

## ORDINANCE 19-02

### AMENDING THE LAND DEVELOPMENT CODE

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF BURKE COUNTY, GEORGIA, CHAPTER 26 LAND DEVELOPMENT, AMENDING ARTICLE III, ZONING DISTRICTS AND LAND USES, SECTION 26-2.03.01. LAND USE TABLE; AMENDING ARTICLE IV, SITE DESIGN STANDARDS, SECTION 26-4.03.08. COMMERCIAL CAMPGROUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

#### Section 1.

The Code of Ordinances of Burke County, Georgia, Chapter 26 Land Development, Article III Appeals, Section 26-2.03.01. Land Use Table, is hereby amended to read as follows:

#### **26-2.03.01 Land Use Table**

##### A. Generally

Table 2-F describes those uses that are permissible in each base zoning district. Buildings, structures, or land shall be occupied or used only in conformity with all of the regulations set forth herein for the district in which they are located. The zoning districts for Burke County are shown on the “Official Zoning Map of Burke County, Georgia.”

##### B. How to Read the Land Use Table

- 1) Within the following table the letter “P” indicates that the land use is permissible, subject to compliance with the standards of the zoning district.
- 2) The letter “S” indicates that the land use is permissible, subject to compliance with the standards of the zoning district, and the site design standards specified for the use. Site design standards for specific uses are contained in Section 4.03.00.
- 3) A blank cell indicates the land use is prohibited.
- 4) Any land use that is not identified in Table 2-F is prohibited unless it is found to be substantially similar to an identified use in said table by the Building Official or designee.

- 5) A determination that a use qualifies as a similar and compatible use shall be made upon the Building Official's finding that:
- a. The characteristics of, and activities associated with the requested use is similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zoning district;
  - b. The requested use will be consistent with the purpose of the applicable zoning district;
  - c. The requested use will be compatible with the other uses allowed in the zoning district;
  - d. The requested use will be consistent with the Comprehensive Plan and any applicable specific plan;
  - e. The definition of a requested use is comparable to that of a use identified in Table 2-F;; and
  - f. The requested use is not allowable in another zoning district.
- C. The administrative interpretation shall be subject to appeal, as set forth in Article IX.

**Table 2-F Land Use Table**

<b>P-Permissible</b> <b>S- Permissible, subject to site</b> <b>design standards for the use in</b> <b>Article IV</b> <b>Blank - Prohibited</b>	A-1	R-1	R-2	R-3	R-4	O-I	C-C	C-G	I-1	I-2	1-3
<b>Residential</b>											
Single-Family Detached Dwelling	<i>P</i>	<i>P</i>	<i>P</i>								
Duplex				<i>P</i>							
Townhome				<i>P</i>							
Multi-Family				<i>P</i>							
Manufactured Home	<i>S</i>	<i>S</i>			<i>S</i>						
Manufactured Home Park Development					<i>S</i>						
<b>Accommodations</b>											
Bed and Breakfast Inn	<i>P</i>					<i>P</i>	<i>P</i>				
Rooming and Boarding	<i>P</i>							<i>P</i>			
Tourist Court								<i>P</i>			
Commercial Campgrounds	<i>S</i>						<i>S</i>	<i>S</i>			
Recreational Campgrounds	<i>S</i>										
<b>Institutional or Community Facilities</b>											
Assisted-Living Services:											
Family Personal Care Home (2-6 residents)	<i>S</i>	<i>S</i>	<i>S</i>			<i>S</i>	<i>S</i>	<i>S</i>			
Group Personal Care Home (7-15 residents)	<i>S</i>	<i>S</i>				<i>S</i>	<i>S</i>	<i>S</i>			
Congregate Personal Care Home (16 or more residents)						<i>S</i>	<i>S</i>	<i>S</i>			
Hospital						<i>S</i>	<i>S</i>	<i>S</i>			
Child Day Care:											
Family Day Care Home (3-6 children)	<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>			
Group Day Care Home (7-18 children)	<i>P</i>	<i>P</i>				<i>P</i>	<i>P</i>	<i>P</i>			
Child Day Care Center, nursery school, preschool or Pre-K (19 or more children)						<i>P</i>	<i>P</i>	<i>P</i>			
Animal Care Facilities (hospitals, veterinary clinics, kennels and boarding facilities)	<i>S</i>						<i>S</i>	<i>P</i>	<i>P</i>		
Schools (private):											
K-12		<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>	<i>P</i>	<i>P</i>	<i>P</i>			
Colleges and Universities		<i>S</i>	<i>S</i>	<i>S</i>		<i>P</i>	<i>P</i>	<i>P</i>			
Business, Commercial								<i>P</i>	<i>P</i>		
Trade, Industrial								<i>P</i>	<i>P</i>	<i>P</i>	

<b>P-Permissible S- Permissible, subject to site design standards for the use in Article IV Blank - Prohibited</b>	<b>A-1</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>O-I</b>	<b>C-C</b>	<b>C-G</b>	<b>I-1</b>	<b>I-2</b>	<b>1-3</b>
Library Building							P	P			
Museum Building							P	P			
Exhibitions and Art Galleries							P	P			
Zoological Park	S										
Funeral Home								P	P		
Cemeteries, Mausoleums, and Memorial Gardens	S	S				S	S	S	S		
Private Club or Lodge							P	P			
<b>Public Assembly</b>											
Indoor Activity Uses								P	P		
Religious Facilities	P	P	P	P	P	P	P	P	P	P	
Outdoor Activity Uses, excluding outdoor amusements	S						S	S	P	P	
Outdoor Amusement Uses	S								S	S	
<b>Agriculture</b>											
Commercial Agricultural Production	P										
Intensive Agricultural Use	S										
Livestock Sales Pavilions	S										
Commercial Slaughterhouses	S										
Wholesale and Retail Sale of Agricultural Products	S										
Animal Containment (non- intensive agricultural use)	S										
Riding Stables	S										
Temporary and Portable Sawmills	S										
Timber Operations (excluding temporary and portable sawmills)	S										
<b>Commercial</b>											
Adult Entertainment Establishments									S	S	
Business Services such as Copying, Mailing, or Printing						P	P	P	P		
Car Wash								P	P	P	
Convenience Store							P	P			
Extensive Business Use								S	S	P	
Farmers Market and Outdoor Sales	P							P	P		
Financial Institutions, Banks and Credit Unions						P	P	P			
Gasoline Station							P	P	P		
Grocery Store							P	P	P		
Laundry, Self-Service								P	P		
Medical and Dental Clinics, Laboratories						P		P	P	P	

<b>P-Permissible</b> <b>S- Permissible, subject to site</b> <b>design standards for the use in</b> <b>Article IV</b> <b>Blank - Prohibited</b>	A-1	R-1	R-2	R-3	R-4	O-I	C-C	C-G	I-1	I-2	1-3
Mini-Storage or Self-Storage Facility								P	P	P	
Package Store (alcohol)								P			
Personal Services such as Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up						P	P	P			
Professional Offices						P	P	P	P	P	
Restaurants, Custom Service (excludes drive-through windows)	P					P	P	P	P	P	
Restaurants, Limited Service, including Fast Food and Take-Out (with or without drive-through window)						P	P	P	P	P	
Retail Establishments						P	P	P	P		
Small Equipment or Appliance Repair Shops								P	P		
Specialty and Gift Shops such as antique, art, books, jewelry or stationers							P	P			
Studios such as art, dancing, music or photography schools						P	P	P	P		
<b>Industrial, Transportation and Utilities</b>											
Airport, private	S										
Junkyard									S	S	
Recycling Center									S	S	
Manufacturing											
Light Industry									P		
General Industry										P	
Industrial Uses with Nuisance Features										S	
Nuclear Power Plant											P
Solar Energy Farm	S								S	S	
Solid Waste Management Facility (includes landfill)										S	
Truck Stop										P	
Warehouse, not including self-storage									P	P	
Wholesale establishment									P	P	
Wind energy facility, principal use	S								S	S	
Wireless telecommunication tower	S					S			S	S	

## Section 2.

The Code of Ordinances of Burke County, Georgia, Chapter 26 Land Development, Article IV Site Design Standards, Section 26-4.03.08. Commercial Campgrounds, is hereby amended to read as follows:

### 26-4.03.08 Commercial Campgrounds

- D. Commercial campgrounds, as defined in this LDC, are permissible in the A-1, C-C, and C-G zoning districts subject to the standards of the zoning district, the rules of the department of human resources Chapter 290-5-18, Tourist Accommodations, the site design standards set forth in this section, and the plan submittal process described in this LDC.
- E. The submittal plan pack shall include: Site layout meeting specifications of table 4.03.08 (E), prepared by a design professional, written certification from EPD accepting the well system design, written certification from the county health officer accepting the septic sewage system design, and the appropriate fee as set forth in the fee schedule.
- F. Plans shall be reviewed for compliance with this LDC by the Building Official, with the exception that proposals for fifteen or more campsites shall also be submitted to the Planning Commission for review and consideration of approval in accordance with the procedures in Section 9.02.03 of this LDC.
- G. All construction activities must be comply with state licensing regulations.
- H. Site design standards for commercial campgrounds are as follows:

Development Features	Standard
Minimum setbacks for camper sites on lots adjoining public roads	60 feet from the right-of-way or 100 feet from the centerline, whichever is greater
Minimum camper site setbacks from side and rear property lines and utility easements	15 feet
Minimum setback between camper sites, or any portion thereof	20 feet
Driveway construction	<ul style="list-style-type: none"><li>• A 60-foot right-of-way with storm water ditches and swells. 30- foot right-of-way with third party analyst.</li><li>• A minimum of 6" mixed in place and compacted sub base.</li><li>• Four (4) inches of graded and compacted aggregate.</li><li>• Slope of road surface from the centerline shall be one-quarter inch per foot.</li><li>• Shall extend to a Burke County-maintained roadway.</li><li>• 30ft culvert drain with 5 foot shoulder each side</li><li>• Open ditch sections shall be within the right-of-way of the road and designed with criteria for 25-year flood.</li><li>• The Building Official may accept a site analysis from an independent third party registered Professional Engineer, soil engineer, or equivalent in lieu of the 25 year flood design. The analysis must show that the soils on the</li></ul>

	<p>property are capable of absorbing the water from a 25 year rain event.</p> <ul style="list-style-type: none"> <li>• The design and construction of the road within the county right-of-way shall be approved by the county road superintendent.</li> </ul>
Water & Sanitary Sewage (for each camper site)	<ul style="list-style-type: none"> <li>• Individual connection to a private or public central water supply system.</li> <li>• Written certification must be obtained from the Environmental Protection Division certifying the use of a private or public water system.</li> <li>• Written certification must be obtained from the county health officer that the proposed location can satisfactorily accommodate the central water system and on-site sewage disposal.</li> <li>• Written certification must be obtained from the county health officer of the proposed septic design.</li> </ul>
Electricity (for each camper site)	Individual electric power connection per state minimum electrical code

### Section 3.

This Ordinance shall take effect immediately upon passage after adoption on Second Reading.

Approved on First Reading

Seal

Date: March 12, 2019

Approved on Second Reading

Date: April 9, 2019

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Allen Delaigle Sr., Chairman

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Merv Waldrop, Administrator