

Zoning administrator means the person, officer or official and his authorized representative, whom the Ben Hill County Board of Commissioners has designated as its agent for the administration of this ordinance. (See section 11-1.)

Sec. 2-4. Agriculture.

Agriculture means the production, keeping or maintenance, for commercial purposes, of plants and animals useful to man, including but not limited to: forages and sod crops, grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. Retail selling of products raised on the premises shall be considered a normal accessory activity provided that space adequate for the parking of customers' vehicles shall be provided off the public right-of-way.

Sec. 2-5. Boardinghouse or rooming house.

Boardinghouse or rooming house means a building dedicated to the lodging or feeding, or both, of five or more non-transient persons or separate families as defined herein for compensation.

Sec. 2-6. Buffer area; buffer strip.

Buffer area or buffer strip means] a landscaped open area and/or screened area designed to separate incompatible uses.

Sec. 2-7. Building.

Building means any structure, including mobile homes as defined herein but not including accessory trailers, which has a roof and which is for the shelter, support or enclosure of persons, animals or property of any kind.

Sec. 2-8. Building height.

Building height means the vertical distance of a building measured from the average elevation of the finished lot grade along the front of the building to the highest point of the building.

Sec. 2-9. Child Caring Institution.

A child welfare agency that is any institution, society, agency, or facility, whether incorporated or not, which either primarily or incidentally, provides full-time care for children through 18 years of age outside of their own homes, subject to such exceptions as may be provided in rules and regulations of the Board of Human Services for the Department of Human Services of the State of Georgia. Such child caring institution shall provide Traditional Care or BASE Care – Base Watchful Oversight (BWO) in a home-like setting and be licensed by the State of Georgia for providing such services. Said child caring institutions shall have a maximum capacity of six (6) children.

Sec. 2-10. Club, lodge, private.

Private club or lodge means an incorporated or unincorporated association for civic, social, cultural, religious, fraternal, literary, political, recreational, or like activities, operated for the benefit of its members and not open to the general public.

it to at least one other dwelling unit in the building. This includes apartments, condominiums or any other type of multifamily structure.

Sec. 2-21. Dwelling unit.

Dwelling unit means an enclosure of one or more rooms, including kitchen and bathroom facilities, designed or constructed as a unit for residential occupancy by one family.

Sec. 2-23. Farm.

Farm means a tract of land at least five acres in size devoted to agricultural purposes. ([See] section 2-4.)

Sec. 2-24. Farmer's market.

Farmer's market means a public marketplace, designed to serve area farmers, where provisions are sold at retail and wholesale.

Sec. 2-25. Floor area, gross.

Gross floor area means the total number of square feet of floor area in a building determined by horizontal measurements between the exterior faces of walls, excluding basement areas, attic, porches, carports and garages.

Sec. 2-26. Group-care facility.

A place providing care for groups of children and youths through 18 years of age, other than a foster family home and distinguished from a group occupying a boardinghouse, lodginghouse, hotel, or fraternity or sorority house. Such group-care facility shall provide child caring services as provided for by Georgia law and be licensed by the State of Georgia for providing such services. Said group-care facility shall have a maximum group capacity of six (6) children and youths.

Sec. 2-27. Home occupation.

Home occupation means an occupation for gain or support customarily conducted on the premises by a person or family residing therein. (See sections 9-1 and 9-2.)

Sec. 2-28. Hospital.

Hospital means any institution receiving in-patients, or a public institution receiving out-patients, and authorized under Georgia law to render medical, surgical and/or obstetrical care. The term "hospital" shall include a sanitarium for the treatment and care of senile psychotics or drug addicts, but shall not include office facilities for the private practice of medicine or dentistry.

Sec. 2-29. Junkyard.

Junkyard means the use of property for outdoor storage, keeping, abandonment, sale or resale of junk, including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking, and structural steel materials and equipment, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

Sec. 2-30. Kennels.

Kennels means the housing of four or more dogs.

Sec. 2-31. Lot.

Lot means a lot of record, held in a single ownership by one person, or in common ownership by more than one, which has both lot area and lot dimensions equal to or greater than the lot width and lot area requirements established by this ordinance for the zoning district in which such tract of land is located and for the use proposed for the tract of land. (See section 3-21.)

5-1.3. Uses not allowed. Uses not specifically designated by an "X" or "SE" within the appropriate column are not allowed within the district.

		G-F	R-1	R-15	R-9	R-6	M-R	R-6-M	MHP	P	C-C	G-B	WLI	H-I
Residential and Related Uses														
1.	Accessory buildings or uses	X	X	X	X	X	X	X	X	X	X	X	X	X
2.	Boardinghouse or roominghouse					SE	X	SE		X	X	X		
3.	Church or other place of worship, including Sunday school buildings, parish houses, convents, nursery schools, kindergartens and other related uses on the same premises and operated by the church provided that within G-F, R-1, R-15, R-9, R-6, M-R, R-6-M, MHP and P zones:	X	X	X	X	X	X	X	X	X	X	X		
	a) The lot size shall be no less than five acres in R-1, R-15 and R-9 zones and two acres in all other districts.													
	b) Any building or structure established with any such use shall have minimum side and rear yards of 50 feet.													
4.	Child caring institutions													
5.	Dwelling, single-family	X	X	X	X	X	X	X		X	SE			
6.	Dwelling, two-family (duplex)					X	X	X		X	SE			
7.	Dwelling, three-family (triplex)					X	X	X		X	SE			
8.	Residential group development projects (see section 9-3)						X			SE				
9.	Dwelling, multifamily (see section 9-4)						X			X	X	X		

