

APPENDIX A – DEFINITIONS

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A.1 Applicability

This appendix provides definitions to many of the words and terms used in this Chapter. Words not listed in this section shall be defined by reference to: (1) Moskowitz and Lindbloom, *The Latest Illustrated Book of Development Definitions* (Center for Urban Policy Research, 2004); or, if not defined therein, in (2) Chapter 2 of the International Building Code; or, if not defined therein, in (3) the Webster's Third New International Dictionary, unabridged, 1993; or, if not defined therein, in (4) the South Carolina Code, which documents are hereby incorporated by reference; or, if not defined therein, in (5) Curl, *The Oxford Dictionary of Architecture* (Oxford University Press, 2000); or, if not defined therein, in (6) F. Ching, *A Visual Dictionary of Architecture* (John Wiley and Sons, Inc., 1995) which documents are hereby incorporated by reference as if set forth in their entirety herein. Unless otherwise expressly stated, the following terms shall, for the purposes of this Chapter, have the meaning herein indicated. Words and terms defined elsewhere in this document shall be given the meanings set forth therein. Definitions of words and terms related to floodplain management used in Article 9 of this Chapter and not included in this Appendix are contained in Section 59.1, Title 44 of the Code of Federal Regulations. (Rev. 2-1-10; Ord. 2010-01)

A.2 Definitions

Abandonment

To cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

Abutting

Having a common border with, or being separated from such a common border by a right of way, service lane or easement.

Accessory Apartment

A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facilities with the provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory use to the main dwelling.

Accessory Building

A building subordinate to the principal building on a lot used for the purpose customarily incidental to those of the main building.

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Accessory Structure (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, a structure which is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimum flood damage potential. Detached garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

Accessory Use

A use incidental to, and on the same lot as, a principal use.

Addition (to an existing building)

For purposes of Article 9, an extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a fire wall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

Administrative Officer

The Director shall be the governmental officer charged with administering development regulations.

Adopted Level of Service

The Level of Service (LOS) Standards adopted herein, as referenced in Article 8, Table 8-1, Column C, of this Chapter, for a particular public facility. All applications are evaluated for the purposes set forth in this Chapter in accordance with these adopted LOS. The adopted LOS also provides a basis for the establishment or expansion of a public facility or service which is subject to this Chapter.

ADT (Average Daily Traffic)

The average number of cars per day that pass over a given point.

Adult Businesses or Uses

The definition of adult businesses or uses specifies the following types of establishments. Any business activity, establishment, store or club or other uses that involves:

- a. Persons appearing live before the public or audiences in a state of semi-nudity for any form of compensation or consideration;
- b. Live performances characterized by specified sexual activities;
- c. Sale or rental in any form of films, motion pictures, video cassettes, slides or other photographic reproductions characterized by depiction or description of specified sexual activities or anatomical areas;
- d. Coin-operated or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or image producing devices maintained to show images to five (5) or fewer persons per machine at any one time, and where the image so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas;
- e. As one of its principal business purposes, offering for sale or rental for any form consideration audio recordings in any form of books, magazines, periodicals, other

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printed matter, or visual representations depicting or describing specified sexual activities or specified anatomical areas, or instruments, devices or paraphernalia designed for use in connection with specified sexual activities.

Aggressive Soils

Soils that may be corrosive to cast iron and ductile iron pipe.

Agricultural Structure

For purposes of Article 9, a structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying or raising of agricultural commodities, including the raising of livestock. Agricultural structures are not exempt from this Chapter.

Aisle

The travel way by which cars enter and depart parking spaces.

Alcove

See "Recessed Entryway."

Alley

A public or private way permanently reserved as a secondary means of access to abutting property generally running either parallel or perpendicular to a street and situated to the rear and sides of platted lots. (Also Service Lane)

Apparatus

Pumpers, tankers or other equipment used in suppressing fires.

Appeal (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, a request for a review of the Local Floodplain Administrator's interpretation of any provision of this Chapter.

Applicant

Any person or his duly authorized representative who submits an application as defined herein.

Application

Any application for approval of a development proposal, as defined herein.

Application for Development

The application form and all accompanying documents required by ordinance for approval of a subdivision plat or site plan.

Application for Development Approval

Any application for approval of a rezoning, subdivision plat, building permit, conditional use permit, variance, appeal, site plan or general development plan.

Approving Authority

The North Augusta Planning Commission, unless otherwise specifically stated by ordinance.

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Arcade

An area contiguous to a street or plaza that is open and unobstructed to a height of not less than twelve (12) feet, which is supported on one (1) side by columns or piers, and which is accessible to the public at all times. Landscaping or fountains may occupy any portion of an arcade, so long as an unobstructed area of not less ten (10) feet is available for pedestrian movement. The term "arcade" does not include off-street loading areas, driveways, or off-street parking area. The floor of any arcade shall be level with the adjoining street or plaza.

Arcade, Internal

A street arcade that fronts on and adjoins a plaza or other space internal to a building lot rather than the front lot line.

Arcade, Street

An arcade that adjoins a front lot line, is not less than ten (10) feet nor more than thirty (30) feet in depth (measured perpendicular to the front lot line), and extends the full length of, or at least fifty (50) feet along the front lot line, whichever is the greater distance; or on a corner lot, is bounded on two (2) sides by the two (2) intersecting street lines, and has a minimum linear dimension of ten (10) feet.

Area of Shallow Flooding

For purposes of Article 9, a designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths of one (1) to three (3) feet where a clearly defined 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

For purposes of Article 9, the land in the floodplain within a community subject to a one (1) percent or greater chance of being equaled or exceeded in any given year.

Arterial Street

A route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance. For purposes of this Chapter, an "Arterial Street" includes any of the following segments:

- a. Georgia Avenue (US 25 Business)
- b. Knox Avenue (US 25 Bypass)
- c. Jefferson Davis Highway / US 1
- d. Martintown Road (SC 130)
- e. Additional streets, if any, designated as an Arterial Streets in the Comprehensive Plan or Capital Improvement Program.

Artisan Use

Premises used for the manufacture and sale of items that are made employing handwork and/or table-mounted electrical tools and creating no adverse impact beyond its lot.

ASCE

American Society of Civil Engineers.

ASTM

American Society for Testing Materials.

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Auto-Oriented Uses

Any of the following structure types, as defined in the Land-Based Classification Standards (Structure and Function classifications):

LBCS Code(s)	Structure or Use Type
Structure 2110	Office building with drive-through facility
Function 2110	Automobile sales or service establishment
Function 2120	Heavy consumer goods sales or service
2210	Shop or store building with drive-through facility
2250	Warehouse discount store building
2270	Gasoline station
2280	Automobile repair and service structures
2593	Car care center
2620-2636	Heavy industrial structures and facilities and oil refineries
2700-2782	Warehouse or storage facility

Available Capacity

A determination that a public facility or service has sufficient capacity to accommodate the demands created by existing, permitted and projected users of a public facility in accordance with the procedure set forth in §8.3 of this Chapter.

Awning

A shelter projecting from and supported by the exterior wall of a building and designed to be collapsible, retractable and generally constructed of fabric or similar non-rigid material.

Background Traffic

Vehicular traffic that is not specifically associated with any proposed or improved development, obtained from traffic counts under existing conditions.

Bar

Any establishment, whether public or operated as a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator.

Barrier Curb

A steep-faced curb intended to prevent encroachments. See curb.

Base Flood

For purposes of Article 9, the flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Base Flood Elevation

The crest elevation in relation to a mean-sea level expected to be reached by the one percent (1%) annual chance flood, i.e., the 100-year flood.

Base Zoning District

Any of the following: R-14, R-10, R-7, R-5, R-MH, CO, CN, CG, D, CT, CR or IND.

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Basement

That portion of a building having its floor subgrade (below ground level) on all sides. For purposes of Article 9, any enclosed area of a building which is below grade on all sides.

Bay of Parking

Two (2) rows of parking that abut and face each other separated by a landscaped area, two (2) rows of parking separated by a drive aisle, or a single row of parking along a drive aisle.

Bed and Breakfast Inn

A dwelling unit, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the dwelling unit shall live on the premises.

Belgian Block Curb

A type of paving stone generally cut in a truncated, pyramidal shape, laid with the base down. See Curb.

Berm

A mound of soil, either natural or manmade, used to obstruct views.

Best Management Practices

The best management practices identified in the following sources, which are hereby incorporated by reference: D. Mack Kelly, Review of Nonpoint Source Pollution and Best Management Practices Along the South Carolina Coast; and South Carolina Department of Natural Resources, South Carolina Scenic Rivers Program: Recommended Best Management Practices for River-bordering Lands.

These documents are available online at

<http://www.scdhec.net/eqc/ocrm/clearinghouse/html/bmpdoc1.html> and

<http://www.dnr.state.sc.us/water/envaff/river/bmps.html>.

Bicycle Path

A pathway usually separated from roadways, designed specifically to satisfy the physical requirements of bicycling.

Billboard

A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any other use of premises wherein it is displayed or posted.

Block

A combination of building lots serviced by service lanes, the perimeter of which abuts public use tracts, generally streets.

Blow-Off

An outlet in a pipe through which water or sediment can be discharged from a lower sewer.

Board of Adjustment

The Board of Zoning Appeals established pursuant to S.C. Code §6-29-780.

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Boarding House

A building, other than a hotel, apartment building, or bed and breakfast, where for compensation and by pre-arrangement for definite periods, lodging, and meals are provided for three (3) or more persons.

Bracket Sign

A freestanding sign that projects perpendicular from one (1) or more posts or a solid monument-type base.

Breakaway Wall

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation systems.

Brick

Brick is a walling unit sized to be conveniently handled in one hand that is manufactured from clay, shale or similar naturally occurring earthy substances and subjected to heat treatment or firing at elevated temperatures to develop a bond between the constituents to provide strength and durability. Brick must comply with ASTM C-216 Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale) or ASTM C-652 Standard Specification for Hollow Brick (Hollow Masonry Units Made from Clay or Shale).

Buffer

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, fences and/or berms, designed to limit continuously the view of, and/or sound from, the site to adjacent sites or properties.

Building

Any structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals or property.

Building (Article 9)

For purposes of Article 9, any structure built for support, shelter, or enclosure for any occupancy or storage.

Building Elevations

Drawings that show the front, back and sides of a building as seen from street level, and include the design, materials, colors, dimensions and final appearance of doors, windows, outer surfaces, signage, roof and architectural details. Elevations are drawn to scale.

Building Envelope

The portion of a lot or parcel available for the construction of a building or structure after the delineation of required setbacks in the zoning district, riparian buffers, landscape buffers, open space, stormwater treatment and detention areas, and other open space.

Building, Height of

The vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip,

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and gambrel roofs, measured from the curb level if the building is not more than ten (10) feet from the front lot line or the average grade at the foundation in all other cases.

Building Line

That line which represents the distance a structure must be set back from a lot boundary line or a street right of way line or a street centerline according to the terms of this Chapter. In all cases, the building line of a lot shall be determined to run parallel to and set back the appropriate distance required within the district in which the lot is located from street right of way lines, street centerlines or other boundary lines. Also, “setback”.

Building Lot

A separately platted portion of private land, not including the specified sidewalk area.

Caliper

The diameter of a tree trunk measured in inches. This is calculated to be six (6) inches from ground level for trees up to four (4) inches in diameter; and twelve (12) inches above ground level for trees over four (4) inches in diameter.

Canopy

Any overhanging layer, shelter or shade formed by the branches and leaves of a tree, whether or not all direct sunlight is able to reach the understory.

Capacity

The maximum demand that can be accommodated by a public facility or service without exceeding the adopted Level of Service.

For streets, "Capacity" shall be measured by the maximum number of vehicles that can be accommodated by an intersection, during the time period specified in §8.4.1 hereto, under prevailing traffic and control conditions at that Street's adopted Level of Service.

For fire protection facilities, “Capacity” shall be measured by the maximum level of construction or population which can be accommodated within the Impact Area based on available fire protection improvements consistent with the ISO Rating as set forth in Table 8-1 hereto.

For parks, “Capacity” shall be measured by number of Community Parks within the Impact Area.

For Greenways, “Capacity” shall be measured by the linear mileage of Greenways within the Impact Area.

Capital Improvement

A physical asset that:

- a. Provides additional capacity; and
- b. Is identified as a capital improvement in the capital improvement program.

A physical asset shall be considered a capital improvement if:

- a. It is constructed or purchased to provide, improve or replace a public facility; and
- b. It has a cost of at least \$20,000 or is considered a long-term fixed asset.

The cost of a capital improvement is generally non-recurring and may require multi-year financing. "Capital Improvements" shall include physical assets providing additional capacity needed to accommodate the demand for public facilities generated by a proposed development, and shall include, for any public facility subject to this Chapter,

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assets identified as existing or projected needs in the Capital Improvements Program. For purposes of this Chapter, Capital Improvements shall include those improvements identified as Capital Improvements in the CIP.

Capital Improvements Program or “CIP”

A schedule of future public improvements or construction projects that increase the capacity of public facilities and services adopted in accordance with the requirements of Article 8 of this Chapter.

Canopy

A non-retractable covered or enclosed rigid structural framework attached to and extending outward from the exterior wall of the building, and includes but is not limited to such structures as theater marquees, but does not include any structurally integrated architectural feature such as lintels, sills, moldings, architraves and pediment or any structure over gasoline pumps.

Cartway

The actual road surface area from curblines to curblines, which may include travel lanes, parking lanes, and deceleration and acceleration lanes. Where there are no curbs, the cartway is the portion between the edges of the paved, or hard surface, width.

Centerline Offset of Adjacent Intersection

The gap between the centerline of roads adjoining a common road from opposite or same sides.

Certified Arborist

An individual who has received the designation of “ISA Certified Arborist” by the International Society of Arboriculture.

Channel

The bed and banks of a natural stream which conveys the constant or intermittent flow of the stream.

Check Dam (Adopt. 4-20-15; Ord. 2015-09)

An often improvised barrier in a channel to retard the flow of water especially for controlling soil erosion.

Child Care Facility

A building or structure where care, protection, and supervision are provided, on a regular schedule, to at least seven (7) children.

Child Care Family Home

A private residence where care, protection, and supervision are provided, for a fee, to no more than six (6) children at one (1) time, including children of the adult provider.

Circus

Any circus, carnival, exhibition of dancing, juggling, riding, rope walking, sleight of hand, tumbling, hippodrome, menagerie, trained animal show, waxworks, wild west show, rodeo or sports day celebration.

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City

The City of North Augusta, South Carolina.

City Limits

The territory within the boundaries of the city.

Civic Building

Any of the following structure types, as defined in the Land-Based Classification Standards (“LBCS”), Structure and Function classifications:

LBCS Code(s)	Structure or Use Type
Structure 3000-3950	Public assembly structures. Examples include theaters (3100) and churches (3500)
Structure 4000	Institutional or community facilities. Examples include hospitals (4110) and schools or university buildings (4200 – 4230)

Clear-Cutting

The indiscriminate removal of trees, shrubs or undergrowth with the intention of preparing real property for nonagricultural development purposes. This definition shall not include the selective removal of non-native trees and shrub species when the soil is left relatively undisturbed, removal of dead trees or normal mowing operations.

Clear Height

For a building story, the vertical dimension that extends from the finished floor to the ceiling, and unobstructed by pipes, utilities or similar permanent barriers to physical movement.

Clear Zone

An area beyond the curb radius, so specified, which shall be kept clear of all objects to provide emergency vehicle clearance.

Close

A local street, usually a one-way loop separated by a landscape median or green, that provides only one (1) outlet and allows access to a limited number of lots arranged on one (1) side. Similar to a “cul-de-sac”.

Collector Street

Any street segments identified in the CIP that are not identified as an “Arterial Street” herein.

Colonnade

A series of regularly spaced columns that support an entablature. A colonnade may also support a roof structure.

Column

A cylindrical support consisting of a capital, shaft and a base.

Commercial Recreational Activities

Billiard parlors, bowling alleys, machine arcades (excluding video poker), skating rinks and movie theaters. Does not include bingo establishments.

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Commercial Use

An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

Commercial Zoning District

Any OC, NC, GC, D or TC zoning district.

Committed Development

A proposed development that has received final subdivision plat approval or, for a proposed development that does not involve the subdivision of land, an approved master plan or site specific development plan.

Common Open Space

Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. It may include complimentary structures and improvements.

Common Ownership

Ownership by the same person, corporation, firm, entity, partnership or unincorporated association; or ownership by different corporations, firms, partnerships, entities or unincorporated associations, in which a stock owner, partner or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity or unincorporated association, but excluding ownership of less than one percent (1%) of any stock traded on the New York, American or Pacific Stock Exchanges or traded over-the-counter where the price is listed at least weekly in the Wall Street Journal.

Community Park

A park that is intended for use by all residents of the city and is designated as Community Park in the Capital Improvements Program or the Parks Master Plan. The city hereby finds and determines that the designation “Community Park” does not depend exclusively upon its size, location or function, and that the design, accessibility and layout of any park may be used to determine whether it is a Community Park.

Comprehensive Plan

A comprehensive long-range plan intended to guide the growth and development of North Augusta. The plan for the city that meets the requirements of SC Code 6-29-510 et. Seq. and includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

Concept Plan

A preliminary presentation and attendant documentation of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification.

Concrete Block (CMU)

A hollow or solid Portland cement product, fine aggregate and water, molded into various shapes.

Condominium

An estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in

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space in a residential or commercial building. A condominium may include, in addition, a separate interest in other portions of such real property.

Connectivity Ratio

The number of street links divided by the number of street nodes.

Conservation Easement

A "conservation easement" as defined in the Conservation Easement Act of 1991, S.C. Code §27-8-20.

Construction Commences

Construction has commenced in accordance with the terms of a building permit.

Cornice

The horizontal top of a facade that projects from the surface, typically where the roof overhangs the wall.

Corridor, River

All land within the buffer area and other setback areas specified in §6.2.2 of this Chapter.

Courtyard

A pedestrian arcade, patio, promenade or mall, whether covered by a roof or not, within or between any structure or buildings upon which the principal or main entrance to one (1) or more retail businesses therein are located. A "Courtyard" does not include buildings with one (1) or more retail businesses having their principal or main entrance off and adjacent to a parking lot or parking facility and with no direct public access to any public street or alley.

Cover, Non-Vegetative (or Non-Vegetative Stabilization) (Adopt. 4-20-15; Ord. 2015-09)

A cover such as mulch, staked sod, riprap, erosion control blankets or other material that prevents soil from eroding.

Cover, Vegetative (or Vegetative Protection) (Adopt. 4-20-15; Ord. 2015-09)

Permanent or short-term seeding that provides stabilization of erosive or sediment-producing areas.

Critical Development (Adopt. 2-1-10; Ord. 2010-01)

For purposes of Article 9, development that is critical to the community's public health and safety is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Critical Root Zone

The area of tree roots within the crown dripline. This zone is generally defined as a circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline. Disturbances within this zone will directly affect a tree's chance for survival.

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Crown

The highest point of the surface of a roadway in the cross-section view.

Cul-De-Sac (Also cul de sac)

A local street with only one (1) outlet and having the other end for the reversal of traffic movement. Similar to a “close”.

Culvert

A structure designed to convey a water course not incorporated in a closed drainage system under a road or pedestrian walk.

Curb

A stone, concrete or other improved boundary marking the edge of the roadway or paved area. See also Belgian Block Curb, Barrier Curb, Mountable Curb.

Curb Face

The vertical or shaped portion of a curb, facing the roadway, and designed to direct storm waters.

Decisionmaker

The entity or agency which has authority to render a final decision as to the approval, conditional approval, or denial of an application. The Decisionmaker for development proposals subject to this Chapter shall be as designated in Article 5, Approval Procedures.

Dedication

An act transmitting property or interest thereto.

Density

The permitted number of dwelling units per gross acre of land to be developed.

Department

The Department of Planning and Development.

Design Flood

The relative size or magnitude of a major flood of reasonable expectancy, which reflects both flood experience and flood potential and is the basis of the delineation of the floodway, the flood hazard area and the water surface elevation.

Design Standards

Standards that set forth specific improvement requirements.

Detention Basin

A man-made or natural water collector facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a rate not greater than that prior to the development of the property, into natural or man-made outlets.

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Developer

The legal or beneficial owner or owners of a lot or of any land included in a proposed development. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.

Development (Rev. 8-13-18, Ord. 2018-008)

Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the subdivision of land.

The following activities or uses shall be considered "development," as defined herein:

- a. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
- b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- c. Alteration of a shore or bank of a river, stream, lake or pond.
- d. Commencement of grading drilling, or excavation on a parcel of land, except to obtain soil samples.
- e. Demolition of a structure.
- f. Clearing of land as an adjunct of construction.
- g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.
- h. The subdivision of land.

The following operations or uses shall not be considered "development" as defined herein:

- a. Work by a road agency or transit agency for the maintenance or improvement of a road or transit track, if the work is carried out on land within the boundaries of the right of way.
- b. Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights of way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks or the like.
- c. Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- d. The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling.
- e. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- f. A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- g. A change in the ownership or form of ownership of any parcel or structure.
- h. The creation or termination of riparian rights, easements, covenants concerning development of land, or other rights in land.

"Development," as designated in an ordinance, rule or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of the activities set forth in subsection (1), above.

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For the purposes of Article 9 (Floodplain), “Development” includes any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. Any exception to this definition must be per the requirements of Article 9.

Development Proposal

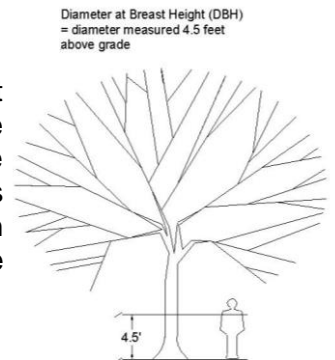
Any of the following: an application for an administrative permit as provided in §5.2, zoning amendment, conditional rezoning, conditional use permit, site plan, general development plan, subdivision plat or variance.

Development Regulation

Zoning, subdivision, site plan, flood plain regulation or other governmental regulation of the use and development of land.

Diameter breast height (DBH) or diameter inches

The average cross-sectional measurement of the trunk of an existing tree at four and one-half (4-½) feet above grade. If the tree is on a slope, it shall be measured from the high side of the slope. Newly planted trees shall be measured six (6) inches above grade. For multi-trunk species, this measurement will be based on the measured diameter of the main trunk taken four and one-half (4½) feet above grade together with one-half (½) of the diameter of the remaining trunks measured at the same height.



Director

The Director of Planning and Development, or his designee.

Dog Run

A pen that includes an area for animal exercise.

Downtown Tier

The streets and intersections, including Georgia Avenue, that lie within the “D” District.

Drainage System

The system through which water flows from land, including all water courses, water bodies and wetlands.

Drip Line

A vertical line extending down to the ground from the end of the tree’s longest branches.

Driveway

A paved area used for ingress or egress of vehicles and allowing access from a street to a building or other structure or facility.

Drop Manhole

A manhole provided for inspection and maintenance of sewers where an incoming sewer is considerably higher than the outgoing.

Duplex

One (1) single-family dwelling attached to one (1) other single-family dwelling by a common vertical wall, and each dwelling located on the same lot.

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Dwelling

A structure or portion thereof that provides living facilities for one (1) or more families.

Dwelling, Attached

A single-family dwelling attached to two (2) or more single-family dwellings by common vertical walls.

Dwelling, Detached

A dwelling which is not attached to any other dwelling by any means.

Dwelling, Garden Apartment

A multi-family dwelling up to three (3) stories in height.

Dwelling, Mid and High-Rise

Multi-family dwellings four (4) or more stories in height.

Dwelling, Multi-Family

A building containing more than two (2) dwelling units.

Dwelling, Patio Home

A single-family unit on a separate lot with open space setbacks on three (3) sides and with a court. The term is synonymous with zero (0) line dwellings.

Dwelling, Quadruplex

Four (4) attached dwellings in one (1) structure in which each unit has two (2) open space exposures and shares one (1) or two (2) walls with adjoining units.

Dwelling, Semi-Detached

One (1) single-family dwelling attached to one (1) other single-family dwelling by a common vertical wall, and each dwelling located on a separate lot.

Dwelling, Single-Family

A building containing one (1) dwelling unit.

Dwelling, Townhouse

A single-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common fire resistant walls.

Dwelling, Two-Family

A structure on a single lot containing two (2) dwelling units, each of which is totally separated from the other by an unpierced wall extending from the ground to the roof of an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling Unit

One (1) or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one (1) family with separate toilets and facilities for cooking and sleeping.

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Easement

A right granted for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

Elevated Building

A non-basement building built to have the lowest floor elevation above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls or breakaway walls. For purposes of Article 9 a non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, piers or shear walls parallel to the flow of water.

Enclosed Sidewalk Cafe

See “Outdoor Cafe.”

Endangered Species (Adopt. 12-1-14; Ord. 2014-16)

Animal, bird, fish, plant, or other living organism threatened with extinction by natural or man-made changes in its environment.

Engineer

Any person registered to practice professional engineering by the South Carolina Board of Engineering Examiners.

Entryway

The horizontal ground surface extending from the public right of way to a door or similar building entry.

Ephemeral Stream (Adopt. 12-1-14; Ord. 2014-16)

A stream that typically has no well-defined channel and flows only in direct response to precipitation with runoff.

Equivalent Residential Unit or ERU

The usage of land in such a manner as to generate a demand for public services and facilities equivalent to the demand for public services and facilities generated by one (1) residential dwelling unit. The schedules of ERUs for the purposes of this Chapter are included in Article 8 as Tables 8-2 and 8-3.

Erosion Control Blanket (Adopt. 4-20-15; Ord. 2015-09)

A product composed primarily of biologically, photochemically or otherwise degradable constituents such as wheat straw, coconut fiber or aged curled excelsior wood product with longevity of approximately 1 to 3 years.

Escrow

A deed, a bond, money or a piece of property delivered to a third person to be delivered by him to the grantee only upon fulfillment of a condition.

Executive Order 11988 (Floodplain Management) (Adopt. 2-1-10; Ord. 2010-01)

For purposes of Article 9 and issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

APPENDIX A – DEFINITIONS

Existing Capacity

The capacity provided by facilities which have been constructed and are available for use.

Existing Construction (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9 “existing structure” means, for the purposes of determining rates, structures for which the start of construction commenced before June 3, 1977.

Existing Manufactured Home Park or Manufactured Home Subdivision (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before April 20, 1987.

Existing Zoning Traffic

Traffic which would be generated on the site being studied in the TIA if developed under the requirements of the existing zoning district.

Expansion to an Existing Manufactured Home Park or Subdivision

For purposes of Article 9, the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete slabs).

Exterior Architectural Appearance

Includes architectural character, general composition and general arrangement of the exterior of a structure, including the kind, color and texture of the building material and type and character of all windows, doors, light fixtures, signs and appurtenant elements, visible from a street or public thoroughfare.

Exterior Insulation and Finishing System (EIFS)

An exterior finish for a building composed of polystyrene foam covered with a synthetic stucco; this type of stucco (in contrast to traditional, porous cement-based stucco) is waterproof and is sprayed on.

Facade

The building wall or elevation parallel or most closely parallel to a frontage or property line.

Family

One (1) or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of four (4) or more persons who are not within the second degree of kinship shall not be deemed to constitute a family. Specifically excluded under this definition are persons living in boarding houses, fraternities, sororities and clubs. Notwithstanding this definition, a family shall be deemed to include four (4) or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, nonprofit housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the

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right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition.

Farm

A parcel of land used for growing or raising agricultural products, including related structures thereon.

Farmers Market (Adopt. 6-20-16; Ord. 2016-12)

A market conducted outdoors or in an unenclosed structure where retail sales and demonstration of community supported agricultural products, including fruit, produce, ornamental crops, eggs and other agricultural products, and homemade value added products, including baked goods, jam and jellies, pickles and relish, dried fruits, syrup and honey, are permitted. A farmers market does not include the sale and demonstration of mass-produced items, used clothing, furniture, appliances and other similar products.

Farmers Market, Mobile (Adopt 6-20-16; Ord. 2016-12)

An enclosed vehicle equipped with facilities for the sale of locally grown fresh produce. Mobile farmers market vendors are regulated by Article IV of the Municipal Code.

Fence

A structure, other than a building, which is a barrier used as a boundary or means of protection or confinement.

Fire Protection Improvements

Apparatus and Fire Stations.

Fire Station

A building which houses fire apparatus and fire department personnel.

Flea Market

An occasional sales activity held within a building, structure or open area where groups of individual sellers offer goods, new and used, for sale to the public, not to include private garage sales.

Flood

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Hazard Area

Any area of the city subject to the 100-year flood and so designated by the Flood Insurance Rate Map, as amended from time to time.

Flood Hazard Boundary Map (FHBM)

For purposes of Article 9 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 as Zone A.

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Flood Insurance Rate Map (FIRM)

For purposes of Article 9 an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study

For purposes of Article 9, the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

Flood-Resistant Material (Rev. 2-1-10; Ord. 2010-01)

For purposes of Article 9, any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair. Any material which is water soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumber are acceptable flooring materials. Sheet-type flooring coverings which restrict evaporation from below and materials which are impervious, but dimensionally unstable, are not acceptable. Materials which absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Floodplain

Floodplain area means any land area susceptible to being inundated by water from any source.

Floodproofing

Structural additions, changes, or adjustments to structures subject to flooding which will reduce or eliminate flood damages of water and sewer facilities, structures, and contents of buildings.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood or base flood without cumulatively increasing the water surface elevation more than one (1) foot at any point.

Floodway Fringe

All that land in a floodplain not lying within a delineated floodway. Land within a floodway fringe is subject to inundation by relatively low velocity flows and shallow water depths.

Floor Area

Area of all floors of buildings or structures.

Floor Area, Gross

The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of walls. It does not include unenclosed porches, or attics not used for human occupancy, or any floor spaces in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet

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the parking requirements of the Development Code, or any such floor space intended and designed for heating and ventilation equipment.

Floor Area Ratio

Determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Food Truck (Adopt 6-20-16; Ord. 2016-13)

A food truck is defined as a fully enclosed vehicle equipped with facilities for preparing, cooking and selling various food products and operating at an approved fixed location as an extension of a retail food establishment. A food truck must be permitted by the South Carolina Department of Health and Environmental Control (SCDHEC) in order to operate.

Freeboard (Adopt. 2-1-10; Ord. 2010-01)

A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Fringe or Drip-Flap

The portion of a canopy awning that hangs from the edge of the horizontal or angled top of the awning.

Front Porch

A front porch is an un-air-conditioned roof structure attached to the front of the unit.

Frontage

The front or frontage is that side of a lot abutting on a street or road and ordinarily regarded as the front of the lot. For the purposes of determining yard requirements on corner lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under lots in this (definitions) section.

Frontage Line

The shorter building lot line which coincides to the right of way of the street or square. In the case of a building line abutting upon only one street, the frontage line is the line parallel to and common with the edge of sidewalk. In the case of a corner lot, the part of the building lot having the narrowest frontage on any street shall be considered the frontage line.

Functionally Dependent Facility

A facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair or seafood processing facilities. The term does not include long term storage, manufacture, sales or service facilities.

Functionally Dependent Use (Adopt. 2-1-10; Ord. 2010-01)

For purposes of Article 9, a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo

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passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Future Background Traffic

Background traffic which is projected at a growth rate to a horizon year.

Glass Curtain Wall

An external non load-bearing wall that is suspended on the face of a building like a curtain.

Grade

The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line.

Gradient Terrace (Adopt. 4-20-15; Ord. 2015-09)

Earthen embankment or ridge and channel system which reduces damage from erosion by collecting and redistributing surface runoff to stable outlets at slower speeds and by increasing the distance of overland runoff flow.

Grading (Adopt. 12-1-14; Ord. 2014-16)

The movement of earth by mechanical means to alter the gross topographic features, including elevation and slope, to prepare a site for final grading and construction of facilities, including roads, utilities, structures and parking lots.

Grass-Lined Channel (Adopt. 4-20-15; Ord. 2015-09)

A natural or constructed channel that is shaped or graded to required dimensions and established with suitable vegetation for stable conveyance of runoff.

Greenbelt

A passive, minimally developed open space area adjoining a subdivision or other development and no less than fifty (50) feet wide at any point.

Greenway

A linear area maintained as open space which links open spaces, parks, neighborhoods and commercial destinations, provides recreational opportunities, and provides transportation options within the City of North Augusta and which provides linkages between these facilities and their users.

Gross Density

The total number of dwelling units subject to an application for development approval, divided by the total land area, expressed in number of acres that are the subject of the application.

Hard Surface

A ground surface covered with cobblestones, clay-fired bricks, concrete precast paver units (including, but not limited to, grasscrete) or other decorative ingredient that creates an impervious or semi-impervious surface. A graded natural surface or one covered with rolled stone or loose gravel is not considered a hard surface.

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Hazardous Waste

Any solid waste which has been defined as a hazardous waste in regulations, promulgated by the administrator of the United States Environmental Protection Agency pursuant to the federal act, which are in force and effect on February 1, 1988, codified as 40 C.F.R. Section 261.3.

Heavy Timber (Adopt. 12-1-14; Ord. 2014-16)

Sawn lumber pieces having a smallest dimension of at least five (5) inches.

Height

See §3.5.10.1.

Highest Adjacent Grade

For purposes of Article 9, the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

Highway Capacity Manual

The document entitled Highway Capacity Manual published by the Transportation Research Board of the National Research Council (Special Report 209, 3d ed. 1998), as said document may be amended, revised, replaced or supplemented from time to time.

Hippodrome

Any arena, whether roofed, unroofed or fully or partially enclosed, used for horse racing, horse shows and entertainment, grooming facilities, stables or similar facilities related to horse racing or horse shows.

Historic District

An area related by visual continuity or character that helps give it a unique historical identity. May be designated by local, state or federal government and given official status and protection.

Historic Structure

For purposes of Article 9, any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places;
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
 1. By an approved state program as determined by the Secretary of Interior; or
 2. Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories MAY NOT be "Historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of

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Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

Horse Stable

A building for shelter and feeding of horses that is located no closer than one hundred (100) feet from any residential property line.

Household Pets

Animals that are customarily kept for personal use or enjoyment within the home. Household pets shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, tropical fish and rodents.

HUD

The United States Department of Housing and Urban Development.

HUD Code

The regulations promulgated by the United States Department of Housing and Urban Development pursuant to the 42 U.S.C. Sec. 5401, the National Manufactured Home Construction and Safety Standards Act.

Impact Area

The area within which a proposed development is presumed to create a demand for public services and facilities is evaluated for compliance with this Chapter. The "Impact Area" is that area in which the capacity of Public Facilities will be aggregated and compared to the demand created by existing development, committed development and the proposed development. The Impact Areas for specific public facilities are defined in Table 8-1 of this Chapter.

Impervious Surface

A man-made structure or surface which prevents the infiltration of storm water into the ground below the structure or surface. Examples are buildings, roads, driveways, parking lots, decks swimming pools or patios.

Improvements

Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate.

Increased Cost of Compliance (ICC) (Adopt. 2-1-10; Ord. 2010-01)

For purposes of Article 9, this term applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The National Flood Insurance Program shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

Indoor

An activity that occurs exclusively within an area surrounded on all sides by roofs and walls.

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Industry, Heavy

A use engaged in the basic processing and manufacturing of products predominately from extracted or raw materials.

Industry, Light

A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

Interceptor Dike (Adopt. 4-20-15; Ord. 2015-09)

A diagonal channel constructed across a road that diverts surface water off the road and into a stable drain way.

Interceptor Swale (Adopt. 4-20-15; Ord. 2015-09)

A shallow trough dug into the land on contour (horizontally with no slope) to divert runoff from the top of slopes that are susceptible to erosion.

Intermittent Stream (Adopt. 12-1-14; Ord. 2014-16)

A stream with flowing water from a headwater that flows into a well-defined channel during wet seasons of the year but not for the entire year.

ISO Rating

A rating of the fire protection capabilities of fire service providers in accordance with the Insurance Services Office (ISO), Fire Suppression Rating Schedule (June 1980), which document is hereby incorporated by this reference.

Junk

Old, dilapidated, scrap or abandoned metal, paper, building material and equipment, bottles, glass, appliances, furniture, beds and bedding, rags, rubber, motor vehicles and parts thereof.

Junk Yard

A parcel of land on which waste material or inoperable vehicles and other machinery are collected, stored, salvaged or sold.

Kennel

An establishment licensed to operate a facility housing dogs or other household pets and where grooming, breeding, boarding, training or selling of animals is conducted as a business.

Kennel, Private

Any building designed or arranged for the care of dogs and cats belonging to the owner of the principal use, kept for purposes of show, hunting or as pets.

Land-Based Classification Standards (LBCS)

The document entitled published by American Planning Association and entitled "Land-Based Classification Standards LBCS Tables," dated April 1, 2001, which document is hereby incorporated by reference.

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Land-Disturbing Activity (Rev. 12-1-14; Ord. 2014-16)

Any grading, scraping, excavating or filling of land; clearing of vegetation; and any construction, rebuilding or alteration of a structure or any activity which may result in soil erosion from and the movement of sediments into waters or onto lands within the City, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land. Land-disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions or minor modifications to a single-family residence, agricultural practices and the cutting of firewood for personal use.

Land Surveyor

Any person registered to practice professional land surveying by the South Carolina Board of Engineering Examiners.

Landscape Architect

A landscape architect properly registered and licensed in the state by the State Board of Licensing Examiners.

Landscaped Area

An area that is permanently devoted to and maintained for the growing of shrubbery, grass and other plant material.

Lateral Sewers

Pipes conducting sewerage from individual buildings to larger pipes called truck or interceptor sewers that usually are located in street rights of way. Also 'sewer service lines'.

Law Enforcement Service Unit or "LESU"

A LESU consists of the equipment necessary for two (2) police officers. For purposes of this Chapter, one (1) LESU equals one (1) patrol car, including equipment ancillary to the patrol car.

Level of Service (LOS)

An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based upon and related to the operational characteristics of the facility. Level of Service indicates the capacity per unit of demand for each public facility.

Level Spreader (Adopt. 4-20-15; Ord. 2015-09)

A permanent outlet for diversions consisting of an excavated channel constructed at zero grade across a slope converting concentrated runoff to sheet flow and releasing it onto stabilized areas.

Limited Lodging

Residential premises providing no more than eight (8) rooms for short-term letting and food services before noon only.

Limited Office

Residential premises used for business or professional services, employing no more than two (2) full time employees, one (1) of whom must be the owner.

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Limited Storage

For purposes of Article 9, an area used for storage and intended to be limited to incidental items which can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1-A30 zone it must meet the requirements of Section 5 of this Chapter. If the area is located below the base flood elevation in a V, VE and V1-V30 zone it must meet the requirements of Article 9 of this Chapter.

Link, Street

A section of the street network, or a local street, defined by a node at each end or at one end. Stubs to adjacent property shall not be considered links.

Lintel

A beam supporting the weight above a door or window opening.

Livestock

Any animal bred or kept for use or profit, excluding dogs, cats and horses.

Live-Work Unit

A building in which offices, studios or other commercial uses are located on the first floor and a dwelling unit is located above the first floor.

Local Street

A street designed and used primarily for access to lots within a subdivision or neighborhood. Streets which are not classified as arterial streets, collector streets or subcollector streets shall be classified as Local Streets.

Lot

A designated parcel, tract or area of land established by a plat and to be used, developed or built upon as a unit.

Lot Area

The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

Lot, Corner

A lot abutting upon two (2) or more streets at their intersection.

Lot Coverage

Determined by dividing that area of a lot which is occupied or covered by the total horizontal projected surface of all buildings, including covered porches and accessory buildings, by the gross area of that lot.

Lot Depth

The mean horizontal distance between the front and rear lot line.

Lot, Double Frontage

A lot having a frontage on two (2) non-intersecting roads, as distinguished from a corner lot.

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Lot, Flag

Lots or parcels that the city has approved with less frontage on a public street than is normally required for a lot in the zone. The panhandle or flagpole is an access corridor to lots or parcels located behind lots or parcels with normally required street frontage.

Lot Line, Front

On an interior lot, the lot line abutting a street; or, on a corner lot, the shorter lot line abutting a street; or on a through lot, the lot line abutting the street providing the primary access to the lot; or on a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained.

Lot of Record

A lot or parcel of land the plat or deed of which has been recorded in the County of Aiken or the County of Edgefield.

Lot, Substandard

A lot or parcel of land that has less than the required minimum area, depth or width as established by the zone in which it is located. Generally, such lot or parcel was of record as a legally created lot on the effective date of this Chapter codified in this title.

Lot, Through

A lot having its front and rear yard each abutting on a street.

Lot, Width

The horizontal distance between side lot lines, measured at the required front setback line.

Low Impact Design

A stormwater management concept that disperses paved areas and uses designated "integrated management practices," consistent with the documents entitled *Low-Impact Development Design Strategies: An Integrated Design Approach* and *Low-Impact Development Hydrologic Analysis* (Prepared by: Prince George's County, Maryland, Department of Environmental Resources, July 1999), which documents are incorporated by reference, or as otherwise provided in Article 17.

Lowest Adjacent Grade (LAG) (Adopt. 2-1-10; Ord. 2010-01) (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, the elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

Lowest Floor (Rev. 2-1-10; Ord. 2010-01) (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, the lowest floor of the lowest enclosed area (including basement). Any unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Chapter.

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Main

In any system of continuous piping, the principal artery of the system to which branches may be connected.

Maintenance Guarantee

A security provided in the form of a written guarantee supported by a letter of credit endorsed and accepted by the city for the maintenance of any improvements required by this Chapter.

Major Subdivision Development Plan (Preliminary Plat)

A map and construction plans indicating the proposed improvements and layout of lots in a subdivision which forms the basis for consideration and preparation of a final plat.

Manhole

An inspection chamber whose dimensions allow easy entry and exit and working room for a person inside.

Manufactured Home (Also Mobile Home)

A factory-built, single-family structure that is manufactured under the authority of 42 U.S.C. Sec. 5401, the National Manufactured Home Construction and Safety Standards Act, is transportable in one (1) or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame.

Manufactured Home (Article 9)

For purposes of Article 9, a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured Home Park

A parcel of land under single ownership that has been planned and improved for the placement of manufactured housing for dwelling purposes.

Manufactured Home Park or Subdivision (Article 9)

For purposes of Article 9, a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Manufactured Home Park or Subdivision, New (Article 9) (Rev. 2-1-10; Ord. 2010-01) (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after April 20, 1987.

Manufactured Home, Residential Design

A manufactured home that conforms to the standards of §7.2.

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Marginal Access Street

A service street than runs parallel to a higher-order street which, for purposes of safety, provides access to abutting properties and separation from through traffic. May be designed as a residential access street or subcollector as anticipated daily traffic dictates.

Marina

A facility for storing, servicing, fueling, berthing, and securing and launching of private pleasure craft that may include the sale of fuel and incidental supplies for boat owners, crews and guests.

Maximum Density

The total number of dwelling units authorized by an application. Maximum density does not include accessory dwelling units.

Mean Sea Level

The average height of the sea for all stages of the tide. It is used as a reference for establishing varying elevations within the flood plain. For purposes of this Chapter, the term is synonymous with the National Geodetic Vertical Datum (NGVD).

Mean Sea Level (Article 9) (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Maps (FIRM) are shown.

Median

That portion of a divided highway separating lanes of traffic proceeding in opposite directions.

Mini-Warehouse

A structure comprised of individual rental units for the purpose of storage, separated by permanent walls with individual exterior doors and each unit generally not exceeding three hundred (300) square feet in floor area.

Mixed Use Building

A building that contains mixed commercial and residential uses where commercial use are located primarily on the first floor, with dwelling units occupying the second floors or above.

Mobile Food Unit (Adopt. 6-20-16; Ord. 2016-13)

A mobile food unit is a temporary food service vehicle that moves from place to place to sell food items such as ice cream, hot dogs, or pre-packaged snack items or drinks. Mobile food units are regulated by Article IV of the Municipal Code.

Mobile Home (See also Manufactured Housing)

A transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

APPENDIX A – DEFINITIONS

Modular Building Unit

Means a building including the necessary electrical, plumbing, heating, ventilation and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site. This term is not limited to residential dwellings. (The South Carolina Modular Building Construction Act, S.C. Code §23-43-20).

Modular Home

A factory-built, single-family structure that conforms to the Building Code rather than to the HUD Code.

Mountable Curb

A low curb with a flat slope designed to be crossed easily without discomfort.

Moving Lane

Any traffic lane where traffic movement is the primary if not sole function (Compare with Parking Lane).

Mulch

A layer of wood chips, dry leaves, straw, hay, plastic or other materials placed on the surface of the soil around plants to retain moisture, prevent weeds from growing, hold the soil in place or aid plant growth.

Mural

A large picture painted or affixed directly on a wall or ceiling.

National Geodetic Vertical Datum (NGVD)

As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

National Geodetic Vertical Datum (NGVD) (Article 9)

For the purposes of Article 9, a vertical control used as a reference for establishing varying elevation within the flood plain.

Native Tree Cluster (Adopt. 12-1-14; Ord. 2014-16)

A grouping or cluster of healthy, mature, or near mature, trees that covers an area of not less than one quarter (1/4) of an acre. The composition of the trees within the cluster must be composed primarily of species that are native to the Central Savannah area or Piedmont area of South Carolina. Exotic tree species must not comprise more than twenty-five percent (25%) of the cluster.

Natural Open Space (Adopt. 12-1-14; Ord. 2014-16)

Any parcel or area of identified open space that is defined as a conservation area, Natural Area or Greenbelt Open Space Area as provided for in Article 11. Natural open space is left in a natural state. Any modifications to natural open space are minimal and are limited to removal of debris; selective clearing of understory plant material to provide views; removal of dead, dying, or exotic vegetation; construction of trails; and the installation of passive recreation amenities including benches and viewing areas. Natural open space required by this Chapter or provided as an element of a development may be dedicated to the City.

APPENDIX A – DEFINITIONS

Net Density

The number of residential units in a project or on a site excluding designated open space, parks, lakes, streets, alleys and other areas where development is not permitted by this Chapter, local ordinances, or by state or federal law.

New Construction (Rev. 2-1-10; Ord. 2010-01) (Rev. 6-4-12; Ord. 2012-07)

For purposes of Article 9, a structure for which the start of construction commenced after April 20, 1987. The term also includes any subsequent improvements to such structure.

Node

The terminus or intersection of two (2) or more streets, including the head or bulb of a cul-de-sac or the terminus of a close.

Nonconforming Building or Structure

Any building or structure including sign that does not meet the prescribed dimensional and design standards for lots, buildings and structures located in base zoning districts, special zoning districts, overlay zoning districts and signs provided for in this Chapter for the district in which such building or structure is located.

Nonconforming, Legally

Within districts established by this Chapter or amendments thereto, there exist lots, structures, buildings, signs, site improvements, activities, and uses of land or structures, and characteristics of uses which were lawful before the effective date of this Chapter was enacted, amended or otherwise made applicable to such lots, structures, activities and uses of land or structures, but which now do not conform to the regulations of the district in which they are located. These lots, structures, buildings, signs, site improvements, activities and uses of land or structures are defined as legally nonconforming.

Nonconforming Site

Any previously improved site that does not meet the prescribed parking, landscaping, buffer, drainage or other site design and improvement standards contained in this Chapter for lots, buildings and structures located in base zoning districts, special zoning districts and overlay zoning districts provided for in this Chapter for the district in which such building or structure is located.

Nonconforming Use

A use or activity which lawfully existed prior to the adoption, revision, or amendment of the zoning ordinance, but which fails by reason of such adoption, revision or amendment to conform to the use district in which it is located.

Nonresidential Use (Adopt. 12-1-14; Ord. 2014-16)

A land use other than a residential land use as listed in Section 3.0, Residential Uses, of Table 3-2, Use Matrix, and related accessory uses. Nonresidential uses include all uses listed in Sections 1.0 and 4.0 through 12.0 of Table 3-2, Use Matrix. Nonresidential uses do not include Natural Open Space, conservation areas, riparian buffers or other platted buffers.

North American Vertical Datum (NAVD) of 1988 (Rev. 6-4-12; Ord. 2012-07)

Vertical control, as corrected in 1988, used as the reference datum on Flood Insurance Rate Maps.

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Office

A building or portion of a building wherein services are performed involving predominately administrative, professional or clerical operations.

Offsite Traffic

Vehicular traffic which is specifically associated with approved developments inside the study area, but which are not included in the traffic counts used to establish the Background Traffic.

Off-Street Parking Space

A parking space provided in a parking lot, parking structure or private drive way.

On-Street Parking Space

A parking space that is located on a dedicated street right of way.

Open Space (Rev. 12-1-14; Ord. 2014-16)

Any parcel or area of land or water set aside, dedicated, designated or reserved for public or private use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space may be natural or may be improved as a natural area, greenbelt, park, Greenway, green, playground or a landscaped traffic management amenity including a traffic circle, roundabout or close.

Open Space Ratio

The open space ratio is a measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

Outdoor Cafe (also Sidewalk Cafe)

An "outdoor cafe" is a portion of an eating or drinking place, located outdoors on or adjacent to a public sidewalk that provides waiter or waitress service and is either an enclosed or unenclosed outdoor cafe as defined herein. No portion of an outdoor cafe shall be used for any purpose other than dining and circulation therein. An "enclosed outdoor cafe" is an outdoor cafe, which is contained within a one-story structure constructed predominantly of light materials such as glass, slow burning plastic or lightweight metal. An "unenclosed outdoor cafe" is a space on or adjacent to the sidewalk, which contains readily removable tables, chairs or railings. An unenclosed outdoor café is open to the sky except that it may have a retractable awning or umbrellas. For purposes of this Chapter, "readily removable" shall mean that no object which is part of the unenclosed outdoor cafe, such as a table, chair, planter or any other fixture, shall be leaded, cemented, nailed, bolted, power riveted, screwed in or affixed, even in a temporary manner, to either the pavement or sidewalk in which it is placed, to the building or to any other structure which it abuts.

Parged Block

Concrete block with a coat of plaster.

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Park Facility

Any park owned or operated by the City of North Augusta.

Parking Bay

Two (2) parallel or near parallel rows of off-street parking spaces. The two (2) rows may be separated and served by a drive aisle or may be separated by a landscape strip or pavement marking and served by two (2) separate parallel drive aisles.

Parking Lane

A lane usually located on the sides of streets, designed to provide on-street parking for vehicular traffic.

Parking Lot

An area not within a building where motor vehicles and bicycles may be stored for the purposes of temporary, daily or overnight off-street parking.

Parking Turnover Rate

The number of different times a parking space is utilized (occupied and vacated) in a stated time period. A measurement of the use of a parking facility calculated by dividing the number of vehicles that enter and exit a parking facility in a stated time period by the number of available parking spaces.

Parking Utilization Rate

The rate of the use of a parking facility expressed as the ratio of occupied spaces to the total number of spaces and calculated by dividing the number of vehicles parked in available spaces in a stated time period by the number of available parking spaces.

Parks Master Plan

The City of North Augusta Parks and Recreation Master Plan, which document is hereby incorporated by this reference, as said document may be amended, supplemented, superseded or replaced from time to time.

Passageway

A connector providing access exclusively to pedestrians and located between buildings. Passageways provide shortcuts through blocks, or connect rear-parking areas with street frontages.

Passby Traffic

Vehicular traffic which is generated by the site studied in the TIA but which is diverted from the flow of the Background Traffic past the site's access.

Paved Surface

A ground surface covered with poured cement, asphalt, pavers or other impervious surface. A graded natural surface or one covered with rolled stone or loose gravel is not a paved surface.

Pediment

A wide, low-pitched gable lying over a façade. A pediment may crown subordinate features such as doorways, niches or windows.

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Pen

An enclosure for domestic animals or an area of property specifically partitioned or fenced for use by a domestic animal. A fenced yard is not considered a pen.

Perc Test (Percolation Test)

A test designed to determine the ability of the ground to absorb water, and used to determine the suitability of a soil for drainage or the use of septic systems.

Perennial River

A river or section of a river that flows continuously throughout the year.

Perennial Stream (Rev. 12-1-14; Ord. 2014-16)

A stream that flows in a well-defined channel throughout most of the year under normal climatic conditions.

Performance Guarantee

A security in the form of a written guarantee supported by letter of credit, endorsed and accepted by the city to ensure that all improvements, facilities or work required, as shown on an approved final site plan or subdivision plan (preliminary plat), and completed within the time prescribed by the applicant's agreement with the city. (See also Maintenance Guarantee)

Permeable Pavement

A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable pavement system uses either porous asphalt, pervious concrete or pavers interlaid in a bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded course aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures and water which allow for passage of runoff and air. Examples of permeable pavement systems include Grasspave2®, Gravelpave2®, Turfstone® and UNI Eco-stone®. (See Watershed Management Institute, Inc. and U.S. Environmental Protection Agency, Office of Water, Operation, Maintenance & Management of Stormwater Management (Aug. 1997), at 2-32; Booth & Leavitt, Field Evaluation of Permeable Pavement Systems for Improved Stormwater Management, 65 J. Am. Planning Ass'n 314 (Summer 1999), at 314-325.

Pier

A vertical supporting structure, such as a section of a wall located between two (2) openings or supporting the end of an arch or a lintel.

Pilaster

A shallow rectangular feature projecting from a wall, having a capital and a base and serving the same function as a column.

Pipe Slope Drain (Adopt. 4-20-15; Ord. 2015-09)

A method to reduce the risk of erosion by discharging concentrated runoff from the top to the bottom of slopes. Pipe slope drains may be temporary or permanent depending on installation and material used.

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Plan, Sketch

An informal plan not necessarily to exact scale, indicating the existing features of a tract proposed for subdivision, as well as its surroundings, and including a general layout of the proposed development.

Planned Capacity

The capacity provided in the year listed for project completion by capital improvements as planned in the CIP. Applicable to Column E of Table 8-1.

Planned Capital Improvement

A capital improvement which does not presently exist, but which is included within the Capital Improvements Program.

Planned Development (PD) (Rev.8-16-10; Ord. 2010-12)

A development of land under unified control and management that is planned and developed as a whole in a single development operation or programmed series of development phases pursuant to an approved General Development Plan and within a Planned Development zoning district. A Planned Development is a mixed use development that includes housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed use development. The development may include streets, circulation ways, utilities, buildings, open spaces and other site features and improvements.

Planning Commission

The duly designated Planning Commission of the City of North Augusta established in accordance with S.C. Code §6-29-350.

Plat

A diagrammatic plan or map showing the boundaries which results from the division of any tract of land into two (2) or more parcels.

Plaza

A paved or hard-surfaced area reserved for pedestrians and surrounded on at least two (2) sides by buildings.

PM Peak Hour

The one (1) hour period in the afternoon or evening representing the highest hourly volume of traffic flow on the adjacent public street system.

Portal

A building entryway at least twenty-four (24) feet in height and twelve (12) feet in width, and which contains decorative architectural treatments.

Portico

A porch with a roof supported by columns.

Preliminary Plat (see Major Subdivision Development Plan)

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Preserve

As used in tree preservation standards, to “preserve” a tree means to retain the tree in its natural state for tree protection during construction, and general maintenance.

Principal Entry

An entry into a building that faces or adjoins a sidewalk or a plaza, and that is open to customers, employees and other users of a building during normal business hours. A loading area does not constitute the “Principal Entry” for a building.

Principal Use

The main use of land or structures, as distinguished from a secondary or accessory use.

Property Owner

The person(s) at the date of the application whose name appears on the county tax records as an owner of the property in question.

Proposed Development

The development requested by an applicant which includes all buildings and land uses subject to an application.

Protected River

Any perennial river or watercourse with an average annual flow of at least four hundred (400) cubic feet per second as determined by appropriate USGS documents.

Protected Tree

Any large tree listed in Appendix C, Approved Plants, that is equal to or larger than eight (8) inch DBH and is generally isolated and not located in an existing tree cover area or woodland coverage.

Public Facilities

Streets, police facilities, fire protection facilities, community parks, water facilities, sewer facilities, storm drainage facilities and greenways.

Public Art

Art in public spaces and can be temporary or permanent.

Quadrangle Map

The most recently published USGS 7.5 minute topographic map prepared at a scale of 1:24,000.

Recessed Entryway

A recess or niche located on the front facade of a building and which leads to a principal entry. A recessed entryway is unenclosed on the side adjoining the sidewalk, plaza or public right of way, enclosed on the opposite side with a wall containing a doorway, and enclosed on the other sides.

Recreational Facility

Any park, recreation c or recreational structure owned or operated by the City of North Augusta.

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Recreational Vehicle

A vehicle which is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.

Regulatory Flood

A flood event having a one percent (1%) chance of occurring in a given year, although the flood may occur in any year, i.e., the 100-year flood.

Regulatory Flood Elevation

The crest elevation in relation to mean sea level expected to be reached by the regulatory flood at any given point in an area of special flood hazard.

Religious Land Uses

Churches, synagogues, parish houses, Sunday school buildings, convents and similar uses and their customary uses including child care on the premises during worship services.

Repetitive Loss (Adopt. 2-1-10; Ord. 2010-01)

For purposes of Article 9, a building covered by a contract for flood insurance that has incurred flood-related damages on two occasions over a ten year period ending on the date of the event from which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

Reservoir Boundary

The edge of a water supply reservoir defined by its normal pool level.

Residential Zoning District or Residential District

Any of the following: R-14, R-10, R-7, R-5 or R-MH.

Restaurant

Any establishment, whether open to the public or operated as a private club, including drive ins, whose primary business is serving meals prepared on the premises for consumption on the premises. Any defined portion of the restaurant where alcoholic beverages, including beer and wine, are served but the purchase of food is optional shall be clearly subordinate to the main dining area, where the purchase of food is expected and required by the operator.

Retail, Convenience

Convenience retail establishments are those providing convenience items and services to the general public, including barber and beauty shops, grocery stores, hardware, etc.

Retail, Primary

Primary retail establishments are those selling commodities in small quantities to the consumer, usually low bulk comparison items which are normally found in department

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stores and stores selling general merchandise, variety merchandise, shoes, millinery, clothing, jewelry, etc.

Retail, Secondary

Secondary retail establishments are those selling primary one-stop shopping items usually high bulk and very often more expensive items than those found in a primary retail establishments, including stores selling appliances, radio, television, floor coverings, furniture, etc.

Retention Basin

A pond, pool, or basin, used for the permanent storage of water runoff.

Right of Way

A strip of land occupied or intended to be occupied by a street, railroad, road, electric transmission line, gas pipe line, water main, sanitary or storm sewer main, walkway, Greenway, shade trees or another special use.

Riparian Buffer

Also called a riparian corridor, it is the area of land adjacent to and generally parallel to a stream or the edge of a body of water. It is twenty-five (25) feet in width on both sides of the stream measured from the stream banks and around all bodies of water as measured from the high water mark. It includes the stream banks. Typically, riparian buffer areas are forested.

River Bank

The rising ground, bordering a river, which serves to confine the water to the natural channel during the normal course of flow.

River Corridor

All land, inclusive of islands, in areas of the Savannah River and being within one hundred (100) feet horizontally on both sides of the river as measured from the river banks. The one hundred (100) foot buffer shall be measured horizontally from the uppermost part of the river bank, usually marked by a break in slope. Although not within the measured one hundred (100) foot wide buffer, the area between the top of the bank and the edge of the river shall be treated in the same manner as the river corridor. Because stream channels move due to natural processes such as meandering, river bank erosion, and jumping of channels, the river corridor may shift with time. For the purposes of these standards, the river corridor shall be considered to be fixed at its position at the beginning of each review period for the comprehensive plan. Any shift in the location of the protected river after the start of the review period will require a revision of the boundaries of the river corridor at the time of the next review by the Department.

Road or Roadway

See "Street".

Road, Private

A way open to vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties. This definition shall not apply to driveways.

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Road, Public

All public property reserved or dedicated for street traffic.

Road, Street or Thoroughfare

The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic.

Satellite Dish Antenna

A device incorporating a reflective surface that is solid, open mesh or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrial and/or orbital based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas) and microwave antennas.

School

A facility that provides a curriculum of elementary and secondary academic instruction, including kindergartens, elementary schools, middle schools and high schools.

Screen

A structure or planting consisting of fencing, berms, and/or evergreen trees or shrubs providing a continuous view obstruction within a site or property.

Section 1316 of the National Flood Insurance Act of 1968 (Adopt. 2-1-10; Ord. 2010-01)

For purposes of Article 9, the Act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sedimentation

A deposit of soils that has been transported from its site of origin by water, ice, wind, gravity or other natural means as a product of erosion.

Seep Berm (Adopt. 4-20-15; Ord. 2015-09)

A linear sediment control constructed as an earthen berm perpendicular to the direction of runoff. A seep berm stores sediment and releases runoff at a low flow rate through pipe outlets spaced at equal intervals along the length of the berm.

Sensitive Natural Areas

Any area, as identified now or hereafter by the Department, which contains one (1) or more of the following:

- a. Habitat, including nesting sites, occupied by rare or endangered species;
- b. Rare or exemplary natural communities;
- c. Wetlands;
- d. Significant landforms, hydroforms or geological features; or
- e. Other areas so designated by the Department, and which are sensitive or vulnerable to physical or biological alteration.

Septic Tank

A watertight receptacle that receives the discharge of sewerage.

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Service Lane

A public or private street primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street. (Also Alley)

Setback

The horizontal distance between the building line and the related front, side or rear property line.

Sewer

Any pipe conduit used to collect and carry away sewerage or storm water runoff from the generating source to treatment plants.

Shared Parking

Any parking space intended to be utilized for more than one (1) use occurring on a single lot or within a single building, where persons utilizing the space are unlikely to need the space at the same time of day.

Shopping Center

A group of commercial establishments planned, constructed and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan. Shopping centers are further defined by size and building area:

- a. Shopping Center, Community Center (general merchandise with two (2) or more anchors) including between 100,000 to 400,000 gross square feet of building area and between ten (10) to thirty (30) acres of site area.
- b. Shopping Center, Neighborhood Center including between 30,000 to 100,000 gross square feet of building area and between three (3) to ten (10) acres of site area.
- c. Shopping Center, Regional Center (enclosed mall with two (2) or more anchors) including between 400,000 to one (1) million gross square feet of building area and between ten (10) to one hundred (100) acres of site area.
- d. Shopping Center, Super Regional (similar to regional, but has three (3) or more anchors) including at least 500,000 gross square feet of building area and more than one hundred (100) acres of site area.

Shoulder

The graded part of the right of way that lies between the edge of the main pavement (main travel way) and the curb line.

Sight Triangle

A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

Sign

See Article 13.

Site Analysis (Adopt. 4-20-15; Ord. 2015-09)

The analysis of the characteristics of the entirety of a site proposed for development including all land that may be reserved for future development and land reserved for

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natural open space or recreation. The site analysis includes location; geology and soils; topography evaluated at five percent (5%) slope intervals; significant topographical features, including ridges, outcroppings, bluffs, etc.; wetlands, streams, floodplains, floodways, water bodies and other water features; existing vegetation and tree cover; visual and view features; environmental characteristics, including endangered and threatened flora and fauna; tree cover; structures; road networks; past, present and proposed uses of the site; and others.

Site Plan

An accurately scaled development plan that illustrates the existing conditions on a land parcel depicting the details of a proposed development.

Site Plan, Major

A major site plan exceeds the threshold requirements as defined for a minor site plan established in Article 5 of this Chapter.

Site Plan, Minor

A minor site plan shall have the following characteristics:

- a. Encompasses less than ten (10) acres.
- b. Proposes the development of one (1) building containing less than forty thousand (40,000) square feet or more than one (1) building containing a total of less than sixty thousand (60,000) square feet with no building containing more than forty thousand (40,000) square feet.
- c. Meets all other standards for development as set forth in this Chapter.

Site Traffic

The total vehicular traffic which would be generated by the development being analyzed in the TIA (under the proposed zoning, if applicable).

Soil Binder (Adopt. 4-20-15; Ord. 2015-09)

A plant that prevents or inhibits erosion by providing a ground cover and forming a dense network of roots that hold the soil.

Soil Compaction

A change in soil physical properties which includes an increase in soil weight per unit volume and a decrease in soil pore space. Soil compaction is caused by repeated vibrations, frequent traffic and weight. As related to tree roots, compacted soil can cause physical root damage, a decrease in soil oxygen levels with an increase in toxic gasses, and can be impervious to new root development.

Special Exception

An authorization by the Board of Zoning Appeals pursuant to S.C. Code §6-29-800 provided that the terms and conditions in the Zoning Ordinance are met.

Specimen Tree (Adopt. 12-1-14; Ord. 2014-16)

A tree that is part of a historic site; has been designated as a Champion Tree by the South Carolina Forestry Commission and the Department of Forestry and Natural Resources at Clemson University or is seventy-five percent (75%) or more of the DBH of the current state Champion of that species; has a diameter of twenty-four (24) inches at four and one-half (4.5) feet above the ground; has an exceptional canopy shape and

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beauty; is a rare, threatened or endangered species; or is individually identified on an approved forest conservation plan.

Split-Face Block

A concrete masonry unit, split lengthwise by a machine after curing to produce a rough, fractured face texture.

Split-Face Concrete Block (CMU)

A Portland cement product with a core in excess of twenty-five percent (25%) and with one (1) of its sixteen (16) inch sides with an architectural finish.

Stable

Any building or structure where horses or livestock are housed or maintained.

Start of Construction (Rev. 2-1-10; Ord. 2010-01)

For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition or improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Steep Slope (Adopt. 4-20-15; Ord. 2015-09)

A slope of thirty percent (30%) or greater in grade, usually expressed as ~3H (horizontal):1V (vertical).

Stoop

A raised platform located at the entry of a building and approached by steps. A stoop may have a roof.

Storefront

The first floor of a commercial building that meets the Building Design standards for commercial buildings established in Article 7, §7.3.

Story

See "International Building Code."

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Street

Any street including Local, Subcollector, Collector Street or Arterial Street as defined in Article 14.

Street Furniture

Man-made, above ground items that are usually found in street rights of way, including streetlights, benches, planters, landscaping, canopies, waste receptacles, bollards and phone booths.

Street Hardware

The mechanical and utility systems within a street right of way, such as hydrants, manhole covers, traffic lights and signs, utility poles and lines, and parking meters.

Street Hierarchy

The conceptual arrangement of streets based upon function. A hierarchical approach to street design classifies streets according to function, from high-traffic arterial roads down to streets whose function is residential access. Systematizing street design into road hierarchy provides safety, efficient land use and residential quality. (See Article 14.)

Street Link

See “Link, Street.”

Street Network

The Street system within the incorporated areas of the city which consists of the Arterial Streets and Collector Streets as defined herein.

Street Tree

A tree located between the back of a street curb and the sidewalk, generally within the street right of way.

Street Vista

The view, framed by buildings, at the termination of the axis of a thoroughfare.

Structural Alteration

Any change except those required by law, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

Structure

Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences and signs.

Structure (Article 9)

For purposes of Article 9, a walled and roofed building, a manufactured home, including a gas or liquid storage tank, or other man-made facility or infrastructure that is principally above ground.

Subdivider

A subdivider is a person, firm or corporation having such a proprietary interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide

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such land under this Chapter, or the authorized agent of such persons, firm or corporation for the purpose of proceeding under this Chapter.

Subdivision

All divisions of a tract or parcel of land into two (2) or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale, lease or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivisions which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any street or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record.

Subdivision, Major

A major subdivision exceeds the threshold requirements as defined for a minor subdivision established in Article 5.

Subdivision, Minor

A minor subdivision shall have characteristics of a subdivision described in §5.8.2.

Subdivision Tree

A tree that meets the requirements specified for a street tree in all respects except that it is planted on private property within the required front setback of a lot or parcel.

Substantial Damage (Rev. 2-1-10; Ord. 2010-01)

For purposes of Article 9, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement".

Substantial Improvements

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:

1. Before the repair or improvement is started; or
2. If the structure has been damaged and is being restored, to the condition that existed before the damage occurred.

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 structure. The term does not include either:

- a. Any project for improvement of a structure to comply with existing state or local codes which are solely necessary to assure safe living or occupancy conditions; or
- b. Any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

Substantial Improvement (Article 9) (Rev. 2-1-10; Ord. 2010-01)

For purposes of Article 9, any repair, reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred repetitive loss or substantial damage,

APPENDIX A – DEFINITIONS

regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project of improvement to a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include American with Disabilities Act compliance standards); or
- b. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Permits shall be cumulative for a period of five (5) years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Substantially Improved Existing Manufactured Home Park or Subdivision

For purposes of Article 9, where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Subsurface Drain (Adopt. 4-20-15; Ord. 2015-09)

A perforated pipe or conduit placed beneath the surface of the ground at a designed depth and grade.

Surface Roughening (Adopt. 4-20-15; Ord. 2015-09)

The creation of horizontal grooves, depressions or steps that run parallel to the contour of the land.

Surveyor

A land surveyor properly registered and licensed in the state by the state board of land surveyors.

Tavern

See "Bar."

Telephone Repeater Station

A building used to house amplifying equipment along aerial or underground telephone cable routes.

Terra Cotta

A hard, semi-fired, waterproof ceramic clay used in pottery and building construction.

Tourist Home

A private dwelling unit that is used as a temporary accommodation to overnight guests for a fee, not exceeding a week at a time, and not more than once every six (6) months.

Traditional Neighborhood Development, Special Definitions

See §§2.6 and 3.6.3.

Traffic Engineer

A registered professional engineer who specializes in studying vehicular and pedestrian traffic conditions.

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Traffic Impact Area

All streets, including street links and the intersections of two (2) or more streets, within the distance from the exterior boundaries of the proposed development as designated in Column D of Table 8-1.

Translucent (Window Glazing)

Glass that is frosted, stained, etched, colored, etc. Allows the transmission of light through the glass or window but objects on the other side of the window appear diffused, wavy or colored. Reflective glass and window glazing are not translucent.

Transparent (Window Glazing)

Clear glass. Allows the transmission of light through the glass or window so that objects on the other side of the glass can be seen clearly. Reflective glass and window glazing are not transparent.

Transportation Facilities

Streets, including street links and intersections within the planning area or jurisdiction of the City of North Augusta, or arterial streets and collector streets within the jurisdiction of the South Carolina Department of Transportation that are located within the planning area or incorporated boundaries of the City of North Augusta.

Tree (Rev. 12-1-14; Ord. 2014-16)

Any self supporting woody perennial plant which has a caliper of two (2) inches or more and which normally obtains a height of at least ten (10) feet at maturity, usually with one (1) main stem or trunk and many branches.

Tree Survey

A survey plan sealed by a registered surveyor indicating location, size and species of all protected trees on a property.

Triangular Silt Dike (Adopt. 4-6-15; Ord. 2015-09)

A sediment control device, triangular in shape, made of foam sewn into a woven geo-synthetic fabric that can be used to provide settling and/or reduction in water velocity/erosive forces.

Trip

A single or one-way vehicle movement to or from a property or study area. "Trips" can be added together to calculate the total number of vehicles expected to enter and leave a specific land use or site over a designated period of time.

Trip Distribution

The geographic distribution of trip ends attracted to the proposed development, usually expressed as a percentage of the total site trips generated by (and assignable to) major site access corridors.

Trip Ends

The total of all trips entering plus all trips leaving a specific land use within a specific time period.

Understory

Assemblages of natural low level woody, herbaceous and ground cover species.

APPENDIX A – DEFINITIONS

Unenclosed Sidewalk Cafe

See Outdoor Cafe.

Utility

Public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems and railroads or other utilities identified by a local government.

Variance

A variance is a modification granted by the Board of Zoning Appeals from the terms of the relevant regulations in the Development Code when strict application would result in unnecessary hardship (S.C. Code §6-29-800). For purposes of Article 9, a “variance” means the grant of relief from a term or terms of Article 9.

Violation (Adopt. 2-1-10; Ord. 2010-01)

For the purposes of Article 9, the failure of a structure or other development to be fully compliant with these regulations.

Volume (Traffic)

The number of vehicles to pass a predetermined location during a specified period of time.

Woodland

An area of contiguous wooded vegetation where the branches and leaves form a continuous canopy. A woodland may be delineated through an aerial photograph or a ground survey. A woodland includes understory and both large and small trees. Areas of scrub vegetation that include exotic species where no more than twenty percent (20%) of the coverage is provided by trees with a DBH equal to greater than four (4) inches is not considered a woodland.