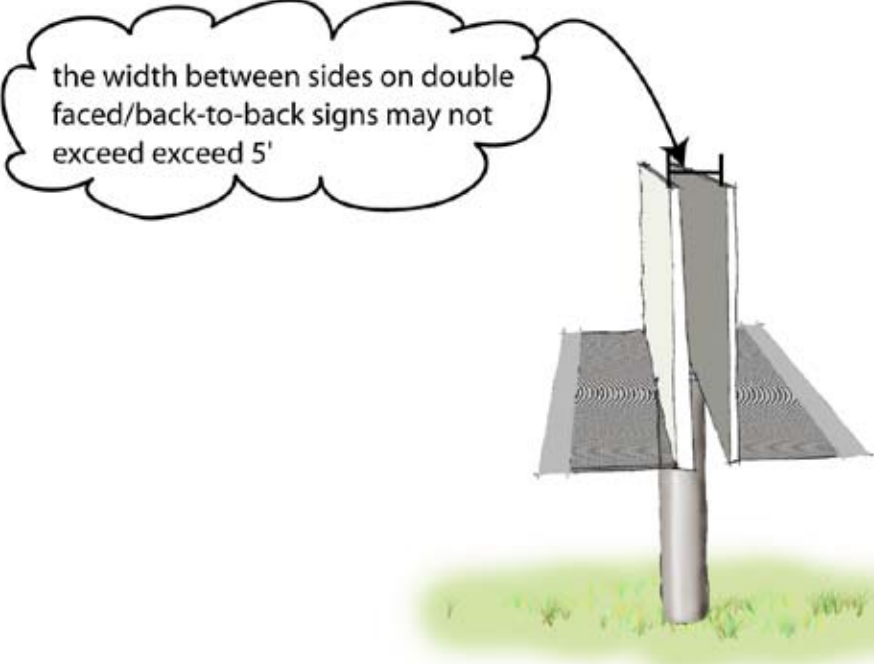
Setback requirements for all billboard signs shall be no less than 15 feet from the right-of-way. Billboards shall be 12 feet by 25 feet, 25 feet by 25 feet, 10.5 feet by 36 feet, or 14 feet by 48 feet and shall not exceed 672 square feet. In determining the square footage, the following extensions are allowed and not included in the 672 square feet: a five-foot extension at the top, a two-foot extension on each side, and a one-foot extension on the bottom.

The maximum height of the sign and its structures shall be 60 feet above the grade level at the foot of the sign structure to the top of the sign or sign structure. In instances where the level of the highway is elevated, the maximum height of the sign and its structure shall be 60 feet above the grade level of the highway at the point nearest the sign and its structure.

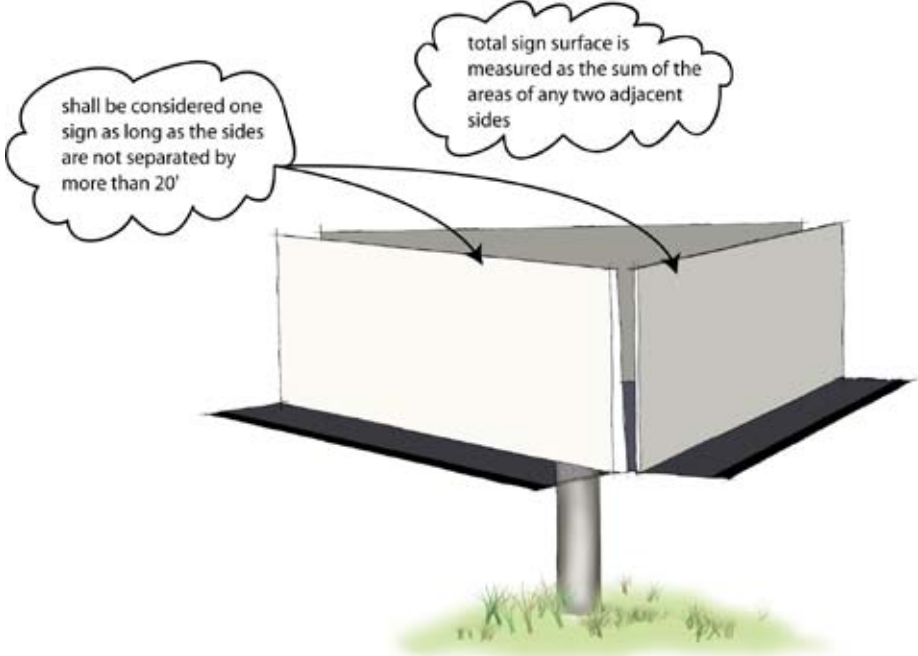




No part of any permitted, outdoor advertising structures may be erected within 1,250 feet on the same side of the street with any other billboard sign. Billboards located along limited access roads shall not be located within 500 feet of an interchange, intersection at grade, or safety rest area. The foregoing 500-foot zone shall be measured along the highway from the point at which the pavement commences or ceases to widen at exits from or entrances to the main traveled way.



A V-type and tri-face sign shall be regarded as one sign as long as the sides are not separated by a distance exceeding 20 feet. With respect to a double faced (back to back) sign, the distance between the backs of each of the sides does not exceed five feet. To measure the allowable sign area of billboard signs permitted under these regulations, a double-faced or V-shaped sign constitutes a single sign as identified in Section 4.4.9 of the UDO and is measured by computing the area of one side only. With respect to tri-face signs, the total sign surface is measured as the sum of the areas of any two adjacent sides. The allowable sign area of signs with equal size and shape for both double-faced (back-to-back) and V-shaped signs is measured by computing the area of only one side of the sign. Both sides of the double-faced and V-shaped sign shall be of equal size. The sign area of sign with three or more side, multiple sided signs, is measured as the sum of the area of any two adjacent sides.



SIGNS

lots with less than 300' road frontage:
- 1 sign on property
- 250 sq. ft. maximum signage area

lots with more than 300' road frontage on one street are allowed 1 additional sign
- combined size of both signs shall not exceed 300 sq. ft.

35' maximum sign height



lots with more than 300' of road frontage on 2 streets are allowed 2 signs
- combined size of both signs shall not exceed 300 sq. ft.

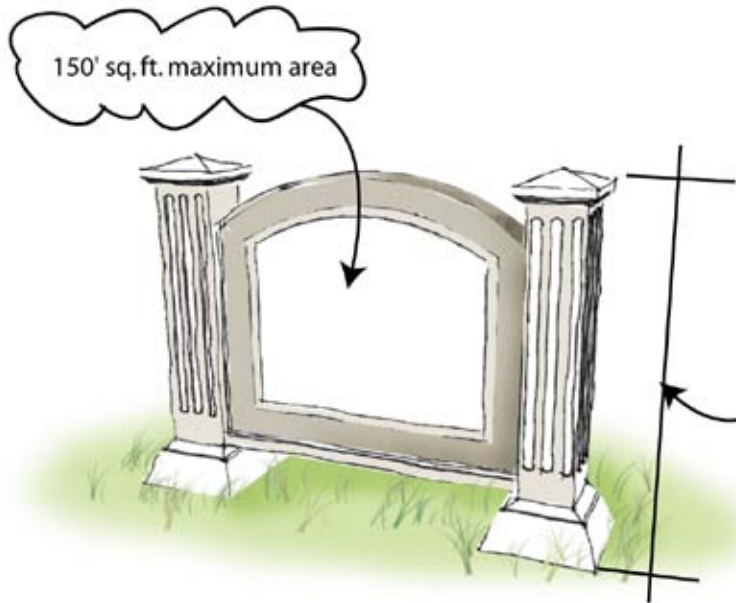
Generally RO and CRD Zoning District Ground/Monument Sign may not exceed 150 square feet; 20 feet high. Monument signs within: UPT, NC, RO, CO, GC, LMI, and HMI Zoning Districts use the standards below:

- Lots Less Than 300 Feet Road Frontage. One sign with maximum height of 35 feet with a maximum of 250 square feet. Lots with road frontage more than 300 feet on one street are allowed one additional sign. Combined square footage for all signs shall not exceed 300 square feet.

- Lots More Than 300 Feet of Road Frontage on Two Streets. Two signs with maximum height of 35 feet and maximum square footage of 300 square feet for both signs combined. For Zoning Districts RE10, RE5, RE1, SFR1, SFR2, SRF3, RMD, RMF1 and RMF2 Zoning District Ground/Monument Signs refer to Section 4.4.4 of the UDO regarding exempt signs.

150' sq. ft. maximum area

20' maximum height



Signage without permits

Except as otherwise provided, the following on-site signs may be erected without securing a permit, subject, however, to the terms and conditions contained below and meeting all other applicable codes and regulations. For a complete list of signs that are allowed without a permit, please contact the Planning Department or refer to the UDO.

- Individual Residential Lots. Signs for individual residential lots

1. *Number.* Signs must not exceed one in number.
2. *Maximum Dimensions.* Signs shall have a maximum size of six square feet, six feet in height, and with a ten foot minimum setback.

- Sale, Lease or Rental Signs. Signs advertising the sale, lease, or rental of property.

1. *Number of Signs.* Such signs shall be limited to one per street frontage per property.
2. *Maximum Dimensions.* Signs shall not exceed six square feet in area in residential districts or 32 square feet in other districts.
3. *Location and Removal.* Signs must be displayed on the property advertised for sale, lease, or rent. The signs must be removed no later than seven days after the sale, lease, or rental of the property.

- Ground or Monument Signs.

1. *Sign Permitted.* A permanent ground or monument sign with a sign surface area of 15 square feet or less in a commercial, industrial, or RO zoning district.
2. *Exemption.* This is not an extra sign, but is ground or monument sign authorized by Section 4.4.10 of the UDO.

- Specific Exemptions. Any sign inside a building and any sign attached or painted on a building below roofline in a nonresidential zone. This includes signs on windows, awnings, canopies, and walls and includes projecting signs and marquis signs.

- Flags. Flags attached to freestanding poles mounted on the ground, or mounted on a building.

1. *Number.* Not more than three in number.
2. *Commercial Use Prohibited.* Flags shall not be used in such a way as to attract the attention of the public for commercial purposes.

- Directional Signs. Directional signs, with copy not to exceed three square feet in area.

- Holiday Decorations. Holiday decorations, lights or displays with no commercial messages erected in connection with the observance of holidays.

- Incidental Signs. Incidental signs limited to information or direction related to the permitted use on the lot or building or a directory sign within an office park, industrial park, hospital campus, school campus, or within the confines of any other similar development.

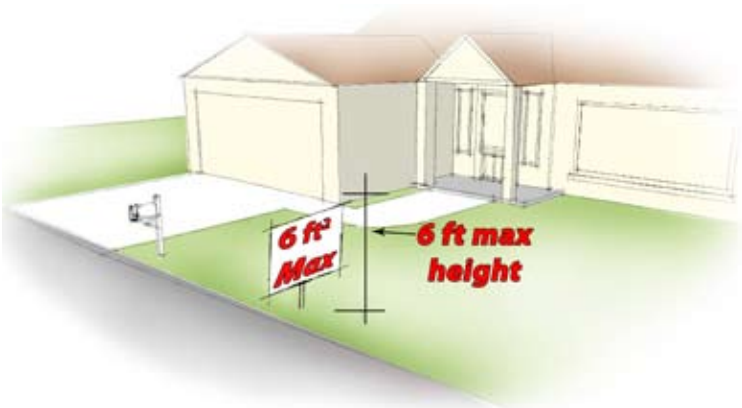
O. Banners.

1. *Permitted Zoning Districts.* Banners used in commercial, industrial, or RO zoning districts.
2. *Location and Attachment.* Banners must be attached at all corners to a permanent principal structure or canopy.

- Multifamily Building Signs. Multifamily building identification signs, addresses and parking lot identification signs for an individual building.

Q. Menu Board Signs.

1. *Permitted.* Menu boards shall be permitted in NC and CRD zoning districts.
2. *Maximum Number.* One menu board shall be allowed per business.
3. *Maximum Size.* Boards shall not exceed nine square feet in



size.

4. *Permitted Location.* Boards shall be positioned so as to be adjacent to that business whose menu is listed on the board and be placed in a manner clearly visible to pedestrian traffic.

5. *Rights-of-way.* Menu boards shall not be placed in a City right-of-way without permission from the City's Traffic Engineer.

6. *Removal.* All menu boards shall be removed at the end of each business day.

R. *Drive-Thru Menu Boards.* Drive-thru menu boards set back beyond building line.

Prohibited signs

This section contains a list of some, but not all prohibited signs within Columbus. For a more extensive and complete list of prohibited signs please contact the Planning Department.

A. Conflicts with Traffic Control Signals. Lights or signs that by color, location, or design resemble or conflict with traffic control signs or signals.

B. Unshielded Illumination. Unshielded illuminated devices that produce glare or are a hazard or a nuisance to motorists or occupants of adjacent properties such as sealed beam, flood or spotlights.

C. Noise and Sounds. Signs that produce noise or sound capable of being heard even though the sound produced are not understandable sounds.

D. Emitting Signs. Signs that emit visible smoke, vapor, particles, or odor.

E. Natural Features. Signs attached to trees or painted or drawn upon rocks or other natural features except posted on property or "no trespassing" signs less than three square feet.

F. Unlicensed Vehicle Signs. Signs attached to or painted onto an unlicensed vehicle parked on and visible from a street, except on a licensed auto dealership property.

G. Bench Signs. Bench signs in public right-of-way or within 30 feet of street or public right-of-way.

H. Revolving Signs.

I. Roof Signs.

J. Decorative Signs. Decorative items/deluxes/ornamentation.

K. Moving Signs. Flappers/moving signs.

L. Signs not Otherwise Identified. Any other sign not authorized as exempt from permitting or otherwise specifically authorized by this Article.

Temporary signs

Temporary signs shall be permitted subject to the requirements of this Section.

A. Temporary Sign Permit Required. A temporary sign may be erected only after obtaining a temporary sign permit from the inspections and code enforcement division.

B. Prohibited Locations. A temporary sign shall not be erected in a residential zoned district.

C. Time Limitations. A temporary permit cannot be obtained for the same

property within a period of 30 days after the expiration date of a previous temporary permit.

D. Removal. If any temporary sign is not removed by the expiration date of the permit, the Building Official may remove it and charge the costs of removal to the individual or enterprise responsible.

E. Permitted Temporary Signs. Permitted temporary signs are listed below.:

1. Civic Event Signs. Special event signs, banners, and directional signs directing the attention of the public to special events sponsored, in whole or in part, by the City or by religious, charitable, nonprofit or public service groups may be erected on public property with the approval of the City Manager.

(A) Such signs shall be nonilluminated.

(B) Such signs shall be allowed 30 days prior to the event and must be removed within five days following the event.

(C) Notwithstanding any other provision of this Code section, the City Manager may approve banners for placement on public rights-of-way recognizing an enterprise zone or redevelopment area on file with the Planning Division for a period not to exceed 12 months.

2. Temporary Signs For New Businesses. A new business or a business in a new location with no permanent signs may obtain a temporary permit for a sign for 90 days.

(A) The maximum size of said sign shall be 32 square feet.

(B) The sign must be removed at the end of 90 days or when permanent sign is erected or a permanent permit is issued for the sign.

3. Inflatable Signs and Advertising Balloons. A temporary permit for 15 days per property may be granted for the use of on-site inflatable signs/advertising balloons.

(A) A temporary permit shall be obtained for not more than one time in a six-month period.

(B) The required setback is 20 feet from the right-of-way.

(Ord. No. 05-79, § 1, 10-25-05)



Planning Definitions

Definitions

(for a more complete list please see the UDO)

Abandon means to discontinue a use for more than a specified period of time or to vacate a right-of-way, easement, or other interest in real property.

Accessory use. See "Use, accessory."

Acre means land or water, or combination thereof, containing 43,560 square feet.

Addition to an Existing Building means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall.

Advertise means to inform, to notify, to announce, to attract public attention by emphasizing desirable qualities in order to arouse a desire to purchase or invest.

Agriculture, limited means non-intensive agricultural activities that may be commercial in nature, and include such activities as apiculture, forestry, groves, private and commercial equestrian activities, private and commercial kennels, produce stands, veterinary offices, and wholesale greenhouses and nurseries.

Alley means a public or private minor right-of-way used primarily for service and vehicular access to the back or side of a property.

Alteration means, for purposes related to historic preservation, any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction or removal of any structure.

Alteration means any change, addition, improvement, or modification to an existing structure.

Applicant means any individual, corporation or person or their authorized representative applying for any development approval, permit or other form of approval required by the UDO.

Application means a petition for approval of a zoning change, development permit, building permit, hardship variance, special exception or appeal, or any other authorization for the use or development of a property under the requirements of this UDO.

Aquifer means any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

Arborist means one who is versed in the art of arboriculture, including tree surgery, the prevention and cure of tree diseases and the control of insect pests.

Area of Shallow Flooding means designated AO or AH zone on the flood insurance rate map (FIRM) with base flood depths from one to three feet, or where a clearly deemed channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of Special Flood Hazard means the land in the flood plain within a community subject to a 1 percent or greater chance of flooding in any given year. In the absence of official designation by the Federal Emergency Management Agency, Areas of Special Flood Hazard shall be designated by the local community.

Arterial Street. See "Street, arterial."

Assisted living facility (ALF) means any facility which offers residence, services, meals, and skilled care to the elderly, and may include one or more of the following types of services: (1) independent living; (2) assisted living; and (3) skilled nursing care.

Banner means any sign having the characters, letters, illustrations or ornamentations applied to cloth, paper, or fabric of any kind with only such material for backing.

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year (100-year flood).

Basement means a portion of a building partly underground or below the ground floor having a least one-half of its height above

average grade.

Berm means a mound of earth between two and six feet high used to buffer or screen a land use.

Best management practices (BMPs) means a collection of structural measures and vegetative practices which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control. The term "properly designed" means designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6(b).

Billboard means a sign with an area of 300 square feet or greater, which is supported by one or more columns, uprights or braces in or upon the ground and is not attached to a building and is not mobile or temporary. A billboard may include a multiple message sign that means a sign, display, or device that changes the message or copy on the sign electronically by movement or rotation of panels or slats.

Board of Historic and Architectural Review is a seven-member historical preservation commission established by the Columbus City Council in accordance Georgia Code 2-6102.

Buffer means land area used to visibly separate one use from another through screening and distance. See also "stream buffer" and "zoning buffer."

Building Code means the technical codes adopted or adopted as amended by the City under the Georgia Uniform Codes Act.

Building and construction trades office and shop means an establishment engaged in providing building and construction services, including air conditioning and heating, carpenters, contractors, electricians, masons, plumbers, roofers, and similar services.

Building face or frontage means the length of the single front building elevation in which the primary entrance to the business is located. If more than one business is located in a single building then such length shall be limited to that portion which is occupied by each individual business.

Building height means, as applicable, the vertical distance from the grade to: (1) the highest point of a flat roof; or (2) the deck line of a mansard roof; or (3) the average height between eaves and ridge for a gable, hip or gambrel roof; or (4) the average height between high and low points for a shed roof.

Building Official means the director of inspections and code enforcement of Columbus, Georgia or his designated representatives.

Building, accessory means detached subordinate building or portion thereof, the use of which is incidental to and customary in connection with the main building or use and which is located on the same lot with such main building or use.

Caliper means the diameter or thickness of the trunk of a nursery-grown tree as measured at six inches above the top of the root mass.

Central business district (CBD) means areas zoned UPT and CRD by the Official Zoning Map.

Certificate of appropriateness means a document approving a proposal to make a material change in the appearance of a designated historic property or of a structure, site, or work of art located within a designated historic district.

City Arborist means the Manager of the Landscape and Forestry Division or designee.

City Code means all ordinances, laws and regulations adopted by the Council of Columbus.

City Engineer means the City Engineer or designee.

City Engineer means the duly designated Director of the Department of Engineering of Columbus, Georgia, licensed and registered in Georgia to perform the duties of Engineer, as herein specified or duly authorized agent.

City Land Planner means the individual employed within the Planning Department charged with reviewing subdivision plats and site plans.

City or City of Columbus means the Consolidated Columbus Government, Georgia, including the City of Columbus and Muscogee County.

Clean Water Act means the Federal Water Pollution Control Act, as amended.

Clearing means the removal and proper disposal of exposed objectionable matter from an area, and may include but is not limited to trees, roots, grass, underbrush, rubble, any type of structures, etc.

Code means the Unified Development Ordinance (UDO) of the Columbus Consolidated Government.

Commercial message means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Common area means an area, including all improvements, designed for the use and enjoyment of residents in or users of a residential or nonresidential structure.

Community facilities means public or private facilities such as assembly halls, union halls, conference halls and centers, stadiums or arenas, or auditoriums including accessory office or administrative space; nonprofit clubs and lodges; art galleries, museums, libraries, and theaters for live performances or films, videos, or other electronic medium; golf courses and clubhouses, excluding miniature golf; and public uses.

Compatibility means land uses that are congruous, similar, and in harmony with one another inasmuch as they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including but not limited to the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function, and other land use conditions.

Concealed support structure means any freestanding structure constructed for the primary purpose of supporting one or more antennae but designed to resemble an architectural or natural feature of the specific environment, concealing or camouflaging the presence of the antennae. The term includes but is not limited to clock towers, campaniles, water towers, silos, light poles, flagpoles, and artificial trees.

Condition of Zoning Approval means a requirement adopted by the City Council at the time of approval of a zoning change, placing greater or additional requirements or restrictions on the property than provided in this Code in order to reduce an adverse impact of the zoning change and to further the protection of the public health, safety, or general welfare.

Council or City Council means the Council of Columbus.

County means Muscogee County, Georgia.

Critical establishment period means the first two years after a tree is planted.

Critical root zone means an area on the ground around a tree that is within the drip line of a tree.

Cultural facility means a public, private, or not for profit facility that provides cultural services, including but not limited to an art gallery, library, or museum.

Cut means a portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to excavated surface. Also known as "excavation."

Cutting means (1) for the purpose of tree protection, the detaching or separating of any limb, branch, or root from a tree; for the purpose of erosion control, the removal of any soil or other solid material from a natural ground surface.

Deciduous means a plant with foliage that drops or dies at the end of a growing season.

Demolition means the razing or destruction, whether entirely or in significant part, of a building, structure, site or object, and includes the removal of building, structure or object from its site or the removal or destruction of the facade or surface.

Density factor means, relating to tree preservation and replacement, a unit of measure used to prescribe the calculated tree coverage of a site.

Density means the number of dwelling units allowed based upon gross acreage of a site.

Design guidelines means a manual showing design features and examples of appropriate treatment of them that will preserve the historic and architectural character of a structure or district.

Design Professional means a person registered in the State of Georgia as a Land Surveyor, Landscape Architect or Professional Engineer.

Designation means a decision by the Council of Columbus to designate such property as a "historic property" or as a "historic district".

Development permit means an application to use, alter, construct upon, or otherwise change the use of land, and includes any applications for comprehensive plan future land use map change, rezoning, special exception use, variance, temporary use or special event, building permit, clearing or grading permit, or other permit or approval that allows the alteration of land or a structure.

Development permit means the authorization necessary to begin a land disturbing activity under the provisions of this ordinance. See also "site development permit."

DHR means the Georgia Department of Human Resources.

Diameter at Breast Height means the standard measure of tree size for trees existing on a site. The tree trunk is measured at a height of four and one-half feet above the ground, and if a tree splits into multiple trunks below that point, the trunk is measured at its most narrow point beneath the split.

Diameter, tree means the diameter of a tree measured as follows:

- (1) For existing preserved trees, at a point four and one-half feet above the ground;
- (2) For new replaced trees, at a point six inches above ground; and
- (3) For multiple trunk trees, as provided in the measure of diameter at breast height.

Director means, unless otherwise clearly identified, the Director of the Planning Department or designee, successor title or as designated by the City Manager.

Distribution and warehousing means a facility engaged in the wholesale receipt, storage and distribution of equipment, manufactured products, parts, processed foods, supplies and related items.

DNR means the Georgia Department of Natural Resources.

Drip line means a vertical line extending from the outermost branches of a tree to the ground.

Drainage structure means a device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control or flood control purposes.

Dwelling unit means any structure, or part thereof, that is designed to be occupied as living quarters by a single-family, containing separate bathing, kitchen, and sanitary, and sleeping facilities.

Dwelling, accessory means a secondary, subordinate dwelling that is attached to or detached from and located on the same lot as the principal structure.

Dwelling, loft means a residential dwelling that is located above the ground floor of a multistory nonresidential building.

Dwelling, manufactured means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of Housing and Urban Development and complies with the standards established under The National Mobile Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq.

Dwelling, mobile home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.

Dwelling, multifamily means a building or buildings containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by three or more families living independently of each other as a separate housekeeping unit.

Dwelling, second floor means a residential dwelling that is located above the ground floor of a two story nonresidential building.

Dwelling, single-family detached means an unattached building, containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family, not including manufactured and mobile homes.

Dwelling, townhouse means two or more attached single-family dwellings separated from one another by impermeable or opaque party walls and sharing a common roof structure that may extend from one dwelling to another.

Dwelling, duplex means a building containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than two families living independently of each other as a separate housekeeping unit.

Dwelling, zero lot line means a building containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family, with the building located in such a manner that one or more sides of the building directly on a lot line.

Elevated Building means a nonbasement building built to have the lowest floor of the lowest elevated area elevated above the ground level by means of fill; solid foundation perimeter walls; pilings, columns, posts and piers, shear walls; or breakaway walls adequately anchored so as not to impair the building during a base flood event.

Employee residence means an accessory dwelling utilized by an employee working in the principal residential structure or the resident thereof.

Employment agency means an establishment providing employee recruitment services on a full time, part time, or temporary basis for professional, management, executive, administrative, and technical positions, but excluding day labor and labor pool offices for manual labor.

EPD means the Environmental Protection Division of the Georgia Department of Natural Resources.

EPD Director means the Director of the Environmental Protection Division of the Georgia Department of Natural Resources.

Erosion means the process by which land surface is worn away by the action of wind, water, ice, or gravity.

Erosion and Sediment Control Plan means a plan for the control of soil erosion and sedimentation resulting from a land disturbing activity and identifies all potential sources of pollution which may be expected to affect the quality of storm water discharges from the construction site or common development.

Existing construction means, for the purposes of flood damage prevention requirements, any structure for which the start of construction commenced before March 1, 1983.

Existing grade means the vertical location of the existing ground surface prior to cutting or filling.

Exterior architectural features means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including, but not limited to, kind or textures of the building material and siding; the type and style of all windows, doors, porches, roofs, foundations, signs, landscaping, fencing and other appurtenant architectural fixtures, features, details or elements relative to the foregoing.

Facade means the side of a building below the eaves.

Facility means an area, building, lot, structure or other specific location in which one or more activities or uses occur.

Fill means a portion of land surface to which soil or other solid material has been added; the depth above the original ground.

Final stabilization means all land disturbing activities at a site have been completed and that for unpaved areas and areas not covered by permanent structures, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or equivalent permanent stabilization measures such as the use of rip rap, gabions, permanent mulches or geotextiles, have been used. For the purposes of this definition, permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target

crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

Finished grade means the final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard or the risk premium zones applicable to the community.

Flood Insurance Study means the official report provided by the Federal Emergency Management Agency evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodplain, 100-year means, as provided in Chapter 5 of this Unified Development Ordinance, land in the floodplain subject to a one percent or greater statistical occurrence probability of flooding in any given year.

Freeway means the highest type of arterial highway which has full control access giving preferential treatment to through traffic, and are typically multi-lane roadways with medians, grade separation at cross streets, ramp connections and frontage roadways for access to adjoining properties.

Garage, private means an attached or detached accessory residential building, including a carport, used for the parking or storage of automobiles operated by the occupants of the residence.

Georgia Stormwater Management Manual means the most recent edition of the Georgia Stormwater Management Manual, Volume 2, first published August, 2001.

Grading means altering the shape of the ground surfaces to a predetermined condition, and this includes stripping, cutting, filling, stockpiling and shaping, or any combination thereof and shall include the land in its cut or filled condition.

Green space means any area retained as permanently vegetated land.

Groom's quarters means an accessory dwelling unit for an employee of a commercial or private equestrian use.

Ground cover means grasses or other plants grown to keep soil from being blown or washed away.

Ground elevation means the original elevation of the ground surface prior to cutting or filling.

Guest cottage means a secondary, subordinate dwelling that is attached to or detached from and located on the same lot as the principal structure.

Half-street means a right-of-way dedicated for a new street by a developer along such developer's perimeter property line equal to only one-half of the total right-of-way width required by this Code. Dedication of a "half street" presumes future dedication of a corresponding amount of right-of-way from adjoining land in order to provide the total right-of-way required for a proposed street. The dedication of additional right-of-way along an existing street is not considered a "half-street."

Hazardous waste disposal facility means a facility that is designed and operated to accept, process and dispose of products that are identified as hazardous waste or materials by federal, state or local agencies.

Hazardous waste means debris, materials, products, refuse or waste that, due to chemical, biological or physical properties, cannot be disposed of in a routine or common fashion due to potential threats to the health, safety and welfare of humans, natural and environmental resources or habitats. Wastes include but are not limited to corrosives, explosives, flammable materials, irritants, medical wastes, oxidizers, pesticides, poisons or other materials identified by applicable federal, state, or local legislation.

Height means that for the purposes of determining the height limits in all airport zones set forth in these regulations and shown on the airspace zoning map, the datum shall be mean sea level (MSL) unless otherwise specified.

Height of sign means the vertical distance measured from grade of the adjacent street or highway to the highest point of the sign or sign structure.

Highest Adjacent Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed foundation of a building.

Historic district means a geographically definable area, urban or rural, which contains structures, sites, works of art, or a combination thereof which: (1) have a special character or special historical or ethnic heritage or esthetic interest or value; (2) represent one or more periods or styles of architecture typical of one or more eras in the history of Columbus, state, or region; and (3) cause such area, by reason of such factors, to constitute a visibly perceptible section of Columbus.

Historic property means a structure, site, or work of art, including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of its value to Columbus, state, or region for one or more of the following reasons: (1) it is a landmark; or (2) it is an outstanding example of a structure representative of its era; or (3) it is one of the few remaining examples of a past architectural style; or (4) it is a place or structure associated with an event or person of historic, ethnic, or cultural significance to Columbus, state, or region; or (5) it is a site of natural or esthetic interest that is continuing to contribute to the cultural or historic development and heritage of Columbus, state, or region.

Holiday decoration means a temporary decoration for any special religious day or period.

Home occupation means one or more commercial or occupational uses performed by a resident or family member of a residential dwelling unit located in a residential zoning district.

Homeowners or property owners association means an association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.

Hotspot means a land use or activity on a site that produces higher concentrations of trace metals, hydrocarbons or other priority pollutants than are normally found in urban stormwater runoff. Examples of hotspots include gas stations, vehicle service and maintenance areas, salvage yards, material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

Illicit connection means a connection to a municipal separate storm sewer system or connection to a combined sewer system without proper authority, or any connection that results in discharge that is not composed entirely of unpolluted stormwater runoff except discharges pursuant to a NPDES permit.

Improvements mean, in relation to nonconformities, structures, accessory structures and similar improvements constructed upon land, a lot or a parcel. Improvements shall not include the value of land, a lot or a parcel.

Intensity means the maximum number of nonresidential gross square feet allowed in a zoning district, based upon the maximum lot coverage and maximum building height.

Intersection sight distance: See "sight distance." means the clear view provided to a driver and oncoming vehicles at intersections.

Impermeable means a barrier or other feature, such as a layer of rock that water cannot pass through or be absorbed by.

Impervious surface means a man-made structure or surface that prevents the infiltration of stormwater into the ground below the structure or surface, such as a building, paved road or driveway, parking lot, deck, swimming pool or patio.

Land development regulations means ordinances enacted by the Council for the regulation of any aspect of development and includes any zoning, rezoning, permitted use, special exception use, prohibited use, planned development district, zoning district, overlay zoning district, subdivision, building construction, or sign, landscape, parking, land use, or similar regulations controlling the development or use of land.

Land disturbing activity means any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including those practices as described as exempt under the Soil Erosion and Sedimentation Article of Chapter 8.

Landmark means a structure or site listed in the National Register of Historic Places, U.S. Department of Interior, or designated by

local ordinance in accordance with guidelines issued by the U. S. Department of Interior.

Large maturing tree means large maturing tree species that shall be a minimum of eight feet in height and have a caliper of at least two inches immediately after planting. These species shall have an average mature crown spread of at least 25 feet and a height of 35 feet when grown in Columbus, Georgia.

Logo means an established identifying symbol or mark associated with a business or business entity.

Lot area means the area contained within the property lines of a lot, excluding space within any street right-of-way but including the area of any easement.

Lot coverage means the portion of the area of a lot, normally expressed as a percentage, occupied by all buildings or structures, measured from the exterior walls, that are roofed or otherwise covered and that extend more than three feet above the surface ground level, excluding screen enclosures and swimming pools, but including detached garages and accessory structures.

Lot frontage means that portion of a lot that abuts a public or private street.

Lot line, corner means a side lot line located on a street right-of-way.

Lot line, front means the lot line fronting the street right-of-way.

Lot line, interior means the lot line separating two lots.

Lot line, rear means the lot line opposite the front lot line.

Lot line, side means any lot line other than the front lot line or rear lot line.

Lot lines means the lines creating or forming the boundary of a lot.

Lot means a portion of a subdivision or any other parcel of land intended as a unit for transfer of ownership, or lease to, or separate use of, another, or for development. The word "lot" includes, but is not limited to, "plot" or "parcel."

Lot of record means a lot which is part of a subdivision approved in accordance with land subdivision requirements, a plat of which has been lawfully recorded in the records of the Clerk of the Muscogee County Superior Court; or a parcel of land, the deed of which was lawfully recorded in the same office prior to May 27, 1970.

Lot Size means the area contained within the property lines of a lot, excluding space within any street right-of-way but including the area of any easement.

Lot width means the shortest distance between side lot lines measured at the required front building line.

Lot, corner means a lot abutting upon two or more streets at their intersection.

Lot, depth means the average horizontal distance between the front and rear lot lines.

Lot, double frontage means a lot other than a corner lot that has frontage upon two or more streets that do not intersect.

Lot, flag means a tract or lot of land of uneven dimensions in which the portion fronting on a street is less than the required minimum width required for construction of a building or structure on that lot.

Lot, interior means any lot other than a corner lot.

Lot, nonconforming means an lot that legally existed prior to the adoption this unified development ordinance or other, prior zoning code, but does not comply with current minimum lot size, lot depth or lot width requirements.

Lot, single tier means a lot that backs upon a limited access highway, a railroad, a physical barrier, a major arterial, a nonresidential use, and to which access from the rear of the lot is usually prohibited.

Lot, through. See "Lot, double frontage".

Lot, zero lot line means a lot specifically designed and subdivided for construction of a zero lot line dwelling.

Manager or City Manager means the appointed manager of the Columbus Consolidated Government or designee.

Manufacturing, housing. See "Dwelling, manufactured."

Manufacturing, heavy means the initial processing or treatment of raw materials or manufacturing of products that normally require additional processing, fabrication, or assembly for ultimate use by the consumer.

Manufacturing, light means the manufacturing, fabricating or processing of finished products or parts, generally from materials previously prepared; and includes the incidental storage, sales, and distribution of such products and parts, but does not include heavy industrial processing of materials. Light manufacturing also includes the processing and manufacturing of food.

Marquee means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Material changes in appearance means a change that will affect the exterior architectural features or environmental features of a historic property or of any structure, site, or work of art within a historic district and may include any one or more of the following: (1) a reconstruction or alteration of the size, shape, or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements; or (2) demolition of a historic property; or (3) commencement of excavation; or (4) a change in the location of advertising visible from the public right-of-way on any historic property; or (5) the erection, alteration, restoration, or removal of any building or other structures within designated historic district, including walls, fences, steps, pavements, driveways, trees or other appurtenant features, except exterior paint alterations.

Mean Sea Level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the flood plain. For purposes of this Ordinance, the term "mean sea level" is synonymous with National Geodetic Vertical Datum (NGVD).

Menu board means a freestanding sign usually hinged at the top, or attached in a sandwich manner, and widening at the bottom to form a shape similar to the letter "A". Such signs are usually designed to be temporary and are not considered permanent signs.

Mobile home park means a parcel of land that has been planned, designed and improved for the parking of mobile homes used as dwelling units.

Mobile home. See "dwelling, mobile home."

Model, residential means a permanent or temporary residential dwelling unit that is constructed for purpose of display to prospective buyers or renters.

Modification means a type of administrative appeal that may be granted by the City Arborist only where specifically authorized by this UDO.

Modification. See "alteration."

Moving, transfer and storage means an establishment engaged in packing, pickup, transfer and delivery of household goods and equipment from one location to another, and may include the short- or long-term storage of such goods and equipment.

Municipal Separate Storm Sewer System means a conveyance or system of conveyances, including roads with drainage systems, highways, rights-of-way, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, storm drains, detention/retention ponds, and other stormwater facilities, which are owned and operated or maintained by the Columbus Consolidated Government.

National Geodetic Vertical Datum (NGVD) means as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the flood plain.

Natural area means an area of natural vegetation that is generally undisturbed, un-maintained, and is self-perpetuating. It includes not only trees, but also native shrubs, ground covers, wildflowers, vines, and grasses.

New construction means as related to flood damage prevention means any structure for which the start of construction commenced after March 1, 1983, and includes any subsequent improvements to the structure. Any walled and roofed addition which is connected by a firewall or is separated by independent perimeter, load-bearing walls is new construction.

New development means land disturbing activities, structural development including construction, installation or expansion of a building or other structure, or creation of impervious surfaces on a previously undeveloped site.

Nonconforming use means any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of Chapter 11 of these development regulations or any amendments thereto, relating to airports.

Object means a material thing of functional, aesthetic, cultural, historic or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Obstructions mean, in relation to an outdoor cafe, permanent streetscape amenities that impede or delay free pedestrian passage along a public sidewalk or space and shall include, but are not limited to, trees, postal boxes, planters, hydrants, light poles, and sign poles.

Official Street Tree Planting Plan and Program means a plan and program adopted by the Council for the planting of trees along public streets, parks and other public places.

Outdoor storage means the outside or outdoor storage of goods, material, vehicles, and any other equipment associated with the principal use of a building.

Overlay zoning district means a zoning district that provides for specific regulations to be applied to a designated area in combination with the requirements of the underlying or base zoning district.

Owner means a person listed as such on the contemporaneous tax roll.

Park means all public land set aside for open space and recreation purposes.

Parking garage, commercial means an above- or below-ground structure designed and utilized for the temporary storage of automobiles for a fee. Services shall be limited to auto washing and detailing.

Parking garage, private means an above- or below-ground structure designed and utilized for the temporary parking of automobiles associated with a specific use or building.

Parking lot means an impervious surface used for the parking, storage or display of motor vehicles, boats, recreational vehicles, etc.

Parking lot, commercial means an improved, grade level area that is used for the temporary parking of automobiles for a fee.

Pawn shop means a commercial use, operated by a pawnbroker, that is engaged in whole or in part in the business of lending money on the security of pledged goods, or in the business of purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, or in the business of purchasing tangible personal property from persons or sources other than manufacturers or licensed dealers.

Perennial stream means a stream that flows throughout the whole year and may be identified as such on a United States Geologic Service Quad map.

Perimeter planting strip means any land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are authorized.

Permitted use means any use allowed as a matter of right in a zoning district, subject to administrative review and compliance with all requirements contained in this UDO.

Personal care home or facility means an establishment providing personal care for more than 24 hours.

Personal care means the for-profit or not-for-profit provision of housing, food, and one or more personal services on a fee basis to two or more adults not related to the owner or operator by blood or marriage.

Personal services means an establishment providing services of a personal nature that are necessary on a frequent or recurring basis. Personal services may include the accessory retail sale of items related to the service rendered. Personal services typically include beauty and barbershops; clerical services; dog grooming; driving and flying schools; informational, instructional, personal improvement, or services of a similar nature, typified by art and music schools; fortune telling and similar psychic services; inves-

tigative services; laundries, coin-operated; laundries and dry cleaning drop off and pickup stations; licensed massage therapists; limited repair services; manicurists; photography studios; physical fitness centers and spas; shoe repair and shoeshine parlors; tattoo parlors; and wedding chapels.

Personal services means, for the purposes of regulating personal care facilities, assistance with or supervision of essential activities of daily living such as eating, bathing, grooming, dressing, and ambulating, and the supervision of self-administered medication and similar services.

Persons means any individual, firm, partnership, corporation, company, association, joint stock association or government entity, including trustees, receivers, assignees, or similar representatives thereof.

Place of worship, freestanding means a place of worship that is established as the principal use on a site, and is not located within building or development that includes two or more separate, distinct and different uses.

Planned development means an overlay zoning district created to encourage creativity and imagination in the planning and development or redevelopment of large tracts of land for various uses and activities associated with a planned community under one master plan that may include a mix of land use types at different levels of intensity. In addition, a planned development also is encouraged to provide one or more benefits to the residents of the City.

Planning Advisory Commission (PAC) means the advisory board appointed by the Council to review and make recommendations to the City Council and the Department of Community Development with regard to: a comprehensive plan or parts thereof for the development and redevelopment of the City; a zoning map; regulations for the subdivision of land within the city; a unified development ordinance for the City; and such other matters as may be required by ordinance or by direction of the City Council.

Planning Department means the department of the same name duly created by the Council of Columbus. References to action by the "Planning Department" shall mean action by that administrative official of the Columbus Consolidated Government Planning Department to whom responsibility for that action has been assigned by the Director of Planning.

Planning Division means the Planning Division of the Planning Department. References to action by the "Planning Division" shall mean action by that administrative official of the Columbus Consolidated Government Planning Division to whom responsibility for that action has been assigned by the Director of the Planning Department.

Pollution susceptibility means the relative vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, applications of chemicals, injections and other human activities in a recharge area.

Postdevelopment conditions means the conditions that exist following the completion of the development activity in terms of topography, vegetation, land use and rate, volume and direction of stormwater runoff.

Predevelopment conditions means those land use conditions that existed prior to the initiation of the development activity in terms of topography, vegetation, land use and rate, volume and direction of stormwater runoff.

Premises means the space or property defined by the perimeter building structure or parcel of land assigned to a single occupancy.

Presiding official means the person chairing a meeting of the Board of Historic Architectural Review, the Board of Zoning Appeals, the Council of Columbus, the Planning Advisory Commission, the Tree Board, the Uptown Facade Board, or similar board, in their official capacity.

Primary surface means a surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of the runway. The widths are shown on the airport zoning map.

Print shop means an establishment engaged in printing, blueprinting and related copying of documents, including establishments that provide copiers, printers, and similar equipment for use by clients.

Private tree means any tree located on private property.

Produce stand means a temporary stand, structure, trailer or similar facility that is utilized to sell produce to passing motorists or pedestrians.

Prohibited use means any use that is not a permitted use, a special exception use, or recognized as a similar use in a zoning dis-

trict, and shall not be established in such district.

Property means the real property, as a unit, which contains the premises and occupancies.

Protected state river means any perennial river or watercourse that has an average annual flow of at least 400 cubic feet per second. The Georgia Department of Natural Resources (DNR) has identified the Chattahoochee River as a protected river.

Pruning means the elimination of live and dead branches from a tree's crown to improve tree structure, enhance vigor and maintain safety.

Public improvement means the construction, enlargement, extension or other construction of a facility intended for dedication to the City, including but not limited to a street, curb and gutter, sidewalk, cross drain, catch basin, traffic control and street name sign, or other roadway appurtenance other than a driveway apron connection; domestic water supply system main, fire hydrant, valve or other appurtenance other than a supply line to a building; or sanitary sewerage main or outfall, lift station, force main, manhole or other appurtenance other than a drain line from a building.

Public places means all lands owned by the City.

Public transportation facilities means a single or multimodal transportation facility that provides transportation to the public on a fare basis, including bus and train stations.

Public tree means any tree located on property belonging to the City.

Public uses are buildings or structures, activities, and uses of land that are owned, operated and maintained by a federal, state, local, or other governmental entity, and may include but is not limited to the following: active or passive parks; administrative offices; airports; arenas, coliseums, fairgrounds and stadiums; boat storage, wet or dry; employee residences associated with public uses; libraries; convention, civic or trade centers; colleges or universities; correctional facilities; fire stations; maintenance yards; marina, dock, pier or yacht club; recreation centers; police stations or substations, and similar facilities.

Recharge area means any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer.

Recreation center, private means a facility that provides recreational services for a fee, including swimming pools, tennis courts, and similar uses.

Recreational facility means clubhouses, parks, swimming pools, tennis courts, trails and similar facilities constructed for the common enjoyment of residents in a development or subdivision.

Redevelopment means structural development including construction, installation or expansion of a building or other structure; creation or addition of impervious surfaces; replacement of impervious surface not part of routine maintenance; and land disturbing activities associated with structural or impervious development. Redevelopment does not include such activities as exterior remodeling.

Rehabilitation means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Removal means any relocation of a structure on its site or to another site, or the physical removal of a tree.

Replacement tree means a new tree planted on a site to meet minimum site density factor requirements, regardless of whether trees existed prior to any development.

Residential development permit means a permit issued giving authorization to begin land disturbing activities for a single-family residential construction project as defined in Chapter 8 of this UDO.

Residential zones means areas zoned RE10, RE5, RE1, RT, SFR1, SRF2, SFR3, RMD, RMF1, and RMF2 on the Official Zoning Map.

Restaurant, accessory means a secondary use establishment that serves only a principal use such as a university or college, hotel or motel, institutional facility, office, retail, or similar large-scale use.

Restoration means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Resubdivision means a combination or recombination of previously recorded lots or tracts of contiguous land for purposes of creating a new lot or lots.

Retirement home means a multifamily residential facility that provides independent living for elderly residents.

Right-of-way means a strip of land over which the City has the right by ownership to construct a public street, sidewalk, or use for public utilities.

Road frontage means the number of linear feet fronting a road with access from property.

Roadway drainage structure means a device such as a bridge, culvert or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Roofline means the juncture of the roof and the perimeter wall of the structure.

Screening means a method of visually shielding or obscuring one abutting or nearby structure or use from another by opaque fencing, walls, berms, densely planted vegetation, natural topography or the like.

Secondary permittee means an individual builder, utility company, or utility contractor that conducts a construction activity within a common development.

Secondary uses means those restricted uses that may be allowed within certain office, retail, hotel or motel, or institutional uses, including the following: barber and beauty shops, bookstores, cafeterias and restaurants, convenience food stores, drugstores and pharmacies, florists, gift shops, newsstands and cigar or tobacco shops, laundry and dry cleaning pickup/drop-off facilities, laundry facilities for residents, mail services, personal services oriented to the residents or tenants of the building, and print shops.

Sediment means solid material, both organic and inorganic, that is in suspension, is being transported or has been moved from its site of origin by air, water, ice or gravity as a product of erosion.

Sedimentation means the process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

Self-permitting means the process permitted by Chapter 8 involving single-family residential construction.

Self-storage facility means a structure consisting of individual, self-contained units leased for storage of business, commercial, or personal goods and belongings.

Setback means the distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line.

Shelter, homeless. See "transient lodging."

Shelter, temporary means a for-profit or not-for-profit facility that provides emergency or temporary housing or protective sanctuary for victims of spouse abuse, child abuse, and such crimes as rape, assault, or other forms of personal attack.

Sign means any structure, housing, device, figure, statuary, painting display, message placard, other contrivance, or any part thereof, which is designed, constructed, created, engineered, used to advertise, or to provide data or information in the nature of advertising for any of the following purpose: to designate, identify, or indicate the name of the business of the owner or occupant of the premises upon which the advertising display is located; or, to advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display is erected.

Sign area means the entire face of a sign, including the surface and any framing projections, or molding but not including the support structure. Individual channel-type letters mounted on a building shall be measured by the area enclosed by four straight lines or lining each word.

Sign, abandoned means any sign that is located on property which becomes vacant and is unoccupied for a period of three months or more, or any sign which pertains to a time, event, or service which no longer applies, shall be deemed to have been abandoned, regardless of whether abandonment was intended.

Sign, animated means any sign of which all or any part thereof visibly moves in any fashion whatsoever; and any sign which contains or uses for illumination any light, lights, lighting device or devices which changes color, flash, alternate, show movement, motion, or change the appearance of said or any part thereof automatically.

Sign, awning or canopy means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Sign, bench means a sign painted or attached to any portion of a bench.

Sign, changeable copy means a sign designed to allow the changing of copy through manual, mechanical, or electrical means, including time and temperature. A trivision sign is a changeable copy sign.

Sign, construction means a temporary sign erected on the parcel on which construction is taking place, thereby limited to the duration of the construction. This sign shall include the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owner, financial supporters, sponsors, and similar individuals or firms having a major role or interest with respect to the structure or project.

Sign, directional means directional messages, principally for pedestrian or vehicular traffic, such as "one way," "entrance," or "exit."

Sign, directory means a sign for listing the tenants or occupants and their suite numbers of a building or center.

Sign, double-faced means a single structure designed with the intent of providing copy on both sides.

Sign, flappers/moving means a sign which swings or bends from a frame which is typically used for advertising, such as oil products, cigarettes, the Lottery, etc.

Sign, flashing means a sign that contains an intermittent or sequential flashing light source or flashing illumination.

Sign, ground means an outdoor sign supported by one or more uprights, posts, poles or bases in or upon the ground and independent of support from any building. Sometimes called a "detached," "freestanding" or "pole" sign.

Sign, identification means a sign providing the name, address, and logo of a building or establishment on the premises where the sign is located as a mean of identifying said building or establishment.

Sign, illegal means a sign that does not comply with all ordinances and regulations in effect at the time of its construction and erection. A sign that was legally erected, but whose use has ceased, or the structure upon which the display is placed has been abandoned by its owner, not maintained or not used to identify or advertise an ongoing business for a period of not less than three months; a sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance; a sign which is a danger to the public or is unsafe; a sign which is a traffic hazard not created by relocation of streets or highways or by acts of the City of Columbus, Georgia.

Sign, illuminated means a sign that emits or reflects, either directly or indirectly, artificial light from any source.

Sign, incidental means a small sign limited to information and directions related to the permitted use on the lot or building on which the sign is located, and containing no direct illumination. Examples of incidental signs would include "no smoking," "restroom," "no soliciting," "no trespassing," "open," "closed," signs indicating hours of business, and similar information.

Sign, inflatable means an inflatable balloon, blimp, or object used for advertising.

Sign, marquee means any sign attached to, in any manner, or made a part of a marquee.

Sign, message center means a sign designed to allow the changing of copy through manual, mechanical or electrical means, including time and temperature. A trivision sign is a message center sign.

Sign, multiple-sided means any sign having more than two geometric surfaces upon which copy is placed.

Sign, nonconforming means any advertising sign which was lawfully erected and maintained prior to such time as it came within the purview of this chapter and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter.

Sign, non-illuminated means a sign that does not emit or reflect artificial light from any source either directly or indirectly.

Sign, ornamentation means a sign having the characters, letters, illustrations, or ornamentations applied to cloth, paper, or fabric of any kind with only such material for a backing. To include pennants, streamers, garland, garnish, rotating and/or fluttering devices designated to attract attention.

Sign, permanent means a sign permanently affixed to a building or to the ground.

Sign, portable means a sign mounted on a trailer type frame with or without wheels or skids designed to be transported and not permanently attached to the ground or other permanent structure.

Sign, projecting means any sign affixed to a building wall or structural and extending beyond the building wall, structure or building line or property line.

Sign, promotional means a sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Sign, real estate means an on-site sign pertaining to the sale or lease of the premises.

Sign, revolving means any sign erected or constructed as to periodically change the direction toward which any plane containing the sign surface area is oriented.

Sign, roof means an erected or constructed above or placed upon or over a roof of a building which is wholly or partly supported by such building. This does not include a mansard or facade sign.

Sign, subdivision means any sign designed to identify a subdivision or neighborhood.

Sign, temporary means a sign intended to be displayed for a limited period of time.

Sign, vehicle means a sign, which is attached to or painted on a vehicle that is parked on, or adjacent to any property, the principal purpose of which is to attract attention to a product sold or an activity or business located on such property.

Sign, V-shaped means a sign constructed in the form of a "V" with an angle no greater than 45 degrees and at no point separated by a distance greater than five feet.

Sign, monument means an independent sign affixed to the ground and supported from grade to the bottom of the sign with the appearance of having a solid base.

Site development permit means a permit issued giving authorization to begin land disturbing activities for all non-exempt land disturbing activities other than those requiring a Residential Development Permit (RDP) or UDP (Utility Development Permit) or MLD (Minor Land Disturbance Permit) as defined in Chapter 10 of this UDO.

Site means, for the purposes of historic preservation activities, the location of a significant event, a prehistoric or historic occupation or activity or a building or structure, whether standing, ruined or vanished, where the location itself maintains historical, cultural, or archaeological value regardless of the value of any existing structure.

Site plan means a plan provided that reflects existing and proposed conditions on a site that is intended for construction. This may include but is not limited to topography, structures or additions, grading, drainage, erosion control measures, trees to be saved or planted to comply with the applicable standards of these land development regulations, best management practices, parking requirements, streets and other type improvements.

Slope means the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Small maturing tree means a small maturing tree species that shall be a minimum of five feet in height and have a caliper of at least one and one-half inches immediately after planting. These species shall have an average mature crown spread of at least 15 feet and a height of 25 feet when grown in Columbus, Georgia.

Soil and Water Conservation District Approved Plan means an erosion and sedimentation control plan approved in writing by the Pine Mountain Soil and Water Conservation District.

Soil and Water Conservation District means the Pine Mountain Soil and Water Conservation District.

Special exception use means a use which would not be appropriate generally or without restriction throughout a zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would not be detrimental to the public health, safety, welfare, morals, order, comfort, convenience, or appearance, and which may contain conditions of approval required by the Council.

Stabilization means the process of establishing an enduring cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

Start of construction means, for the initiation of new construction or a substantial improvement, the date the development permit was issued, provided the actual start of construction or substantial improvement was within 180 days of the permit date. State general permit means the National Pollution Discharge Elimination System general permit or permits for stormwater runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., O.C.G.A. § 12-5-3(f).

State waters means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership or corporation.

Stormwater conveyance means stormwater features designed for the movement of stormwater through the drainage system, such as pipes, inlets, manholes, ditches, depressions, swales, streams, etc.

Stormwater management facilities means constructed or natural components of a stormwater drainage system, designed to perform a particular function, or multiple functions, including, but not limited to pipes, swales, ditches, culverts, street gutters, detention basins, retention basins, constructed wetlands, infiltration devices, catch basins, oil/water separators, sediment basins, natural systems and modular pavement.

Stormwater Management Manual means the Georgia Stormwater Management Manual, Volume 2, published August 2001, and as may be amended from time to time.

Stormwater management means the collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner to meet the objectives of this chapter and which shall include a system of vegetation or structural measures, or both that controls the increased volume and rate of stormwater runoff and water quality impacts caused by manmade changes to the land.

Stormwater runoff means the direct response of a land surface to precipitation and includes the surface and subsurface runoff that enters a ditch, stream storm drain or other concentrated flow during and following precipitation.

Stormwater runoff means the surface and subsurface runoff that enters a ditch, stream, storm drain or other concentrated flow during and following precipitation.

Story means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

Stream buffer means the area of land immediately adjacent to the banks along State waters to be maintained in an undisturbed and natural state of vegetation which facilitates the protection of water quality and aquatic habitat.

Street means any vehicular way, other than an alley, that:

- (1) Is an existing federal, state, county or municipal roadway;
- (2) Is constructed as shown upon a plat approved pursuant to law and is open to vehicle travel;
- (3) Is constructed and open to vehicle travel as approved by other official action of the City Council; or
- (4) Is constructed and open to vehicle travel and shown on a plat duly filed and recorded in the Clerk's Office, Muscogee County Superior Court prior to the effective date of this Ordinance. Land between the street lines, whether improved or unimproved, shall be considered part of the street.

Street, arterial means, unless otherwise defined by an adopted transportation plan or the Comprehensive Plan, a street connecting two or more towns or communities, connecting two highways of equal or greater capacity, or serving as the primary access to a large land area.

Street, collector means, unless otherwise defined by an adopted transportation plan or the Comprehensive Plan, a public street

whose function is to collect traffic from neighborhoods and local streets and which connects to another public street of equal or greater classification.

Street, limited access means a street providing for traffic movement for expeditious movement for large volumes of through traffic between areas and across the city and not intended to provide land access service.

Street, local--commercial or industrial means, unless otherwise defined by an adopted transportation plan or the Comprehensive Plan, any public street, except an alley, collector, or arterial, and which has a primary function to provide direct access to adjoining properties and which serves a limited area such as an industrial park or commercial subdivision.

Street, local--residential means, unless otherwise defined by an adopted transportation plan or the Comprehensive Plan, any public street, except an alley, collector, or arterial, and which has a primary function to provide direct access to adjoining properties and which serves a limited area such as a neighborhood or a single subdivision.

Street, low volume local means a local street that carries or is expected to carry fewer than 300 vehicle trips per day.

Street, marginal access means a residential or nonresidential street parallel and adjacent to a major thoroughfare and which provides access to abutting properties with protection from through traffic.

Street, private means a road or street that has not been accepted for maintenance by the City and that is not owned and maintained by a federal, state, City, or another public entity.

Structural erosion and sedimentation control measures means measures, identified in the publication Manual for Erosion and Sediment Control in Georgia for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sedimentation control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading.

Structure means anything constructed or erected, the long-term or temporary use of which requires permanent location on or in the ground, or which is attached to something having permanent location in or on the ground, including but not limited to the following: buildings, fences, gazebos, advertising signs, billboards, radio and television antennae, including supporting towers, and swimming pools.

Structure, legal nonconforming means a building or structure that does not conform to the regulations for the district in which it is situated but which is legal because of its existence prior to the requirements of these land development regulations.

Subdivision means division of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of either immediate or future sale, lease or building development, including all divisions of land involving a new street or a change in existing streets.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before damage occurred.

Substantial improvement means any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during a five year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the building prior to improvement. The market value of the building should be: (1) the appraised value of the building prior to the start of the initial repair or improvement; or (2) in the case of damage, the value of the building prior to the damage occurring. This term includes structures that have incurred "substantial damage," regardless of the actual amount of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building, as indicated in the definition above. The term does not, however, include those improvements of a building required to comply with existing health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, which have been pre-identified through enforcement of this UDO and not solely triggered by an improvement or repair project.

Technology park means an area that utilized an overall planned development approach to create a unified site that supports light manufacturing, wholesaling and warehousing activities and office parks as the predominant use.

Temporary use or special event means a use or event that is scheduled for a limited period of time and includes such activities as outdoor festivals, craft shows, carnivals and similar outdoor amusements, flea markets, plant sales, parades on public rights-of-way, seasonal sales of merchandise including fireworks and Christmas trees, concerts, and any similar other event.

Topping means the severe cutting back of branches to a stub, bud, or a lateral branch not large enough to assume the terminal role.

Tower means any structure designed and constructed primarily for the support of one or more antennae and including guyed, self-support (lattice) and monopole types, excluding concealed support structures.

Tree density standard (TDS) means the minimum number of Tree Density Units per acre, which must be achieved on a property.

Tree density unit (TDU) means a credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in Article 6 of Chapter 4 of this Unified Development Ordinance.

Tree master plan means a plan prepared by the Tree Board that guides the care, preservation, pruning, planting, replanting, removal, or disposition of trees on public lands.

Tree means a usually tall, woody plant, distinguished from a shrub by having comparatively greater height and includes a large maturing tree and a small maturing tree.

Tree permit means that consent given in writing by the City Arborist to a person, private firm or agency to maintain, remove or do any work requiring a permit involving any tree within the public right-of-way or other public property.

Tree planting standards and specifications means the design standards and specifications adopted for the planting or maintenance of trees.

Tree protection area (TPA) means any portion of a site wherein are located existing trees which are proposed to be preserved in order to comply with applicable requirements of these land development regulations, and shall include nothing less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.

Tree protection or planting plan (TP/PP) means a plan that identifies tree protection areas where existing trees are to be protected and preserved, and replacement trees planted on a property to meet minimum requirements, as well as methods of tree protection to be undertaken on the site and other pertinent information.

Tree save area means all areas designated for the purpose of meeting tree density requirements or preserving natural buffers. Tree, street means any existing tree or any tree to be planted on the street right-of-way.

Tree thinning means selective cutting or thinning of trees only for the clear purpose of good forestry management in order to protect said forest from disease or infestation and in no way shall be construed as including clear cutting.

Tree, mature means an existing hardwood, pine or other valuable tree that is at least four inches in diameter as measured four feet above grade and has attained the capability of flowering and reproducing.

Undisturbed vegetation means natural vegetation in a generally untouched, maintenance free, self-perpetuating stand comprised of indigenous trees, shrubs, herbs, flowers or grasses.

Use means the specific purpose for which land, a structure or a building is designed, arranged, intended or for which it is or may be occupied or maintained. Unless otherwise indicated by the text of this UDO, "use" shall mean "principal use" and not "accessory use."

Use, accessory means use subordinate in nature, extent or purpose to the principal use of a building or lot, and customarily incidental thereto. Unless otherwise indicated by the text of this UDO, "use" shall mean "principal use" and not "accessory use."

Use, legal nonconforming means a use of a building or land that does not conform to the regulations for the district in which it is situated but which is legal because of its existence prior to the requirements of the zoning ordinance.

Use, noncommercial means a use serving a public purpose, such as a governmental office or facility, place of worship, private or public school and similar uses.

Use, principal means the main use of a building or lot. Unless otherwise indicated by the text of this UDO, "use" shall mean "principal use" and not "accessory use."

Utility easement means the right-of-way acquired by a utility or governmental agency or private agency to locate utilities, includ-

ing all types of pipelines, television cable, telephone and electric cables.

Utility substation, minor means one or more elements means of utility distribution, collection, or transmission networks or facilities, which provide utility service to a relatively limited geographical area.

Utility, major means one or more elements means of utility distribution, collection, or transmission networks or facilities that provides utility services to a regional or subregional geographic area, including electrical substations.

Utility, minor or minor utility structures means minor utility improvements or structures providing for public safety, public utilities, and similar elements to promote the public welfare are permitted, including such improvements as drainage facilities; fire hydrants; ground-mounted utilities support structures and poles for cable television, electricity, natural gas, telephone, and related services; lift or pump stations; postal collection boxes; public or private streets; water and sewer lines; and similar public improvements.

Utility plant means utility plants, including sewer and water treatment plants, electrical generation facilities, and natural gas distribution plants.

Utility, public means a firm or organization, including any agency of a federal, state or local government or agency, that provides utility services, including cable television, electricity, natural gas, sanitary sewer, water, and similar services, to the public.

Value means, for the purposes of addressing damaged, destroyed or nonconforming structures, the value of all buildings and related improvements, as determined by the latest official ad valorem property tax, excluding the value of the land, lot or parcel.

Variance, hardship means the application of a requirement, standard or provision of this UDO will result in a hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety or general welfare, and the need for consistency among all properties similarly zoned.

Variance, special exception means a method for requesting relief from the following requirements of this UDO: minimum building setbacks; maximum building height; minimum lot width; minimum separation between agricultural and nonagricultural uses; public street frontage; buffers and screening; signage, in accordance with a uniform sign plan; parking requirements; roadway widths; storm water management requirements; and soil erosion and sedimentation requirements.

Variance, use means a grant of authority to establish a use that is otherwise prohibited within the zoning district.

Water supply reservoir means a governmentally owned impoundment of water for the purpose of providing water to one or more governmentally owned drinking water systems. This definition specifically excludes the multipurpose reservoirs owned by the U.S. Army Corps of Engineers.

Water supply watershed means the area upstream of a governmentally owned public drinking water supply intake or reservoir.

Watercourse means any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands, protected means those wetlands identified on the National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service, or otherwise approved by the U.S. Army Corps of Engineers based on competent studies prepared by a registered and qualified professional engineer.

Yard means an open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by trees or shrubbery or driveway or as otherwise provided herein.

Yard, front means the area across the full width of the lot extending from the front line of the lot to the front line of the building, excluding steps and unenclosed porch or terrace and any driveway. Measurement of the front yard shall be determined by the distance between the nearest front lot line and the nearest building line.

Yard, rear means the area extending across the full width of the lot and measured between the rear line of the lot and rear line of

the main building, excluding any driveway. Measurement of the rear yard shall be determined by the distance between the rear lot line and the nearest building line.

Yard, side corner means the lot area between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between a street right-of-way and any structure or any projections thereto.

Yard, side means an open, unoccupied space on the same lot with a building between the building and the side line of the lot, extending from the front building line to the rear yard, or to the rear line of the lot where no rear yard is required. It shall be determined by the average distance between the building line and the side property line, except that an existing structure on an irregular lot may be measured at the front building line.

Zoning buffer means an area required by the unified development ordinance or as a condition of zoning, special exception use or variance approval for a specific property.

Zoning ordinance means the action by the Council of Columbus Georgia rezoning a property.

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