

DEFINITIONS & MEASUREMENT

10

Key Changes in Article 151.10:

- Article 151.10 consolidates all the definitions into a single summary table instead of including them throughout the code
- There is a new detailed set of rules of measurement that describe how to determine lot lines, setbacks, and dimensional requirements
- The article also includes the provisions for determination of numerical values like parking lot stalls, plant sizes, sign surface area, fence heights, and other measurement techniques
- The article includes a glossary of abbreviations used in the UDO
- At the end of the article is an index that will be completed following adoption
- The article also includes a set of endnotes that detail the proposed zoning districts and the changes that have been proposed in this UDO

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10.1 TABLE OF ABBREVIATIONS

Table <>, Abbreviations, includes the abbreviations and their corresponding terms as used in this Ordinance.

TABLE 10.<>: ABBREVIATIONS	
ABBREVIATION	TERM
ADU	Accessory Dwelling Unit
AEC	Area of Environmental Concern
ADA	Americans with Disabilities Act
ARHS	Albemarle Regional Health Services
ATM	Automated Teller Machine
BMP	Best Management Practice
BOA	Board of Adjustment
BOC	Board of Commissioners
BFE	Base Flood Elevation
CAMA	Coastal Area Management Act
CBU	Cluster Mailbox Units
CC	Crossroads Commercial
CCO	Commercial Corridor Overlay District
CFO	Commercial Fishing Overlay District
CP	Conservation & Protection
CRC	Coastal Resources Commission
DBH	Diameter at Breast Height
DEQ	See "NCDEQ"
FAA	Federal Aviation Administration
FBFM	Flood Boundary Floodway Map(s)
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FHBM	Flood Hazard Boundary Map
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
GFA	Gross Floor Area
HC	Highway Commercial
HI	Heavy Industrial
HOA	Homeowners' Association
HVAC	Heating, Ventilation, and Air Conditioning
kW	Kilowatt
LEED	Leadership in Energy and Environmental Design
LI	Light Industrial
LHO	Local Historic Overlay District
LOMA	Letter of Map Amendment
LOMR	Letter of [FIRM] Map Revision

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10.1 Table of Abbreviations

9.9.4 Nonpayment

TABLE 10.<>: ABBREVIATIONS	
ABBREVIATION	TERM
MC	Maritime Commercial
MIL-HDBK	Military Handbook
MX	Mixed-Use
NC	North Carolina
NCAC	North Carolina Administrative Code
NCDEQ	North Carolina Division of Environmental Quality
NCDOT	North Carolina Department of Transportation
NCGS	North Carolina General Statutes
NFA	National Firearms Act
NFIP	National Flood Insurance Program
NR	Neighborhood Residential
OSS	Open Space Set-Aside
OZM	Official Zoning Map
PB	Planning Board
PD	Planned Development
PUD	Planned Unit Development
ROW	Right-of-Way
RR	Rural Residential
SF or sf or sq ft	Square Feet
SFHA	Special Flood Hazard Area Overlay District
SR	Suburban Residential
TCIA	Tree Care Industry Association
TRC	Technical Review Committee
UDO	Unified Development Ordinance
US	United States
VC	Village Commercial
VFD	Volunteer Fire Department
VR	Village Residential
WL	Working Lands
WPO	Watershed Protection Overlay District

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

10.2 Rules of Measurement
10.2.2 Measurements, Generally

10.2 RULES OF MEASUREMENT

10.2.1 PURPOSE

The purpose of this section is to clarify the rules of measurement and exemptions that apply to all principal and accessory uses allowed in this Ordinance. These standards may be modified by other applicable sections of this Ordinance.

10.2.2 MEASUREMENTS, GENERALLY

A. Straight Lines

Unless otherwise stated in this Ordinance, distances specified in this Ordinance are to be measured as the length of an imaginary straight line joining two points.

B. Rounding

All calculations that result in a fractional unit or part of a whole number, the number shall be rounded up to the next highest whole number, unless otherwise provided in this section or elsewhere in this Ordinance.

C. Irregular Shapes

In cases where an irregular shape complicates the application of these standards, the UDO Administrator shall determine the applicable dimensional, setback, or bulk standards.

D. Separation

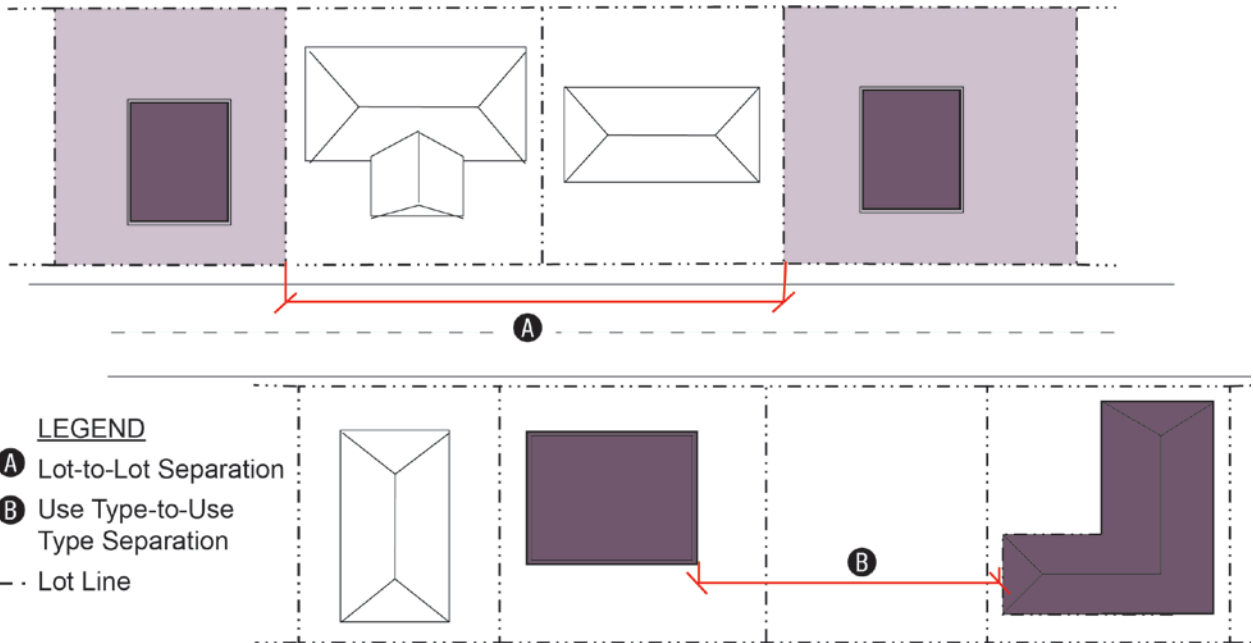
1. Lot to Lot

When the provisions of this Ordinance require separation between two or more lots, or a lot and another feature, separation shall be measured by drawing straight lines from the nearest point of one lot line to the nearest point of the lot line subject to the separation requirement (see Figure <>: Separation).

2. Use Type to Use Type

When the provisions of this Ordinance require one use type to be separated from another use type, separation shall be measured by drawing straight lines from the nearest point of the wall of the existing or proposed principal structure to the nearest point of the wall of the existing or proposed structure subject to the separation requirement.

FIGURE <>: SEPARATION



10.2.3 LOT DIMENSIONS

A. Lot Measurements

1. Minimum Lot Area

The minimum amount of required land area, measured horizontally, that must be included within the lines of a lot (see Figure <>: Lot Measurement). Lands located within any private easements shall be included within the lot area. The following features shall not be included in calculating minimum lot area:

- a. Public street rights-of-way;
- b. Private street common area;
- c. The “pole,” arm,” or “pan handle” portion of a flag lot; and
- d. Land that is submerged, regularly underwater (e.g., canal, stream, sound, etc.) and CAMA wetlands.

2. Lot Width

- a. The mean width measured at right angles to its depth at the actual or proposed building setback line.
- b. Lot width on a cul-de-sac lot is measured at a point 50 feet inwards from the street right-of-way edge.

3. Lot Depth

The distance along the perpendicular bisector of the lot.

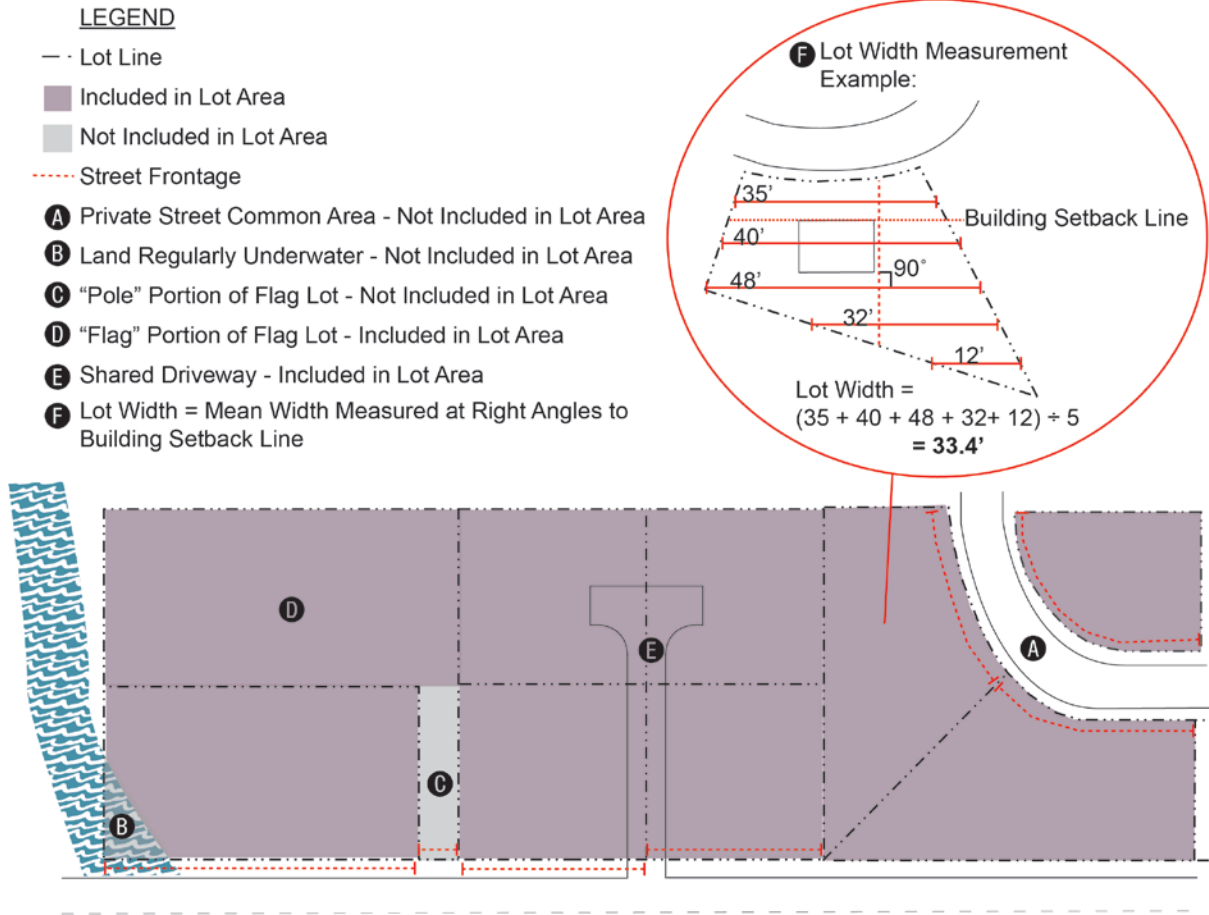
4. Street Frontage

The length of the lot line of a single lot abutting a public or private street right-of-way.

5. Acreage

The total number or gross number of acres on a tract or site.

FIGURE <>: LOT MEASUREMENT



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10.2 Rules of Measurement

10.2.3 Lot Dimensions

B. Lot Lines

A lot line is a line of record bounding a lot which separates one lot from another lot or separates that lot from a public or private street or any other public space (see [Figure <>: Lot Lines](#)). The following terms describe differing types of lot lines:

1. **Front Lot Line**

The lot line connecting the two side lot lines along the edge of the street that provides a lot's street address or that opposes the primary entrance of a building.

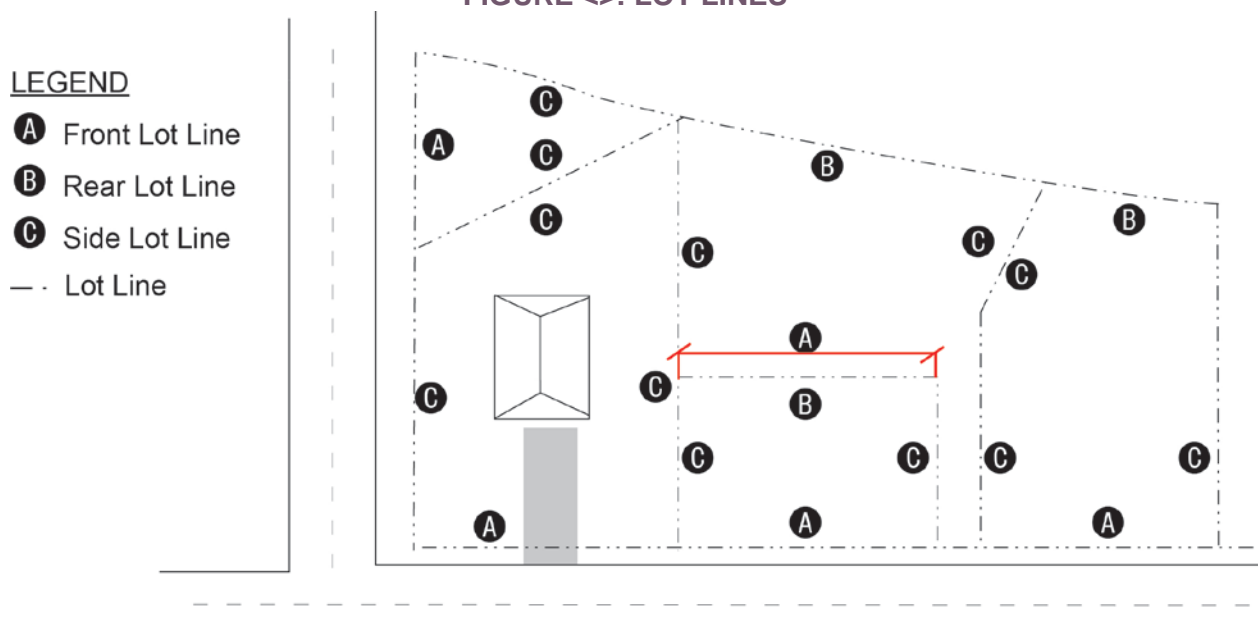
2. **Rear Lot Line**

The lot line opposite and most distant from the front lot line.

3. **Side Lot Line**

The lot line connecting the front and rear lot lines regardless of whether it abuts a right-of-way or another lot line.

FIGURE <>: LOT LINES



C. Lot Types

1. **Corner Lot**

A lot which occupies the interior angle at the intersection of two street lines or a single street which make(s) an angle of more than 45 degrees and less than 135 degrees. The front of the lot is the lot line adjacent to the street from which the lot obtains its street address (see [Figure <>, Lot Types](#)).

2. **Flag Lot**

A lot having shape and configuration so that it connects to street frontage by an extension and/or arm of the main portion of the lot.

3. **Interior Lot**

A lot other than a corner lot with only one frontage on a street.

4. **Lot of Record**

A lot which is part of a subdivision, a plat of which has been recorded in the Camden County Register of Deeds prior to the adoption of this Ordinance, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this Ordinance.

5. **Through Lot (Double Frontage Lot)**

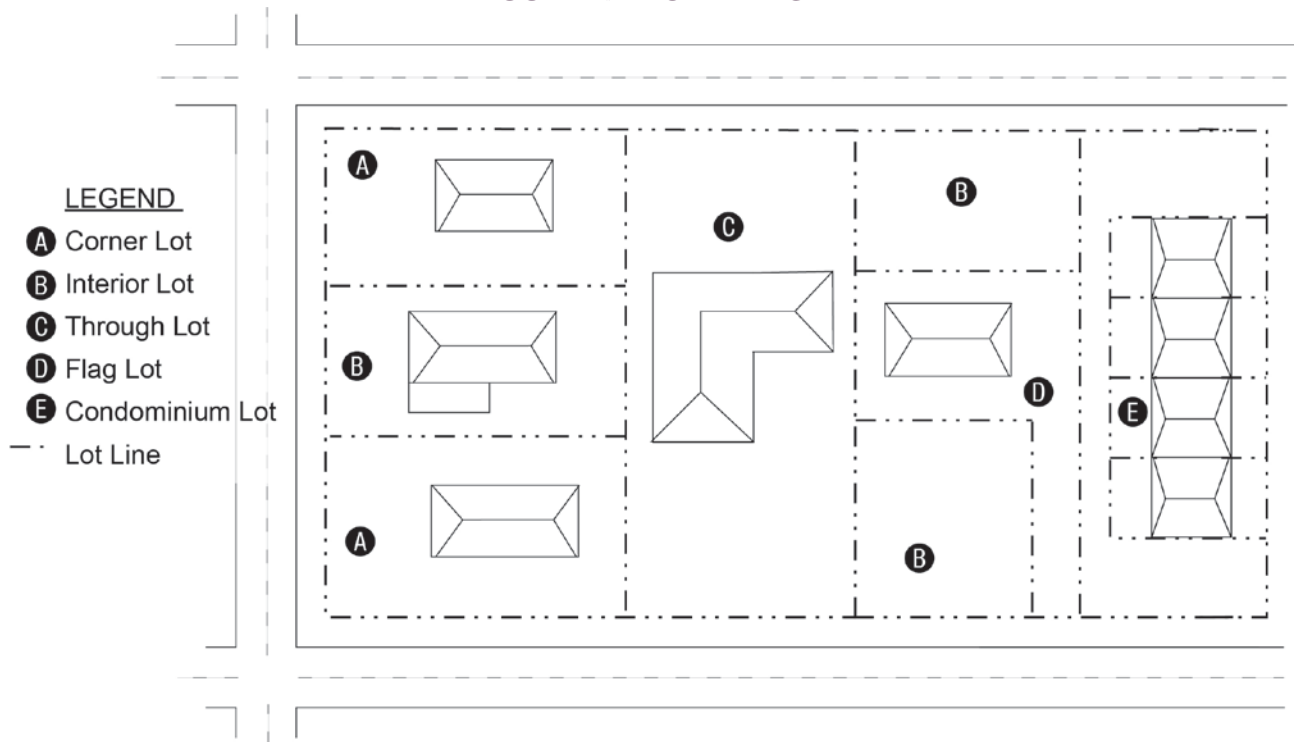
A lot which fronts upon two parallel streets, and/or which fronts upon two streets which do not intersect at the boundaries of the lot.

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10.2 Rules of Measurement

10.2.4 Setbacks

FIGURE <>: LOT TYPES



D. Lots Serving Condominium Use Types

Individual condominium uses, whether residential or nonresidential, are exempted from minimum lot area requirements in this Ordinance, but shall be located on a larger site or parent tract that meets the standards for the zoning district where located.

10.2.4 SETBACKS

A setback is the horizontal distance from a lot line or street right-of-way line to the nearest part of the applicable building, structure, sign, or activity, measured perpendicularly to the line.

A. Street Setback

1. A setback measured from the right-of-way edge associated with a public or private street (see **Figure <>: Setbacks**).
2. The street setback is a minimum setback, and nothing shall prohibit a building from being located farther from the street right-of-way.
3. In cases where the street right-of-way edge is not readily identifiable, the location of the right-of-way edge shall be determined by measuring outwards from the street centerline one-half of the total right-of-way width. The right-of-way edge location shall be certified by the NCDOT or by a professional engineer or land surveyor licensed by the State of North Carolina.
4. In cases where a future right-of-way associated with a street has been identified street setbacks shall be measured from the edge of the future right-of-way.
5. Street setbacks shall apply to all storage of equipment, salvage, materials, or products for sale.

B. Setbacks from a Private Street²²²

Whenever a private street on private property serves more than three lots or more than three dwelling units, or any non-residential use tending to generate traffic equivalent to more than three dwelling units is located along a lot boundary, then:

1. Structures and off-premise signs shall be setback from the private road just as if the road were a public street; and
2. If the lot is also bordered by a public street, then the setback distance shall be measured from the inside boundary of the traveled portion of the private road.

C. Average Setbacks

²²² This section carries forward the standards in Section 151.063.D of the current ordinance.

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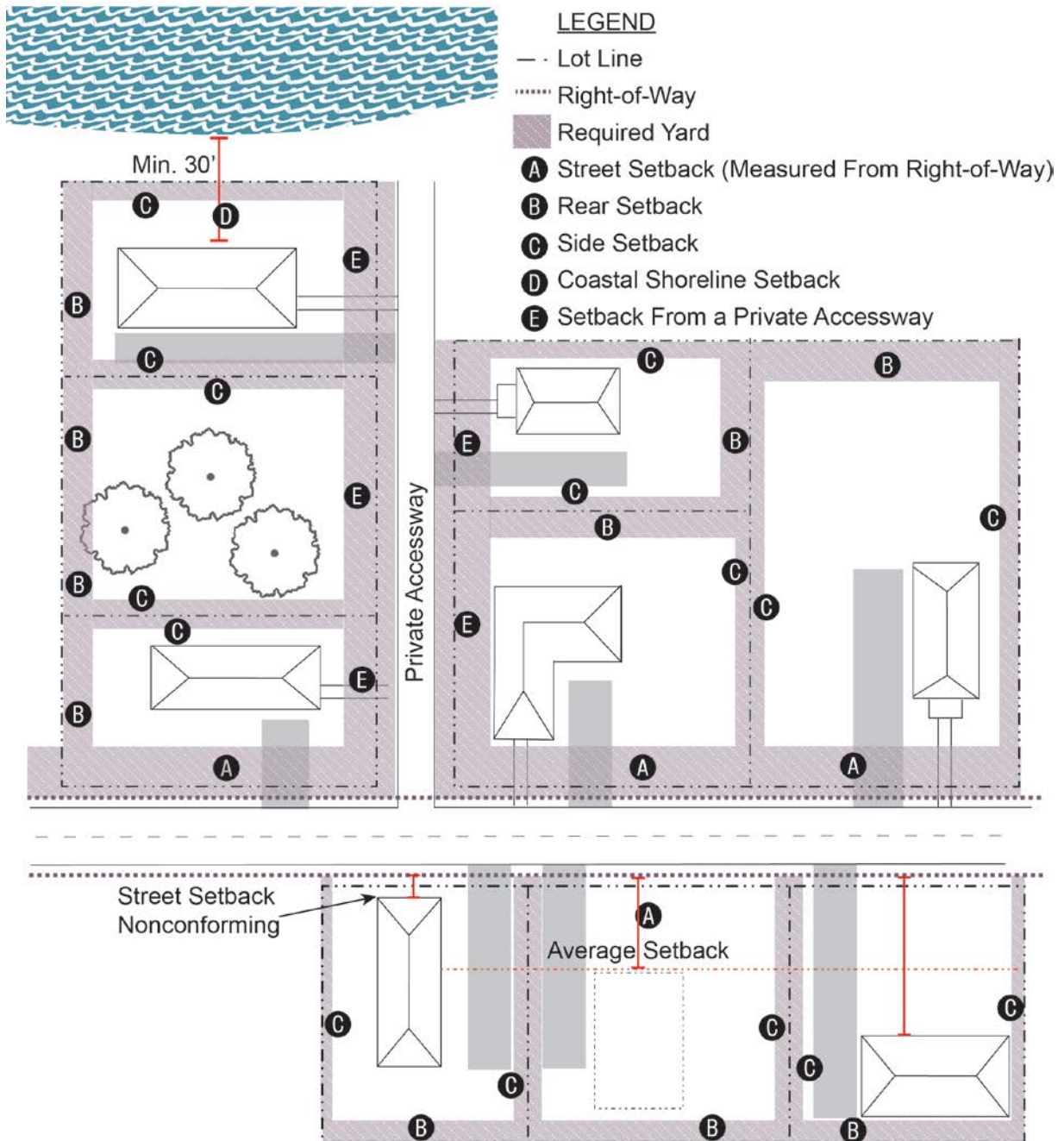
10.2 Rules of Measurement

10.2.5 Setback Encroachments 222F

Average setbacks are determined by summing the corresponding street setbacks from all lots with principal structures within 500 feet on the lot in question and then dividing this sum by the number of developed lots within the same 500-foot span.

- D. Rear Setback**
A setback from an interior lot line lying on the opposite side of the lot from the front setback.
- E. Side Setback**
Any interior property line setback other than a rear setback.
- F. Shoreline Setback**
The minimum required setback from the landward edge of the normal water level of a coastal shoreline as defined by the NC Division of Coastal Management.

FIGURE <>: SETBACKS



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10.2 Rules of Measurement

10.2.5 Setback Encroachments 222F

10.2.5 SETBACK ENCROACHMENTS ²²³

- A. Table <>, Allowable Encroachment into Setbacks, sets out the kinds of features that are permitted to encroach within a required setback, provided they do not obstruct visibility for motorists at any street intersection (see Figure <>: Setback Encroachments).

TABLE 10.<>: ALLOWABLE ENCROACHMENT INTO SETBACKS	
FEATURE	MAXIMUM ALLOWABLE ENCROACHMENT DISTANCE INTO REQUIRED SETBACK
Awnings	May encroach into any setback up to eight feet, but shall maintain a minimum height of at least nine feet above a sidewalk or other pedestrian access
Bicycle parking facilities	May encroach into any setback up to eight feet
Canopy, Attached	May encroach into any setback up to three feet, but shall maintain a minimum height of at least nine feet above a sidewalk or other pedestrian access
Canopy, Freestanding	May be located in a setback provided no portion is closer than 15 feet to a street right-of-way
Chimneys, fireplaces, or outdoor kitchens	May extend up to three feet into any setback, but shall be no closer than three feet from any lot line
Decks, Covered	Subject to the setbacks applied to principal structures
Decks, Uncovered	
Driveways	May be located in any required setback
Elevators, liftavators, and other mechanical devices for elevating people and cargo	May encroach into side setbacks no more than 18 inches and rear setbacks no more than 36 inches
Fences or walls, excluding retaining walls	May be located in any required setback, subject to the limitations in Section <>, Fences and Walls
Flagpoles, mailboxes, lamp and address posts	May be located in any required setback
Gazebo or garden structure	May not encroach into a required setback
Guard gates	May be located within a right-of-way with the permission of the right-of-way owner
Handicap ramps	May be located in any required setback provided it does not unduly obstruct pedestrian or vehicular access
Open balconies or fire escapes	May extend up to three feet into any required setback, but shall be no closer than three feet from any lot line
Outdoor equipment (e.g., HVAC condenser, water heater, etc.) serving single-family residential use	May extend up to three feet into any required setback, but shall be no closer than three feet from any lot line
Outdoor equipment serving a use other than single-family detached residential	May not encroach into a required setback
Outdoor seating areas serving a non-residential use	May encroach into a setback up to eight feet
Outdoor storage	May not encroach into a required setback
Patio, Covered	Subject to the setbacks applied to principal structures
Patio, Uncovered	May extend into or be located in any required setback, if less than 12 inches above grade
Pet shelters	Subject to the setbacks applied to principal structures
Playground equipment accessory to a residential use	May extend up to three feet into any required setback, but shall be no closer than three feet to any lot line
Porches, Covered	Subject to the setbacks applied to principal structures
Porches, Uncovered	May extend into or be located in any required setback, if less than 12 inches above grade

²²³ This section replaces the setback encroachment provisions in Section 151.063(c), Setback Requirements, from the current ordinance, and has been broadened to address a wider variety of encroaching elements.

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10.2 Rules of Measurement

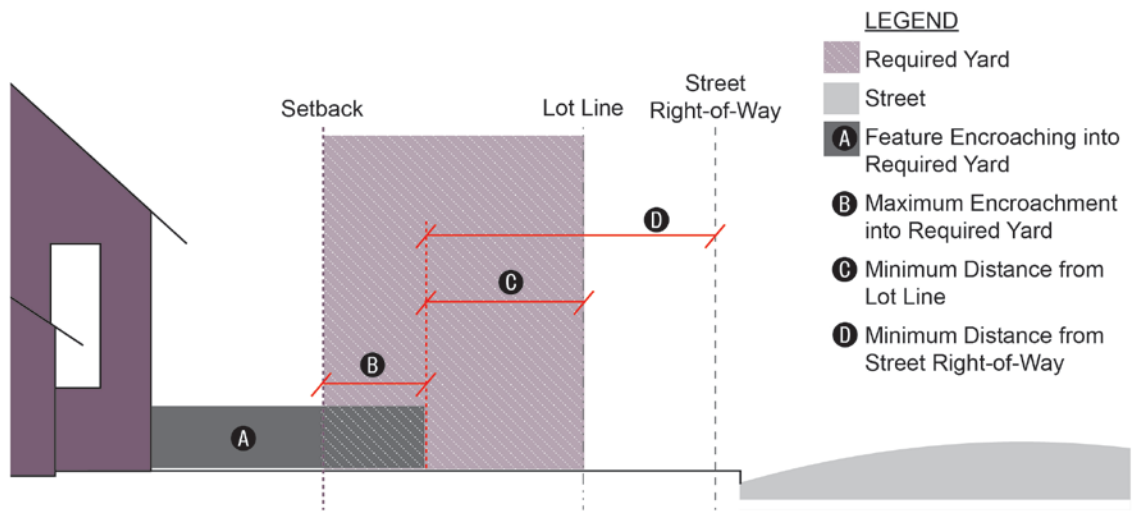
10.2.6 Residential Density

TABLE 10.<>: ALLOWABLE ENCROACHMENT INTO SETBACKS

FEATURE	MAXIMUM ALLOWABLE ENCROACHMENT DISTANCE INTO REQUIRED SETBACK
Porch steps, uncovered	May encroach into a setback no more than four steps or 18 inches, whichever is less
Retaining walls	May not encroach into a required setback
Roof eaves, rakes, and overhangs	May extend up to three feet into any required setback, but shall be no closer than three feet from any lot line
Signs	May extend into or any required setback in accordance with Section <>, Signage
Swimming pool, Permanent (including all ancillary appurtenances)	May not encroach into a required setback
Swimming pool, Temporary (including all ancillary appurtenances)	May extend into any required setback, but shall be no closer than three feet from any lot line
Underground structures (including septic systems but excluding swimming pools)	May be located in any required setback
Vegetation and landscaping features	May be located in any required setback
Vehicular parking area	May be located in any required setback
Walkway	May extend into or be located in any required setback, if less than 12 inches above grade; otherwise, may not encroach into a required setback
Well house (functional or aesthetic)	May be located in any required setback, but shall be no closer than eight feet from a right-of-way
Window sills, bay windows, quoins, or entablatures	May extend up to 12 inches into any required setback

B. Setbacks into a right-of-way shall only be considered in accordance with the standards in **Section <>, Right-of-Way Encroachment**.

FIGURE <>: SETBACK ENCROACHMENTS



10.2.6 RESIDENTIAL DENSITY

Residential density is the maximum allowable number of residential dwelling units permitted on a particular site, tract, lot, or other unit of land area, typically expressed as a maximum number of residential units per acre.

A. Calculation

- Maximum residential density is calculated by dividing the square footage of a lot by the number of square feet in an acre (43,560), then multiplying the maximum number dwelling units allowed in the zoning district, and rounding the product downwards to remove any fractions.

Example:

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10.2 Rules of Measurement

10.2.8 Height

*Lot size: 52,000 square feet / 43,560 = 1.19 acres.
Zoning district maximum density is 1.08 units per acre: 1.19 x 1.08 = 1.28.
Maximum number of residential units = 1 (fractions are rounded downwards).*

2. Land area associated with floodplains and riparian buffers may be included in the calculation of the square footage of a tract or site for the purposes of determining the maximum residential density.
3. Maximum residential density in a particular zoning district may be increased beyond the amount stated in **Article 151.3: Zoning Districts**, in accordance with the standards in **Section <>, Sustainable Development Incentives**.
4. Maximum residential density may rely on the ability to serve a lot, site, or tract with public infrastructure.
5. Accessory dwelling units shall not be counted towards the maximum allowable residential density.

10.2.7 GROSS FLOOR AREA (GFA)²²⁴

Gross floor area (GFA) shall be defined as the sum in square feet of all floors of the building measured from the exterior face of the exterior walls. The gross floor area shall include or exclude areas as indicated below:

A. Areas Included in Gross Floor Area

1. All enclosed habitable space.
2. Elevators, hallways, and stairwells on stories containing habitable space.
3. On stories containing both enclosed habitable space and off-street parking, the pro-rata portion of the area of the elevators, hallways, and stairwells on that story apportioned to the enclosed habitable space function.

B. Areas Excluded from Gross Floor Area

1. Unenclosed porches or decks.
2. Off-street parking areas, including the elevators, hallways, mechanical equipment, and stairwells on stories containing off-street parking.
3. Utility services areas devoted to the electric service, the potable water service, the wastewater system, the telephone service, the cable service, or to a backup generator.
4. Mechanical areas and uninhabited enclosed spaces on tops of roofs not intended for general storage.
5. On stories containing both enclosed habitable space and off-street parking, the pro-rata portion of the area of the elevators, hallways, and stairwells on that story apportioned to the off-street parking function.

10.2.8 HEIGHT

A. Measurement

Building height shall be measured from the existing grade elevation prior to any land disturbing activities.

B. Maximum Height

1. **Flat Roofs**
The maximum height of a building with a flat roof shall be measured to the highest point of the roof, including the top of the cornice or coping on a parapet wall.
2. **Angled Roofs**
The maximum height of a building with an angled roof shall be measured to the midpoint of the roof. The midpoint is determined by measuring the linear distance from the top of the highest ridge to the lowest part of the eave associated with the same roof section.

C. Exceptions

1. **Residential Construction**
Spires, belfries, cupolas, domes, and chimneys, and similar features located above the roof level for decorative purposes and not intended for human occupancy or general storage may exceed maximum height requirements by no more than ten feet (see **Figure <>: Height**).
2. **Non-residential Construction**
Water tanks, ventilators, elevator housing, mechanical equipment or other structures placed above the roof level and not intended for human occupancy or general storage may exceed maximum height requirements by no more than ten feet.

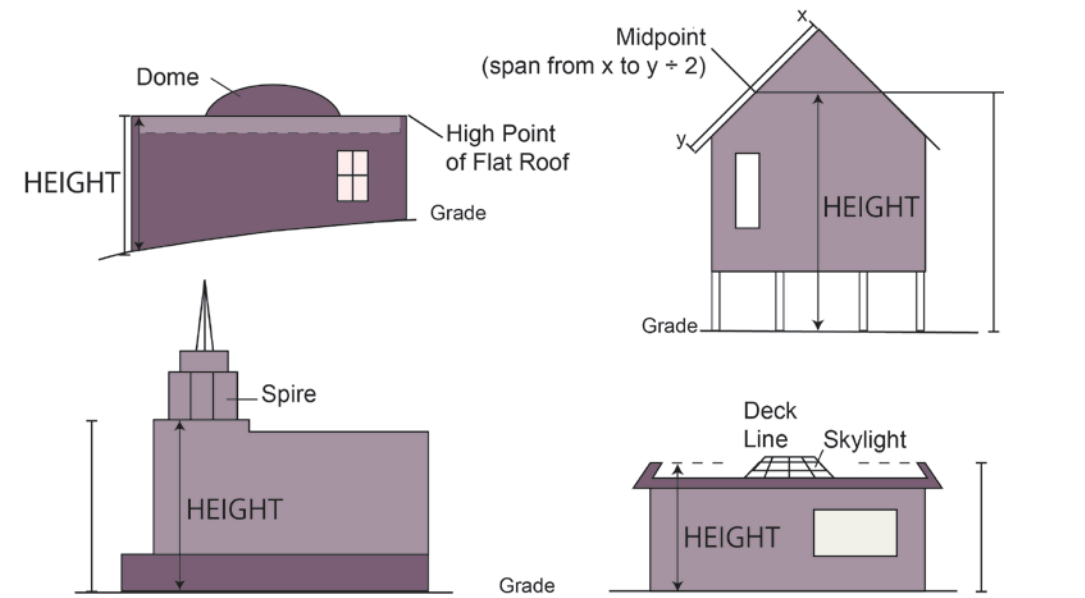
²²⁴ NOTE: The maximum floor area ratios applied to non-residential development in Section 151.067 of the current ordinance are not carried forward since they are not needed to control non-residential development intensity.

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10.2 Rules of Measurement

10.2.10 Slope and Elevation

FIGURE <>: HEIGHT



10.2.9 LOT COVERAGE

That portion of a lot occupied by buildings, structures and/or improvements, including paving and/or surface treatment materials that are impervious. Unless subject to an approved CAMA permit, impervious surfaces located waterward of the CAMA Normal Water line, but located within the lot boundaries, shall be counted towards lot coverage.

10.2.10 SLOPE AND ELEVATION

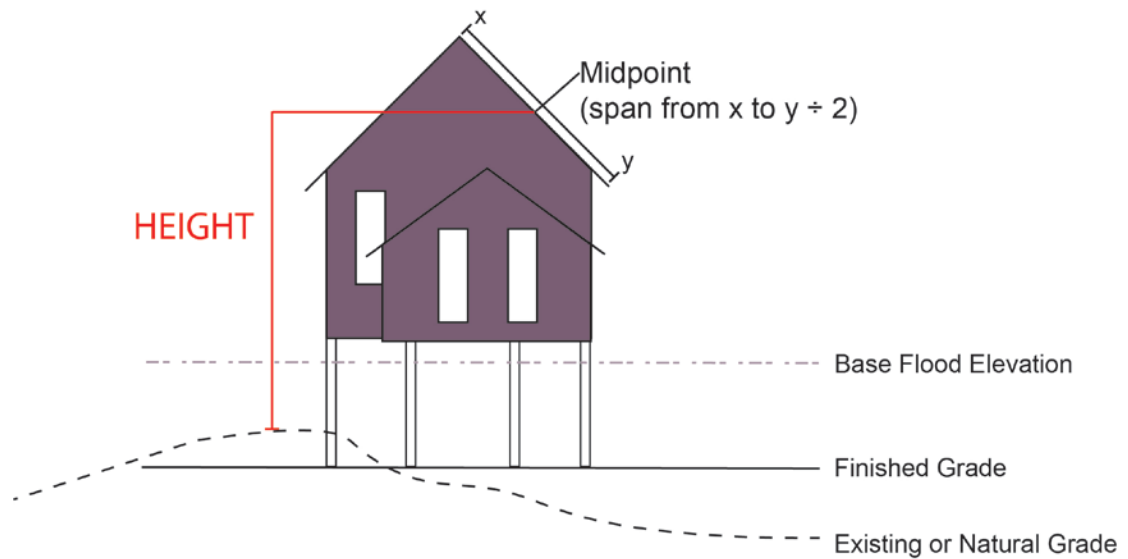
- A. Slope**
The degree of deviation of the ground surface from a flat, horizontal elevation, usually expressed in percent or degrees of deviation from horizontal.
- B. Base Flood Elevation**
A determination of the water surface elevations of the base flood as published in the Flood Insurance Study. When the BFE has not been provided in a "Special Flood Hazard Area", it may be obtained from engineering studies available from a Federal, State, or other source using FEMA approved engineering methodologies. This elevation establishes the Regulatory Flood Protection Elevation.
- C. Finished Grade**
The established grade following grading, excavation, or other land-disturbing activity.
- D. Freeboard**
The additional amount of height added to the Base Flood Elevation (BFE) below which no structural member of the habitable portion of a residential structure may project.
- E. Natural Grade**
The level of the ground elevation prior to the commencement of development or land disturbing activity (see [Figure <>: Grade Determination](#)).
- F. Regulatory Flood Protection Elevation**
The minimum height allowable for lowest structural member comprising habitable space within a building. This is a height equivalent to one linear foot in elevation above the base flood elevation.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

10.2 Rules of Measurement

10.2.12 Parking Space Computation

FIGURE <>: GRADE DETERMINATION



10.2.11 OPEN SPACE

Land that is submerged, regularly underwater, or part of a CAMA wetland may be credited towards the open space standards in accordance with [Section <>, Open Space Set Aside](#).

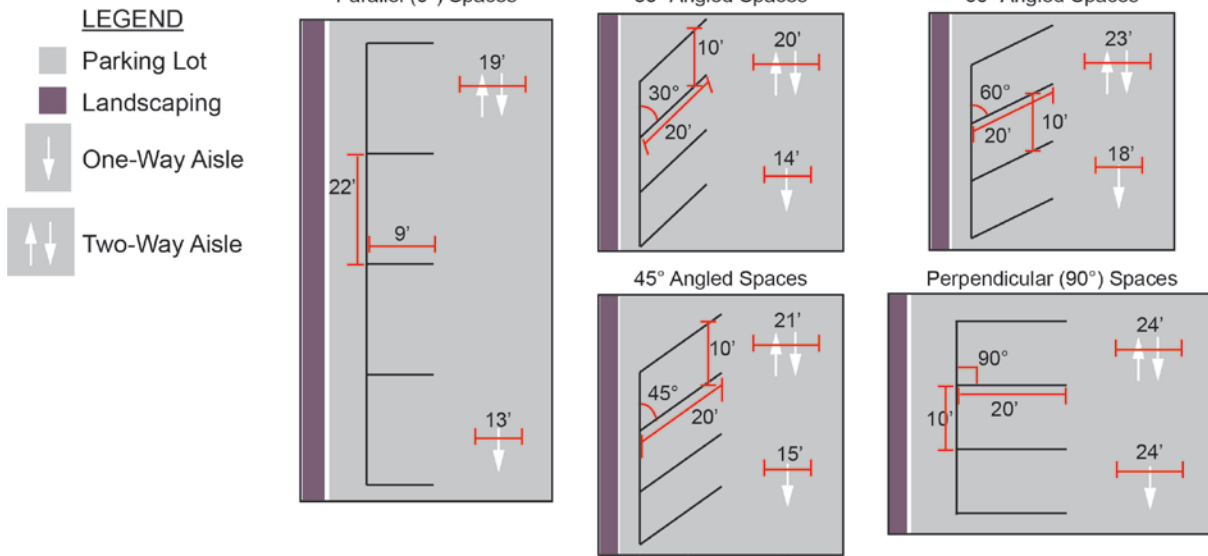
10.2.12 PARKING SPACE COMPUTATION

- A. Rounding**
When computation of the number of required parking spaces results in a fraction, the fraction shall be rounded up to the next whole number.
- B. Multiple and Mixed Uses**
Unless otherwise approved, development containing more than one principal use shall provide off-street parking in an amount equal to the total requirements of all individual uses, unless the UDO Administrator determines that a lower standard would be adequate because of differences in peak operating hours.
- C. Seat- or Room-Based Standards**
Where the minimum number of off-street parking spaces is based on the number of seats, bedrooms, or other room types, all computations shall be based on the design capacity of the areas used for seating, including outdoor and waiting areas or the number of rooms used for the intended purpose.
- D. Employee Based Standards**
When the minimum number of off-street parking spaces is based on the number of employees, the computations shall be based on the number of employees on the largest shift.
- E. Floor-Area Based Standards**
Where the minimum number of off-street parking spaces is based on square feet of floor area, all computations shall be based on net floor area that excludes areas associated with equipment or storage. The square footage shall include outdoor use area.
- F. Driveways Used to Satisfy Requirements**
Driveways may be used to satisfy minimum off-street parking standards for single-family detached, single-family attached, and duplex dwellings, provided sufficient space is available to satisfy the standards of this Ordinance.
- G. Minimum Dimensions**
Minimum dimensions for off-street parking spaces and aisles is determined in accordance with [Figure <>, Parking Space Configuration](#).

10.2 Rules of Measurement

10.2.13 Landscaping

FIGURE <>: PARKING SPACE CONFIGURATION



10.2.13 LANDSCAPING

A. Determining Tree Size at Time of Planting

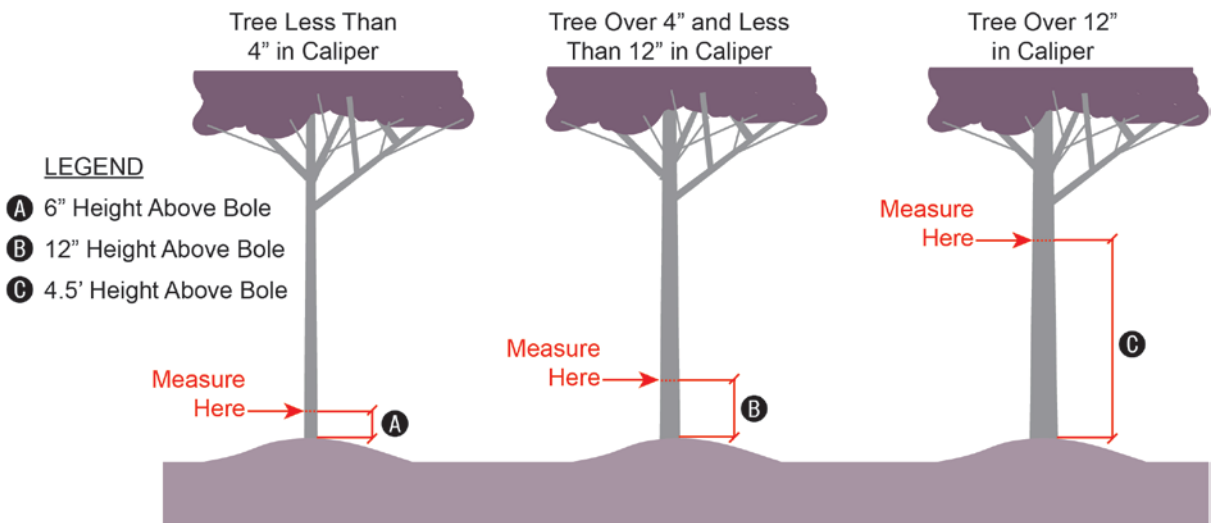
1. Trees under Four Inches in Caliper

Minimum size at time of planting shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of six inches above the bole, or the location where tree trunk meets the soil it is planted in (see Figure <>, Plant Size Diagram).

2. Trees over Four, but less than Twelve Inches, in Caliper

Minimum size at time of planting shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of 12 inches above the bole, or the location where tree trunk meets the soil it is planted in.

FIGURE <>: PLANT SIZE DIAGRAM



B. Determining Tree Size of Existing Trees

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10.2 Rules of Measurement

10.2.14 Signage

1. Existing tree size shall be determined by taking a measurement of the girth or circumference of the tree trunk, in inches, at a height of four-and-one-half feet above the bole, or the location where tree trunk meets the soil it is planted in.
2. In the case of a multi-stemmed tree, the cumulative DBH shall be the square root of the sum of all the individual stem diameters squared. As an alternative, the tree's basal area is the sum of the diameters of all tree stems.
3. When applying existing tree size for credit towards the landscaping standards in this Ordinance, the tree's DBH shall be credited towards the caliper inch measurement.
Example: an existing canopy tree with a DBH of 10 inches proposed for retention after construction is credited as 12.5 aggregate caliper inches of required new canopy trees (10 x 1.25 = 12.5).

C. Setback Less than the Required Planting Area

1. In cases where the required building setback is less than the required planting area width, the building setback shall control, reducing the required planting area width only alongside the building.
2. The planting rate of the required planting area shall still apply.

D. Rounding

When computation of the amount of landscaping material to be provided results in a fraction, the minimum number of shrubs or trees to be provided shall be rounded upwards to the next highest whole number.

10.2.14 SIGNAGE

A. Sign Area Determination

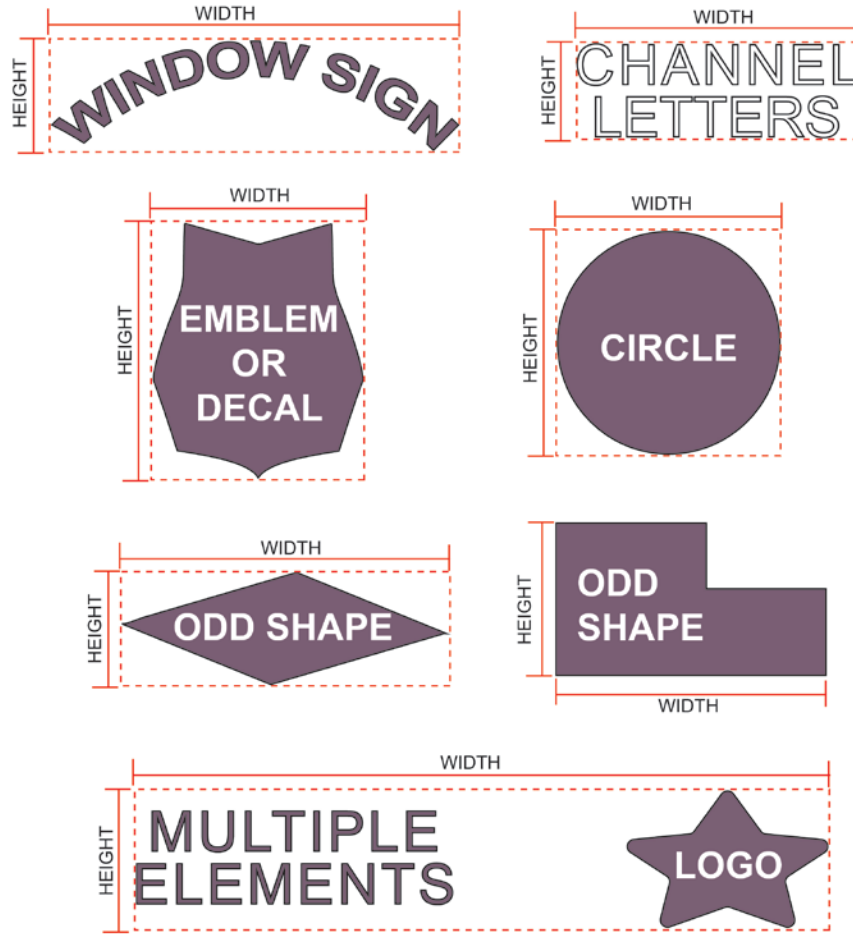
1. The surface area of a sign is computed as including the entire area within a parallelogram, triangle, circle, semi-circle, or other regular geometric figure, including all of the elements of the display, but not including blank masking (a plain strip, bearing no advertising matter around the edge of a sign), frames, display of identification or licensing officially required by any governmental body, or structural elements outside the sign surface and bearing no advertising matter (see [Figure <>, Sign Face Area Determination](#)).
2. In the case of signs mounted back-to-back, only one side of the sign is to be included in the area. Otherwise, the surface area of each sign is to be separately computed.
3. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.
4. For multi-faced signs, the sign area shall be computed by including all sign faces visible from any one point.
5. In the case of cylindrical signs, signs in the shape of cubes, or other signs, which are substantially three-dimensional with respect to their display surfaces, the entire display surface or surfaces, is included in computations of area.
6. In the case of embellishments (display portions of signs extending outside the general display area), surface area extending outside the general display area and bearing advertising material is to be computed as part of the total surface area of the sign.
7. If a sign is attached to an entrance wall or fence, only that portion of that wall or fence on which the sign face or letters are placed shall be calculated in the sign area.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

10.2 Rules of Measurement

10.2.14 Signage

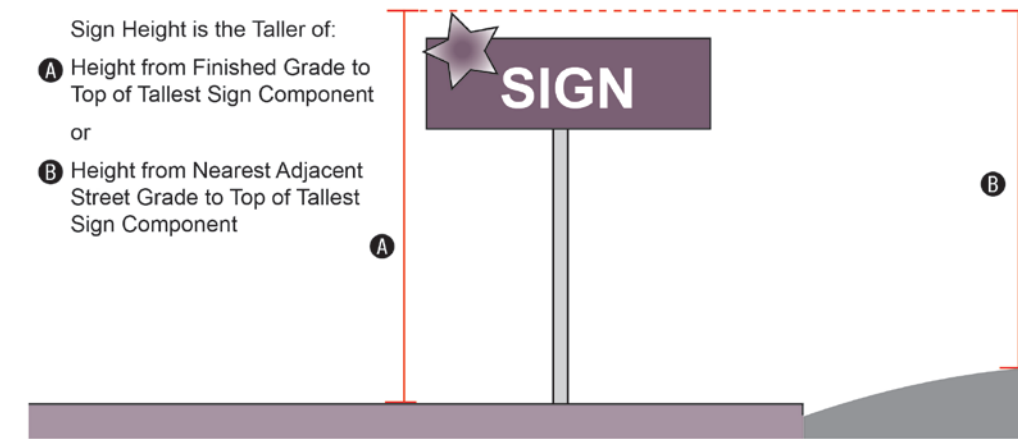
FIGURE <>: SIGN FACE AREA DETERMINATION



B. Sign Height Determination

1. Sign height shall be computed as the distance from the base of the sign at the finished grade or from the nearest adjacent street grade to which the sign is oriented and on which the lot has frontage, whichever is higher, to the top of the highest component of the sign (see Figure <>, Sign Height Determination).
2. Finished grade shall be the grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

FIGURE <>: SIGN HEIGHT DETERMINATION



ARTICLE 151.10 DEFINITIONS & MEASUREMENT

10.2 Rules of Measurement

10.2.15 Exterior Lighting

C. Lots with Multiple Frontages

Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. The total sign area that is oriented toward a particular street, however, may not exceed the portion of the lot's total sign area that is derived from that street frontage or building frontage.

D. Wall Area (for the purposes of Sign Area Measurement)

For the purposes of determining allowable sign area, a wall is the vertical exterior surface of a building, the area of which shall be determined as follows (see Figure <>, Wall Sign Determination):

1. The area of all parallel vertical surfaces along a single building elevation regardless of offsets shall be counted as one wall.
2. The front of each unit of a multiple tenant commercial building shall be counted as a separate wall.
3. The area of an angled wall surface shall be counted as part of whichever adjoining wall surface it is most parallel with.
4. A 45 degree angled wall may be counted as part of the area of either adjoining wall, but not as a part of both.

FIGURE <>: WALL SIGN DETERMINATION



LEGEND

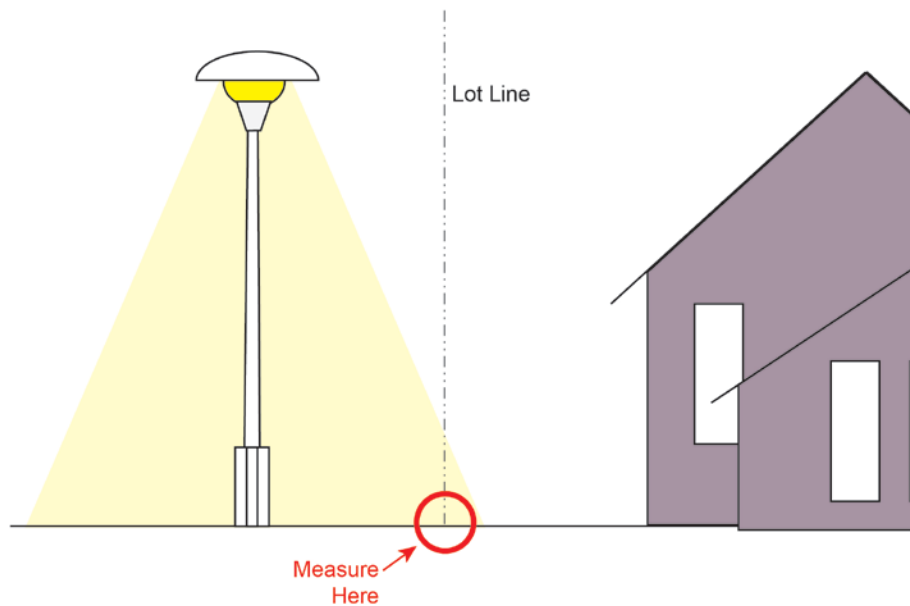
[] One Wall

- A Area of Parallel Vertical Surfaces Along a Single Building Elevation, Regardless is One Wall
- B Front of Each Unit of a Multi Tenant Commercial Building is One Wall
- C Area of An Angled Wall Surface is Part of the Adjoining Wall Surface it is Most Parallel With
- D 45 Degree Angled Wall May Count as Part of Either Adjoining Wall, But Not Both

10.2.15 EXTERIOR LIGHTING

- A. Measured at the Lot Line**
 Light level measurements shall be made at the lot line of the land upon which light to be measured is being generated (see **Figure <>, Lighting Measurement**). If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land.
- B. Measured at Finished Grade**
 Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent.
- C. Measurement Device**
 Measurements shall be taken with a light meter that has been calibrated within two years.

FIGURE <>: LIGHTING MEASUREMENT



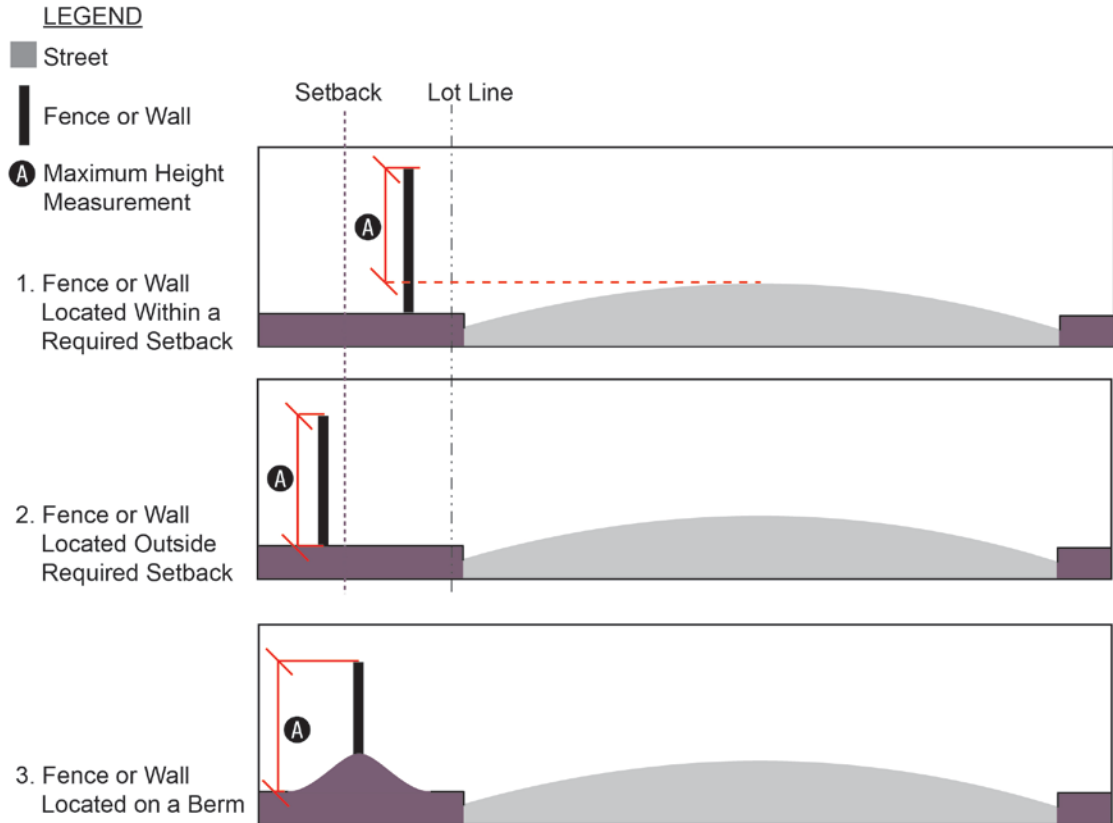
10.2.16 FENCE AND WALL HEIGHT

- A. Measurement Location**
 1. In cases where a fence or wall is located within a required setback or required yard, fence height shall be determined along the grade of the adjacent lot or street (see **Figure <>, Fence Height Determination**).
 2. In cases where a fence or wall is located outside a required setback or yard, the height shall be determined based on the finished grade.
 3. In cases where a fence or wall is placed on a berm, the maximum fence or wall height shall include the height of the berm, as measured from the toe of the slope.
 4. Fence height shall be measured at the highest point above grade (not including columns or fence posts) on the portion of the fence nearest an abutting or adjacent lot or street right-of-way.
- B. Column and Post Height**
 Columns or posts shall not exceed a height 18 inches above the built height of the fence.
- C. Railings Not Included**
 Safety railings required by the State Building Code shall not be included in wall height measurements.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

10.2 Rules of Measurement
10.2.16 Fence and Wall Height

FIGURE <>: FENCE HEIGHT DETERMINATION



10.3 DEFINITIONS

Table <>, Definitions, includes definitions of terms used throughout the UDO. Use categories and use types are defined in Table <>, Table of Principal Uses.

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <>, Table of Principal Uses	
A	
ABANDONMENT	The relinquishment of property or a cessation of the use of the property for a continuous period.
ABUTTING LAND	For the purpose of public notice, abutting land is the condition of two parcels of land having a common property line or boundary, including cases where two or more parcels of land adjoin at a corner, but not including cases where parcels of land are separated by a street or alley.
ACCENT	The use of an alternate material or color to a detail that is emphasized by contrasting with its surroundings.
ACCESS EASEMENT	An easement which grants the right to cross land.
ACCESSWAY	A paved or unpaved travelway intended to serve vehicles for the purposes of obtaining ingress, egress, or circulation around a lot or site.
ACCESSORY BUILDING	A detached building, the use of which is incidental to that of the principal building and which is located on the same lot as the principal building.
ACCESSORY DWELLING UNIT	A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether part of the same structure as the principal dwelling unit, or as a detached structure on the same lot.
ACCESSORY STRUCTURE	A detached subordinate or incidental structure, the use of which is incidental to the principal structure and which is located on the same lot as the principal structure.
ACCESSORY USE	As used in the flood damage prevention standards, a structure 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. 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.
ACREAGE	A use that is incidental, appropriate, and subordinate to the principal use of land or buildings and located on the same lot.
ADDITION	Total acreage means gross acres.
ADJACENT	Land set aside for the residents or a development and under common ownership that is configured for active forms of recreation. Active open space typically includes playgrounds, athletic fields and courts, and similar features devoted to movement, activity, or sports pursuits.
ADMINISTRATIVE ADJUSTMENT	Any walled and roofed expansion or extension to the perimeter, floor area, or height of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition that is connected by a fire wall or is separated by an independent perimeter load bearing wall is new construction.
ADOPTED POLICY GUIDANCE	A parcel of land or development that shares all or part of a common lot line or boundary with another parcel of land, or a parcel of land that would abut another parcel of land, but for the fact a street, waterbody, or right-of-way divides the parcels.
AFFECTED PARTY	A type of flexibility permit approval reviewed and approved or denied by the UDO Administrator in accordance with Section <>, Administrative Adjustment.
AFFORESTATION	The combined future land-use policy guidance provided by the adopted CAMA Land Use Plan, area plans prepared for specific parts of the County, and system plans related to the County's infrastructure systems.
AFFORESTED AREA	Owners of land adjoining the land subject to an application and any other person who could suffer an adverse effect to a property interest from a proposed development.
AGGRIEVED PARTY	The establishment of a forest or a stand of trees in an area where there was no previous tree cover.
	An area intended for the placement and establishment of new trees in pursuit of creating forest cover.
	A person, with a legally recognized interest (i.e., fee simple ownership) and standing to appeal, that is injuriously affected by a decision from any decision-making body of the County, including any officer or agent of the County.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Agricultural Land

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <>, Table of Principal Uses
AGRICULTURAL LAND	Including the woodland and wasteland which form a contiguous part thereof constituting a farm unit.
AGRICULTURAL USE	For the purpose of the watershed protection standards, the use of waters for stock watering, irrigation, and other farm purposes.
ALL WEATHER SURFACE	Paving or surface treatment to a walkway or vehicular use area that is capable of withstanding adverse weather while still maintaining its regular or typical surface characteristics.
ALTERATION	Any change or expansion in the size, configuration, or location of a structure; or any change or expansion in the use of a structure or lot, from a previously approved or legally existing size, configuration, location, or use.
AMENDMENT	A minor change, addition, or deletion to a legal statutory document.
ANIMAL UNIT	A unit of measurement developed by the U.S. Environmental Protection Agency that is used to compare different types of animal operations.
ANTENNA	Communications equipment that transmits, receives, or transmits and receives electromagnetic radio signals used in the provision of all types of wireless communications services.
ANTENNA SUPPORT STRUCTURE	The frame, bracket, or other mechanical device, including mounting hardware such as bolts, screws, or other fasteners used to affix an antenna to a telecommunications tower, building, utility pole, or other vertical projection.
APPEAL	A request for review of an administrative official's or decision-making body's interpretation or decision made under this UDO.
APPLICANT	A person who has submitted a development application for review under applicable provisions of this Ordinance.
APPLICATION	The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by the appropriate County department or board as part of the development review processes.
ARBOR	A structure with an open roof system providing partial shading and which may also have non-opaque fencing on the outside perimeter.
ARCADE	A series of arches supported by piers or columns. It is typical for an arcade to have habitable floor space directly above it.
ARCH	A curved, semicircular opening in a wall.
AREA OF ENVIRONMENTAL CONCERN	Areas of natural importance including estuarine and ocean areas, areas where public water supplies originate, marshes, wetlands, and other natural and cultural resource areas identified by the Coastal Resources Commission as areas that could be damaged by uncontrolled development.
ARTICULATION	The presence or projections, recesses, or other architectural features along a building façade.
AS-BUILT PLANS	A set of engineering or site drawings that delineate the specific permitted development as actually constructed.
AUTHORIZED AGENT	A person with express written consent to act upon another's behalf.
AWNING	A plastic, canvas, or metal porch or shade supported by a frame and often foldable that is placed over a storefront, doorway, or window.
B	
BARE-ROOT STOCK	Trees intended for use in afforestation activities that have no soil medium around the roots.
BASE FLOOD	The flood having a 1 percent chance of being equaled or exceeded in any given year. Also known as the "100-year flood."
BASE FLOOD ELEVATION	A determination of the water surface elevations of the base flood as published in the flood insurance study.
BASEMENT	As used in the flood damage prevention standards, any area of the building having its floor subgrade (below ground level) on all sides.
BERM	An elongated earthen mound typically designed or constructed on a site to separate, screen, or buffer adjacent uses or site features.
BEST MANAGEMENT PRACTICE	A structural or non-structural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals.
BILLBOARD	An off-premises sign owned by a person, corporation, or other entity that engages in the business of selling or leasing the advertising space on that sign.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Bio-retention Cell or Device

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <>, Table of Principal Uses
BIO-RETENTION CELL OR DEVICE	A stormwater infiltration device consisting of an excavated basin that is refilled with engineered soil and mulch that allows stormwater run-off to collect and percolate through the engineered soil where it is treated prior to infiltrating into the surrounding undisturbed soil. Also known as a rain garden or bio-cell.
BLOCK	The land lying within an area bounded on all sides by streets.
BLOCK FACE	The lands abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, railroad right-of-way, watercourse, or un-subdivided land.
BOARD OF ADJUSTMENT	A quasi-judicial board appointed by the Board of Commissioners.
BOARD OF COMMISSIONERS	The Board of Commissioners for Camden County, North Carolina.
BONA FIDE FARM	A bona fide farm shall be as defined in Section 153A-340 of the North Carolina General Statutes, as amended.
BOND	See "Performance Guarantee."
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 system. A breakaway wall with loading resistance of more than 20 pounds per square foot is accompanied by a professional engineer or architect's certificate indicating its ability to perform as required.
BUFFER	An area of natural or planted vegetation adjoining or surrounding a use and unoccupied in its entirety by any building, structure, paving or portion of such use, for the purposes of screening and softening the effects of the use. A buffer is also an area of natural or planted vegetation through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. This kind of buffer is measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams or rivers.
BUFFER, PERIMETER	Vegetative material and structures (i.e., walls, fences) that are used to separate uses from each other as required by this Ordinance, including but not limited to the Type A Opaque, Type B Semi-Opaque, and Type C Intermittent.
BUFFER, STREETYARD	Vegetative material and structures (i.e., walls, fences) that are used to visually separate uses from streets abutting the lot.
BUILDING	A structure having a roof supported by walls or columns constructed or used for residence, business, industry, or other public or private purposes.
BUILDING FAÇADE	See "Façade."
BUILDING INSPECTOR	The professional staff member responsible for inspecting new construction and issuing building permits, certificates of occupancy, and land disturbance permits.
BUILDING MASS	The visual form of a building that includes the exterior walls, projections, recesses, roof features, and any attachments.
BUILDING PERMIT	An official administrative authorization issued by the County prior to beginning construction consistent with the provisions of Section 153A-357 of the North Carolina General Statutes.
BUILDING, ACCESSORY	See "Accessory Building."
BUILDING, PRINCIPAL	See "Principal Building or Structure."
BUILT-UPON AREA	Built-upon areas shall include that portion of a development project that is covered by impervious or partially impervious cover including, but not limited to, buildings, pavement, and certain recreation facilities. (Note: wooden slatted decks, gravel, and the water area of a swimming pool are considered pervious.)
BUSINESS DAY	Any day in which normal business is conducted. A business day does not include a holiday or a weekend day.
C	
CALENDAR DAY	All days in every month, including weekends and holidays.
CALIPER	Measurement for determining the size of trees at time of planting. Caliper is the quantity in inches of the diameter of trees measured at six inches above the ground.
CAMA WETLANDS	See "Wetlands, CAMA."
CAMPER	A portable dwelling (as a special equipped trailer or automobile vehicle) for use during casual travel and camping.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Camping

TABLE 10.<: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <, Table of Principal Uses	
CAMPING	To live temporarily in a camp or outdoors.
CANOPY	A permanent structure other than an awning made of cloth, metal, or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature. A canopy is not a completely enclosed structure.
CANOPY TREE	A species of tree which normally grows to a mature height of 40 feet or more with a minimum mature crown width of 30 feet.
CARETAKER'S QUARTERS	An accessory dwelling unit located on the premises of another principal use for the occupancy of a caretaker, security guard, or other person charged with oversight and/or protection of the principal use.
CASUALTY DAMAGE	The damage to or loss of a nonconforming structure or use that is sudden, unexpected, and unusual. Typically associated with fire, severe weather, or Act of God.
CERTIFY	Whenever this Ordinance requires that some agency certify the existence of some fact or circumstance to the County, the County may require that the certification be made in any manner that provides reasonable assurance of the accuracy of the certification. By way of illustration, and without limiting the foregoing, the County may accept certification by telephone from some agency when the circumstances warrant it or the County may require that the certification be in the form of a letter, sealed certification, or other document.
CERTIORARI	A situation where an appellant may file an appeal of a decision directly to a higher court of law.
CHANGE OF USE	The change in the use of a building, structure, or land. "Change of use" includes a change from one use type to another use type.
CHILD CARE, INCIDENTAL	A program or arrangement, licensed by the State and located in the provider's residence where, at any one time, twelve or fewer children under the age of 13, receive child care on a regular basis from persons other than their guardians, full-time custodians, or persons related to them by blood, marriage, or adoption. This type of facility of facility is also referred to as an incidental home occupation and may include the State defined family child care home and child care center in a residence. This definition does not include day care centers, cooperative arrangements among parents (See Section 110-86 of the North Carolina General Statutes.).
CIRCULATION AREA	The portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Driveways and other maneuvering areas, other than parking aisles, comprise the circulation area.
CLUSTER DEVELOPMENT	The grouping of buildings in order to conserve land resources and provide for innovation in the design of the project. This term includes non-residential development as well as single-family residential subdivisions and multi-family developments that do not involve the subdivision of land.
CLUSTER MAILBOX UNITS	A centralized series of two or more mailboxes that serve individual housing units within a development.
COASTAL AREA MANAGEMENT ACT	North Carolina's Coastal Area Management Act. This act, along with the Dredge and Fill Law and the federal Coastal Zone Management Act, is managed through North Carolina Department of Environmental Quality's (NCDEQ's) Division of Coastal Management (DCM).
COASTAL SHORELINE	All lands within 75 feet of the normal high water level of estuarine waters, including lands within 30 feet of the normal high water level of public trust waters located inland of the dividing line between coastal fishing waters and inland fishing waters. Along Outstanding Resource Waters, this definition includes lands within 575 feet of the normal high water level.
COLLOCATION	The placement, installation, modification, or replacement of antenna and related wireless telecommunications equipment on, under, or within an existing or replacement telecommunications tower, utility pole, building, or other vertical projection.
COMMERCIAL VEHICLE	A truck or other self-propelled vehicle of any type (along with a trailer or towed appurtenance) used or maintained primarily to transport material or to aid in the operation of a commercial establishment or business.
COLLOCATION, MAJOR	The placement, installation, modification, or replacement of antenna and related wireless telecommunications equipment on a building's roof, on a building's wall, on a vertical projection not constructed for the provision of wireless telecommunications services, or on a telecommunications tower where the collocation requires "substantial modifications" to the telecommunications tower, as defined in this Ordinance and Section 160A-400.51 of the North Carolina General Statutes.
COLLOCATION, MINOR	The placement, installation, modification, or replacement of antenna and related wireless telecommunications equipment on a telecommunications tower that does not require "substantial modifications" and that meets the definition of an "eligible facility request" as defined in this Ordinance and Section 160A-400.51 of the North Carolina General Statutes.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Common Law vested Right

TABLE 10.<=>: DEFINITIONS	
TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
COMMON LAW VESTED RIGHT	Legal doctrine that recognizes where property owners have reasonably made a substantial expenditure of money, time, labor or energy in a good faith reliance on a permit from the government, that they acquire “vested rights” or a protected right to complete the development of their land as originally begun despite any changes in the zoning on the property.
COMMUNITY CHARACTER	The sum or combined effect of the attributes and assets that make the County unique and that establish Camden County’s “sense of place.” Attributes include the resident population, local institutions, visual characteristics, natural features, and shared history.
COMPLETE APPLICATION	A complete application is one that: <ol style="list-style-type: none"> 1. Contains all information and materials established by the UDO Administrator as required for submittal of the particular type of application; 2. Is in the form established by the UDO Administrator as required for submittal of the particular type of application; 3. Includes information in sufficient detail to evaluate the application to determine whether it complies with the appropriate review standards of this Ordinance; and 4. Is accompanied by the fee established for the particular type of application. An application will not be accepted for review until it is complete.
COMPOSTING FACILITY	A facility in which only stumps, limbs, leaves, grass, and untreated wood collected from land clearing or landscaping operations is deposited.
COMPREHENSIVE PLAN	The <i>Camden County 2035 Comprehensive Plan</i> , adopted on October 1, 2012.
CONDITION (OF APPROVAL)	A limitation or stipulation on the range of allowable uses, density, intensity, configuration, or operational parameters of new development or redevelopment. A condition may be proposed by an applicant, a staff member, or an advisory or decision-making body that must be accepted by an applicant to become binding.
CONDOMINIUM	A building or group of buildings in which dwelling units, offices or floor area are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional undivided basis.
CONNECTIVITY	The relative degree of connection between streets, sidewalks, or other means of travel.
CONSERVATION SUBDIVISION	The division of a tract of land into two or more lots, building sites, or other divisions along with additional land area set aside as open space for conservation and/or recreation purposes.
CONSTRUCTION	The erection of any building or structure or any preparations (including land disturbing activities) for the same.
CONSTRUCTION PLANS	Drawing and specifications prepared by a qualified person showing buildings, structures, utilities, infrastructures, and site configuration aspects associated with development.
CONTAINERIZED STOCK	Trees or other vegetation delivered for planting or establishment in individual or group containers.
CONTIGUOUS	Abutting directly or immediately adjacent to a boundary or separated only by a street, railroad or public utility right-of-way.
CONTINUANCE	The adjournment or postponement of review or decision on an application to specified future date.
CONTROL CORNER	A recognized corner of a lot or piece of real property that is permanently marked with a monument or marker for the purpose of determining distances, bearing, or metes and bounds descriptions of the lot or real property.
CORNICE	Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhang.
COUNTY	A governmental unit with powers as described in Section 153A of the North Carolina General Statutes. For the purposes of this Ordinance, Camden County, North Carolina.
COVENANT	A binding written agreement between two or more private parties regarding the use, occupancy, or configuration of development that runs with the land.
CRITICAL AREA	The area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. The critical area is defined as extending either ½ mile from the normal pool elevation of the reservoir in which the intake is located or to the ridge line of the watershed, whichever comes first; or ½ mile upstream from the intake located directly in the stream or river (run-of-the-river), or the ridge line of the watershed, whichever comes first.
CROSS-ACCESS	Vehicular access provided between the vehicular use areas of 2 or more development sites or parcels of land intended to allow travel between the sites without the use of a public or private street.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Cross-Access Easement

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <>, Table of Principal Uses	
CROSS-ACCESS EASEMENT	Land area that is designated for the construction of and use as a cross accessway.
CUPOLA	A domelike structure on top of a roof or dome, often used as a lookout or to admit light and air.
CURB	A constructed element used to stabilize paving, gutter, planting areas, or sidewalks.
CUSTOMARY HOME OCCUPATION	A profession or occupation commonly carried on a lot which is in principally residential use where the occupation is secondary and clearly incidental to the use of the dwelling for living purposes.
D	
DECIDUOUS	Trees, shrubs, or grasses that shed their leaves every year.
DECK	A structure, without a roof, directly adjacent to a principal building which has an average elevation above finished grade.
DEDICATION	The act of giving, donating, or dedicating land or infrastructure improvements to a unit of government for their operation and maintenance.
DEED RESTRICTION	A written private agreement that restricts the use, occupancy, or configuration placed upon the title of real estate often by the developer.
DEFERRAL	A postponement of consideration of an application or request to a future date that may or may not be specified.
DEMOLITION	Complete or constructive removal of a building or portion of a building on any site.
DESIGNEE	A person selected or designated to carry out a duty or role.
DEVELOPER	A person engaging in land, site, or building development.
DEVELOPMENT	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; drilling operations; or storage of equipment or materials. Development is also any land-disturbing activity that adds to or changes the amount of impervious or partially impervious cover on a land area or that otherwise decreases the infiltration of precipitation into the soil.
DEVELOPMENT AGREEMENT	A written agreement between the County and a developer or applicant that sets down the rights and responsibilities of each party as pertaining to a single development.
DISCHARGING LANDFILL	A facility with liners, monitoring equipment and other measures to detect and/or prevent leachate from entering the environment and in which the leachate is treated on site and discharged to a receiving stream.
DISTRIBUTED ANTENNA SYSTEM (DAS) NODE	Wireless telecommunications equipment that includes one or more antennas mounted on a support structure (such as a utility pole, building, or other vertical projection) which is connected via cable or wirelessly to an equipment cabinet on site that is joined via cable to the internet and/or other communication network. Applications for the establishment of a DAS node are reviewed and decided in accordance with the procedures for establishment of a small wireless facility.
DOCK	A structure, typically comprised of wood, that extends alongshore or outwards from the shore into a body of water that allows access to the water or to moored boats or watercraft.
DRAINAGE	General terms applied to the removal of surface or resurface water from a given area either by gravity via natural means or by systems constructed so as to remove water, and is commonly applied herein to surface water.
DRAINAGE EASEMENT	An easement which grants the right to maintain, relocate, or, utilize land within the easement for the improvement of drainage and stormwater flow.
DRAINAGE, POSITIVE	An area that has been graded or shaped to prevent pooling of stormwater runoff.
DRIPLINE	A perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground.
DRIVE THROUGH	A facility designed to enable a person to transact business while remaining in a motor vehicle.
DRIVEWAY	The portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not a part of the vehicle accommodation.
DWELLING UNIT	One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided for use as a permanent residence by one family.
E	
EARTH STATION	An antenna and attendant processing equipment for reception of electronic signals from satellites.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Easement

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
EASEMENT	The right to use or temporarily occupy the real property of another owner for a specifically identified purpose. An easement is a recognized interest in real property, but legal title to the underlying land is retained by the owner granting the easement.
EAVE	The projecting lower edges of a roof that overhangs the wall of a building.
EGRESS	An exit from a building or site.
ELEVATED BUILDING	A non-basement building which has its reference level raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.
ELEVATION CERTIFICATE	A written certificate of the elevation of a building or structure located in a special flood hazard area used to determine the proper flood insurance premium rate for the building.
ELIGIBLE FACILITY REQUEST	An application for the installation of new or replacement antennas and related wireless telecommunications equipment on an existing telecommunications tower. An eligible facilities request may include increasing the height and/or replacement of an existing telecommunications tower but shall not include any activities that constitute a “substantial modification” as defined in this Ordinance and Section 160A-400.51 of the North Carolina General Statutes. Eligible facility requests are reviewed and decided in accordance with the procedures for a minor collocation.
ENCROACHMENT	The location of a building, structure, or portion of a building or structure in an open space, setback, yard, or other area typically required to remain free of buildings or structures. In flood prone areas, an encroachment is the advance or infringement of uses, fill excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.
ENVIRONMENTAL ASSESSMENT	A detailed examination of a proposed application and an analysis of its potential local environmental context with an emphasis on avoiding, minimizing, and mitigating adverse impacts.
EQUIPMENT COMPOUND	An area containing wireless telecommunications equipment serving antennas on a nearby telecommunications tower, utility pole, building, or other vertical projection. An equipment compound is commonly fenced or surrounding by walls that limit access to members of the general public. Nothing shall limit an equipment compound from being located within a building, on the roof of a building, or underground.
EQUIPMENT CABINET	A non-habitable structure, such as a box, enclosure, vault, shelter, or pedestal, typically located above ground, that contains radios, computers, or other equipment necessary for the transmission or reception of wireless telecommunication signals.
EROSION	The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.
EROSION CONTROL MEASURE	A device which controls the soil material within the land area under responsible control of the person conducting a land-disturbing activity.
EVERGREEN	A woody plant with one or more stems that does not lose the majority of its leaves during winter or dormancy.
EX PARTE COMMUNICATION	Any communication between a member of a decision-making body and a person involved in a development application that is made without the presence or knowledge of the other members of the same decision-making body.
EXEMPTION	A use, site feature, or development condition that is exempted authorized to deviate from otherwise applicable requirements
EXISTING DEVELOPMENT	Development that is built or those projects that at a minimum have established a vested right under North Carolina zoning law based on at least one of the following criteria: (a) Substantial expenditures of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project; (b) Having an outstanding valid building permit as authorized by Sections 153A-344.1 and 160A-385.1 of the North Carolina General Statutes; or (c) Having expended substantial resources (time, labor, money) and having an approved site specific or phased development plan as authorized by Sections 153A-344.1 and 160A-385.1 of the North Carolina General Statutes.
EXISTING LOT OF RECORD	A lot which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds prior to the effective date of this Ordinance, or a lot described by metes and bounds, the description of which has been so recorded prior to the effective date of this Ordinance.
EXPANSION	An increase in the floor area of an existing structure or building, or the increase of area of a use.
EXPENDITURE	A sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future expenditures, as well as any other substantial changes in positions.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Facade

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <>, Table of Principal Uses	
F	
FACADE	The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard roof. Facades may be on the front, side, or rear elevation of the building.
FACILITY OPERATOR	The entity responsible for the day-to-day operation and maintenance of a use or facility.
FACILITY OWNER	The entity or entities having controlling or majority equity interest in a use or facility, including their respective successors and assigns.
FAMILY	One or more persons living together as a single housekeeping unit and who are related to each other by blood, adoption, or marriage. See also: "Immediate Family."
FARMING ACTIVITIES	Agricultural activities as broadly defined by Section 106-581.1 of the North Carolina General Statutes.
FARM-RELATED BUILDINGS	Agricultural buildings or structures as broadly defined by Section 106-581.1 of the North Carolina General Statutes.
FEE	An amount charged in accordance with the regularly adopted fee schedule of the County.
FENCE (OR WALL)	A physical barrier or enclosure consisting of wood, stone, brick, block, wire, metal, or similar material used as a boundary or means of protection or confinement, but not including a hedge or vegetation.
FENESTRATION	The arrangement of windows and doors on a building's façade.
FILL	The act of depositing soil, sand, stone, or other inert debris customarily used for supplementing or augmenting land. The term "fill" also applies to the deposit soil, sand, stone, or other deposited material.
FINAL PLAT	A plan or drawing recorded in the office of the register of deeds that identifies the metes and bounds as well as all applicable conditions applied to a lot or group of lots that have been subdivided.
FINANCIAL GUARANTEE	See "Performance Guarantee."
FINE	A sum of money imposed on a violator as punishment for violation of law.
FIRE LANE	A lane or designated area in a parking lot or on a street that is reserved for firefighting equipment or staging of people during a fire and is not intended for the parking of vehicles or storage.
FLAG	A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as the symbol, emblem, or decoration.
FLAG LOT	An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm. Further, in cases where a minimum lot width is prescribed, the arm is less than the presumptive minimum required lot width.
FLOOD HAZARD AREA	An area designated on the Flood Hazard Boundary Map as Zone A.
FLOOD HAZARD BOUNDARY MAP (FHBM)	An official map of the County, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.
FLOOD INSURANCE	The insurance coverage provided under the National Flood Insurance Program.
FLOOD INSURANCE RATE MAP	An official map of a community issued by the Federal Emergency Management Agency, on which both the special flood hazard areas and the risk premium zones applicable to the County are delineated.
FLOOD INSURANCE STUDY	An examination, evaluation, and determination of flood hazard areas, corresponding water surface elevations (if appropriate), flood insurance risk zones and other flood data in a community issued by FEMA. The Flood Insurance Study report includes Flood Insurance Rate Maps (FIRMS) and Flood boundary and floodway maps (FBFMs), it publishes.
FLOOD-RESISTANT MATERIAL	Any building product capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that 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 lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Flood or Flooding

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
FLOOD OR FLOODING	For flood damage prevention purposes, a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; and/or the unusual and rapid accumulation of runoff of surface waters from any source.
FLOOD ZONE	A geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.
FLOODPLAIN	Any land area susceptible to being inundated by water from any source.
FLOODPLAIN ADMINISTRATOR	The individual appointed to administer and enforce the flood damage prevention provisions in this Ordinance. The Building Inspector is designated as the Floodplain Administrator.
FLOODPLAIN MANAGEMENT	For flood damage prevention purposes, the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.
FLOODPLAIN OR FLOOD PRONE AREA	Any land area susceptible to being inundated by water from any source.
FLOODPROOFING	Any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitation facilities, or structures with their contents.
FLOODWAY	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
FLOOR	The top surface of an enclosed area in a building, including basement, such as, top of slab in concrete slab construction or top of wood flooring in frame construction.
FLOOR, LOWEST	The lowest floor of the lowest enclosed area, including basement. An unfurnished or flood resistant enclosure, usable solely for parking vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor provided that the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.
FOOTCANDLE	A unit of measure of the intensity of light falling on a surface. It is often defined as the amount of illumination the inside surface of a one-foot-radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere. One footcandle is equal to one lumen per square foot.
FORCE MAJEURE	Any event or act resulting from acts of God; terrorism; fire; explosion; vandalism; local, state, or federal governmental action; unusual shortage of materials; labor strikes or other unusual labor unavailability; riots; war; or any other similar cause beyond landowner's or use operator's reasonable control that delays, hinders, or prevents a use or development from functioning as approved.
FREEBOARD	The additional amount of height added to the Base Flood Elevation (BFE) to account for uncertainties in the determination of flood elevations. The freeboard requirement plus the Base Flood Elevation equals the Regulatory Flood Protection Elevation.
FREE-FLOWING DRAINAGE SYSTEM	A stormwater conveyance system that allows stormwater runoff to collect and flow to another location without prior collection or containment.
FRONTAGE	A strip or extent of land abutting and extending along a street.
FUNCTIONAL PLANS AND DOCUMENTS	Plans, documents, and regulations relating to future development, provision of public infrastructure and services, economic development, and tourism.
FUNCTIONALLY-DEPENDENT FACILITY	A facility or structure that cannot be used for its intended purpose unless it is located within or in close proximity to water, such as a dock, port, or use type associated with the operation of boats.
FUTURE DEVELOPMENT SITE	A parcel or parcels designated for future land development as identified in a preliminary plat, site plan, PD master plan, or other plan of development.
G	
GABLE	A triangular area of an exterior wall formed by two sloping roofs
GARAGE OR YARD SALE	A sale conducted by an occupant of a residence alone or in cooperation with neighbors conducted for the purpose of selling surplus household items for profit or for charitable purposes. Such sales are usually conducted from a garage associated with the residence or from the yard of the residence. Garage or yard sales may be distinguished from flea markets by the number of days of sale.
GENERAL ASSEMBLY	The General Assembly for the State of North Carolina. Also referred to as the Legislature.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

General Statutes

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
GENERAL STATUTES	A statute is a written law passed the General Assembly that sets forth general propositions of law that courts apply to specific situations.
GENERAL ZONING DISTRICT	A zoning district designation applied to an individual lot.
GLARE	The effect produced within the visual field by a high intensity or insufficiently shielded light source that is significantly brighter than the level to which the eyes are adapted, causing annoyance, discomfort, or loss of visual performance or visibility of objects.
GLAZING	The portion of an exterior building surface occupied by glass or windows.
GOOD CAUSE	Legally adequate or substantial grounds or reason to take a certain action based upon the circumstances of each individual case.
GRADING	Excavating, filling (including hydraulic fill) or stockpiling of earth material, or any combination thereof, including the land in its excavated or filled condition.
GREEN ROOF	The roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.
GROUND COVER	Low growing plants such as grasses, ivy, creeping bushes and similar decorative plantings as well as mulch, pinestraw, or other similar materials used to cover the ground within required landscaping areas.
GROUND-BASED MECHANICAL EQUIPMENT	Utility or other equipment of a mechanical nature that is mounted on or below grade on the site it serves.
H	
HABITABLE SPACE	A space in a building for living, sleeping, eating or cooking, or used as a home occupation.
HARDSHIP	Special or specified circumstances that place an unreasonable or disproportionate burden on one applicant or landowner over another.
HAZARDOUS MATERIALS	Any substance listed as such in Superfund Amendments and Reauthorization Act of 1986 (SARA), Section 302, Extremely Hazardous Substances; Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA) Hazardous Substances; or, Section 311 of Clean Water Act (CWA) (oil and hazardous substances).
HIGHEST ADJACENT GRADE	The highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.
HISTORIC STRUCTURE	Any structure that is: <ol style="list-style-type: none"> (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register; (2) Certified or preliminarily determined by the Secretary of 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; (3) Individually listed on a state inventory of historic places; (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified: <ol style="list-style-type: none"> (a) By an approved state program as determined by the Secretary of Interior, or (b) Directly by the Secretary of Interior in states without approved programs.
HOLIDAY	A holiday observed by the County.
HOME OCCUPATION	Any activity carried out for gain by a resident their principal residence.
HOMEOWNERS' ASSOCIATION	An organization of homeowners or property owners of lots or land in a particular subdivision, condominium, or planned development. The owners' association is responsible for maintaining and enhancing the shared private infrastructure (e.g., stormwater, streets, and sidewalks) and common elements such as recreation areas.
I	
IMMEDIATE FAMILY	Family members within two degrees of kinship (i.e., spouse, parent, sister, bother, child, grandparent, and grandchild).
IMPERVIOUS SURFACE (OR COVER)	Any structure, material or ground cover consisting of, but not limited to, asphalt, concrete, stone, brick, terrazzo, roofing, ceramic tile or any other natural or man-made material that prevents the absorption of surface water into the soil.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Improvement

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <=>, Table of Principal Uses	
IMPROVEMENT	The construction of buildings and the establishment of basic services and amenities associated with development, including, but not limited to streets and sidewalks, parking areas, water and sewer systems, drainage system, property markers and monuments, recreation facilities (i.e., lakes, swimming pools, tennis courts, golf courses, club houses, cabanas, marinas, docks and the like) and other similar construction or establishment.
INDUSTRIAL DEVELOPMENT	Any non-residential development that requires a National Pollutants Discharge Elimination Systems (NPDES) permit for an industrial discharge and/or requires the use or storage of any hazardous material for the purpose of manufacturing, assembling, finishing, cleaning, or developing any product or commodity.
INGRESS	Access or entry to a building or site.
IN-LIEU FEE	Monetary compensation offered by a landowner or applicant as an alternative to provision of some other required site or development feature.
INTERPRETATION	A determination, made in writing, by the UDO Administrator regarding the proper application of provisions in the UDO, the boundaries on the Official Zoning Map, or a prior-approved condition of approval.
J	
JURISDICTION	The official power to make legal decisions and judgements. The term can also be used to describe the geographic boundaries of a municipal corporation or the extent over which a particular agency has control.
JURISDICTIONAL STREAM	A stream or other waterbody that meets the definition of “waters of the United States” or “waters of the State,” and is thus subject to the jurisdiction of the USD Army Corps of Engineers or the NC Department of Environmental Quality.
JUST CAUSE	Legitimate cause; legal or lawful ground for action.
K	
L	
LAND DISTURBANCE	Any movement of earth or substrate, manually or mechanically, including but not limited to any modification of existing grade by dredging, demolition, excavation or fill, grading, scraping, vegetation removal, landscaping, coring, well drilling, pile driving, undergrounding utility lines, trenching, bulldozing, sheeting, shoring and excavation for laying or removing foundations, pilings or other purposes.
LAND DISTURBING ACTIVITY	Any use of the land by any person in residential, industrial, educational, institutional or commercial development, highway and road construction and maintenance that results in a change in the natural grade and may cause or contribute to sedimentation, except activities that are exempt under Section 113A 52(6) of the North Carolina General Statutes. Sedimentation occurs whenever solid particulate matter, mineral or organic, is transported by water, air, gravity, or ice from the site of its origin.
LANDFILL	A facility for the disposal of solid waste on land in a sanitary manner in accordance with Section 130A-290 of the North Carolina General Statutes. This term does not include composting facilities.
LANDOWNER	As applied to the standards related to vested rights, an owner of a legal or equitable interest in real property, including the heirs, devisees, successors, assigns, and personal representative of the owner.
LANDSCAPING	The improvement of a lot, parcel or tract of land with grass, shrubs, and trees. Landscaping may include pedestrian walks, flower beds, ornamental objects such as fountains, statuary, and objects designed and arranged to produce an aesthetically pleasing effect.
LEGISLATIVE DECISION	A decision by an elected body that establishes policies and have broad-based application across the jurisdiction. Examples include adoption and amendment of plans and ordinances.
LEGISLATIVE PUBLIC HEARING	A hearing held for the purpose of soliciting public comments on a proposed change in the zoning text or zoning map. Reasonable time limits on speakers may be imposed and responsible decorum maintained. However, unlike quasi-judicial hearings, there is no requirement for oaths, no limits on expression of personal opinions, and no limit on discussing the matter outside the context of the hearing.
LIGHT TRESPASS	Unwanted light that shines from one lot to another.
LOADING AREA (OR SPACE)	Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles, and not considered as part of the minimum required off-street surface parking.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Lot

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <=>, Table of Principal Uses	
LOT	A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to the same. The term includes plot, parcel, or tract.
LOT OF RECORD	A lot which is a part of an approved subdivision, a plat of which has been recorded in the Office of the Camden County Register of Deeds or a lot described by metes and bounds the description of which has been so recorded and which at the time of recordation and the time it was originally subdivided met all applicable subdivision and zoning regulations then in effect. In addition, this definition shall include lots for which a plat and/or deed is recorded in the Office of the Register of Deeds and the lot was created prior to the adoption of the County's first subdivision regulations or a lot upon which an existing structure is located provided a valid building permit was obtained for the construction or a lot which at the time of creation met all subdivision and zoning requirements.
LOWEST ADJACENT FLOOR	The elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building. For Flood Zone A, use the natural grade elevation prior to construction.
LOWEST FLOOR	The subfloor, top of slab or grade of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited 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 subchapter.
M	
MAIN ROADWAY CORRIDOR	Key roadways that serve the County as defined in the 2035 Comprehensive Plan: US 17, US 158, NC 343, and NC 34.
MAINTENANCE WARRANTY	The set aside of funds or establishment of a written guarantee of funds by a subdivider or developer to ensure the proper performance of stormwater management facilities after the final approval of development, or to ensure that replacement trees remain alive through the required establishment period.
MAJOR CHANGE	A significant deviation in an application, proposed development, or portion of a development that impacts the operation, appearance, function, value, or compatibility of proposed development with its surroundings.
MANSARD ROOF	A sloped roof or roof-like facade architecturally comparable to a building wall.
MANUFACTURED HOME	A structure, transportable in one 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, SINGLE-WIDE	A manufactured home with a total width of 16 feet or less.
MARINA	Any publicly or privately owned dock, basin or wet boat storage facility constructed to accommodate more than ten boats and which provides any of the following services: permanent or transient docking spaces, dry storage, fueling facilities, haul out facilities and repair service. Excluded from this definition are boat ramp facilities allowing access only, temporary docking and none of the preceding services.
MARKET VALUE	The building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal, replacement cost depreciated for age of building and quality of construction (actual cash value), or adjusted tax assessed values.
MASTER PLAN	For the purposes of developing in a Planned Development (PD) district, a master plan is the required document depicting the general configuration and relationship of the principal elements of the proposed development, including uses, general building types, density/intensity, resource protection, pedestrian and vehicular circulation, open space, public facilities, and phasing.
MATERIAL CHANGE	A change in the meaning or language of a legal document, such as a contract, agreement, or approval that is made by one party to the document without the consent of the other after it has been signed or completed.
MAXIMUM EXTENT PRACTICABLE	No feasible or practical alternative exists, as determined by the County, and all possible efforts to comply with the standards or regulation to minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor determining "maximum extent practicable."

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Mean Sea Level

TABLE 10.<.>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <.>, Table of Principal Uses
MEAN SEA LEVEL	The National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing varying elevations within the floodplain, to which Base Flood Elevations (BFEs) shown on a FIRM are references. Refer to each FIRM panel to determine datum used.
MINISTERIAL DECISION	A non-discretionary decision, often made by the UDO Administrator or staff. An example is a building permit for a structure that is an outright permitted use in the zone. An example is final plat review.
MINOR CHANGE	An insignificant deviation in an application, proposed development, or portion of a development that does not impact the operation, appearance, function, value, or compatibility of proposed development.
MIXED USE DEVELOPMENT	A tract of land or structure developed for two or more different uses, such as, but not limited to, residential, office, retail, institutional, public, or entertainment. Such uses are functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access.
MOBILE HOME	A dwelling built in an off-site location prior to June 15, 1976, and transported to the site where it is located. A mobile home is built to State building code standards, not those adopted by the US Department of Housing and Urban Development.
MODULAR HOME	A dwelling unit constructed in accordance with the standards set forth in the State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two or more sections transported to the site in a manner similar to a mobile home, except that the modular home meets State Building Code, or a series of panels or room sections transported on a truck and erected or joined together on the site.
MONUMENT	A permanent marker, typically inserted into the ground, showing the location of a lot line, lot corner, or other demarcation associated with a lot or right-of-way.
MOTOR VEHICLE	Every self propelled vehicle designed to run upon the highways and every vehicle designed to run upon the highways that is pulled by a self-propelled vehicle.
MUNICIPALITY	An incorporated city, town, or village with powers as described in Section 160A of the North Carolina General Statutes.
N	
NEIGHBORHOOD MEETING	A meeting conducted by the applicant of a proposed development with those in the area around the proposed development.
NEW CONSTRUCTION	Structures for which the start of construction commenced on or after the effective date of the original version of Ordinance 2004-09-01 and includes any subsequent improvements to such structures.
NON-PARTICIPATING LANDOWNER	A landowner not under agreement with the applicant, facility owner, or operator of a wind energy conversion use.
NON-RESIDENTIAL DEVELOPMENT	All development other than residential development, agriculture, and silviculture.
NONCONFORMING LOT	A lot of record that that was lawful at the date on which it was established, but does not conform to the current dimensional requirements of the zoning district in which it is located.
NONCONFORMING LOT OF RECORD	A lot described by a plat or a deed that was recorded prior to the effective date of the local watershed protection regulations, or their amendments, that does not meet the minimum lot size or other development requirements of the statewide watershed protection rules.
NONCONFORMING SIGN	Any sign that was lawfully established, but does not meet the standards of this Ordinance.
NONCONFORMING SITE	A site that was legally established, but that is not presently in full compliance with elements of this Ordinance pertaining to landscaping, lighting, access and on-site circulation, parking areas, and screening.
NONCONFORMING STRUCTURE	A structure that was lawful on the date on which it was established, but does not conform to current dimensional, elevation, location, or other requirements of this Ordinance.
NONCONFORMING USE	A use type which was lawful on the date on which it was established, but is now no longer a permitted use of that lot, building, or structure under this Ordinance. A use that when established did not require a special use permit, but now requires a special use permit shall be considered a nonconforming use until special use permit approval is obtained.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Nonconformity or Nonconforming Situation

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <=>, Table of Principal Uses	
NONCONFORMITY OR NONCONFORMING SITUATION	Any land use, development, structure, or site, including any lot of record, that was legally established, but that is not presently in full compliance with the provisions of this Ordinance.
NON-ENCROACHMENT AREA	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated in the Flood Insurance Study report.
NOTICE OF PUBLIC HEARING	The formal legal notification of a public hearing on a proposed development application. A "published notice" is one required to be printed in a newspaper of general circulation. A "mailed notice" is one delivered to specified individuals by US Mail. A "posted notice" is a sign posted on or near the property subject to the application
NOTICE OF VIOLATION	A notice indicating a violation of this Ordinance.
NUISANCE (PUBLIC OR PRIVATE)	A private nuisance is the unreasonable, unwarranted, or unlawful use of one's property in a manner that substantially interferes with the enjoyment or use of another individual's property, without an actual trespass or physical invasion to the land. A public nuisance is an act or omission that obstructs, damages, or inconveniences the rights of the community at large.
NUISANCE FLOODING	Somewhat common or typical flooding that takes places in the same locations or with regular frequency.
O	
OATH	The term "oath" shall be construed to include an affirmation in all cases in which, by law, an affirmation may be substituted for an oath, and in like cases the terms "swear" and "sworn" shall be equivalent to the terms "affirm" and "affirmed."
OCCUPANCY	The act, state, or condition of holding, possessing, residing, or otherwise using a premises, lot, site, building, or dwelling.
OCCUPIED BUILDING	A business, school, hospital, church, public library or other permanent structure used regularly for or by people that is occupied or in use. An occupied building does not include residences, barns, sheds, grain bins, and any similar farm structure or accessory structure.
OFFICIAL ZONING MAP	The Official Zoning Map upon which the boundaries of various zoning districts are drawn and which is an integral part of this Ordinance.
OFF-STREET PARKING AREA	The portion of the vehicle accommodation area consisting of lanes providing access to parking spaces.
ON-CENTER PLANTING	Placement of landscape material in a regularly-spaced pattern of equal distance between plants.
OPAQUE	The inability to see across or through a landscaping buffer or similar visual screen.
OPACITY	A measurement indicating the degree of obscuration of light or visibility.
OPEN SPACE	Areas of land free from buildings, structures, or encumbrances, as well as lands with buildings or structures devoted to active or passive recreational purposes.
OPEN SPACE SET-ASIDE	Land and/or water areas within the site designated for a particular 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, but not including any lands occupied by streets, street rights-of-way or off-street parking.
OPEN SPACE SET-ASIDE, ACTIVE	See "Active Open Space Set-Aside."
OPEN SPACE SET-ASIDE, PASSIVE	See "Passive Open Space Set-Aside."
OPEN SPACE SET-ASIDE, URBAN	See "Urban Open Space Set-Aside."
ORDINANCE	A legislative enactment of Camden County, North Carolina.
ORDINARY REPAIRS AND MAINTENANCE	Work done on a sign or structure to prevent deterioration or to replace any part thereof in order to correct any deterioration, decay or damage to any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.
OUTDOOR DISPLAY	The keeping of any goods, merchandise, or vehicles, in an unroofed area for marketing or sales purposes.
OUTDOOR STORAGE	The keeping of any goods, junk, material or merchandise in an unroofed area, in the same place for a period of time exceeding 24 hours, but excluding temporary construction and related activities.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Outparcel

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <>, Table of Principal Uses
OUTPARCEL	A lot located within a multi-tenant development (e.g., a shopping center) which may or may not have access from a public road abutting the development. The lot is treated as part of the larger development with respect to applicable yard and dimensional requirements.
OVERLAY ZONING DISTRICT	A zoning district that is superimposed over either all or a portion of one or more underlying general, or base, zoning districts with the intent of supplementing generally applicable development regulations with additional development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zoning district.
OWNER	The person firm or organization in whom is vested the ownership, dominion or title of property. The person firm or organization who is recognized and held responsible by the law as the owner of property.
P	
PACKAGE TREATMENT PLANT	A privately- or publicly-owned facility, other than a conventional residential septic tank system, that is constructed for the purpose of treating sewage and discharging treated effluent.
PARAPET	A building façade that rises above the roof level, typically obscuring a gable or flat roof as well as any roof-mounted equipment.
PARCEL	See "Lot."
PARKING AREA	The portion of the vehicle accommodation area consisting of lanes providing access to individual parking spaces.
PARKING SPACE	A portion of the vehicle accommodation area set for the parking of one vehicle.
PARKING SPACE, ACCESSIBLE	A space designated for the parking or temporary storage of one motor vehicle in addition to the space necessary for the ingress and egress from the vehicle by a disabled person and any equipment needed for that purpose.
PARTICIPATING LANDOWNER	A landowner under lease or agreement with a wind energy conversion facility owner or operator. A waiver of setback, sound, and/or shadow flicker provisions constitutes an agreement with the facility owner or operator.
PARTY WALL	A wall separating and common to two or more buildings on individual lots that consists of noncombustible material as specified by the State Building Code.
PASSIVE OPEN SPACE SET-ASIDE	Open space areas designated for passive recreation uses including walking trails, pathways, gazebos, picnic areas, fountains, and similar areas. Such areas may also include undisturbed natural vegetation.
PATIO	An area, usually paved, adjoining a building - used as an area for outdoor lounging, dining, or gathering.
PEDESTRIAN PATHWAY	Interconnected paved walkway that provides a pedestrian passage through blocks running from street to street, vehicular use areas, through sites, or other locations.
PENALTY	Punishment for violation of a law or rule.
PERFORMANCE GUARANTEE	Cash or other guarantee provided by an applicant in-lieu of completion of public infrastructure or installation of required private site features prior to issuance of a building permit or other development approval.
PERGOLA	An accessory structure consisting of parallel colonnades supporting an open roof of girders and cross rafters.
PERIMETER BUFFER	A specified land area, located parallel to and within the outer perimeter of a lot or parcel and extending to the lot or parcel boundary line, together with the planting and landscaping required on the land. A buffer may also contain, or be required to contain, a barrier such as a berm, fence or wall, or combination thereof, where such additional screening is necessary to achieve the desired level of buffering between various land use activities.
PERMANENT RESIDENCE	The place where a person has his or her true, fixed, and permanent home and principal establishment to which, whenever absent, he or she has the intention of returning. A person has only one permanent residence at a time.
PERSON	An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization or other entity acting as a unit.
PERSONAL PROPERTY	All forms of property, except real property.
PERVIOUS SURFACE	Any land surface not effectively covered by impervious surface, in which rainfall and stormwater runoff can naturally infiltrate.
PHASE	The discrete portion of a proposed development.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Pilaster

TABLE 10.<.>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <.>, Table of Principal Uses
PILASTER	A rectangular column with a capital and base that is attached or affixed to a wall as an ornamental design feature.
PITCHED ROOF	A roof that is configured at an angle to the ground.
PLANNED DEVELOPMENT	An area of land under unified ownership or control to be developed and improved as a single entity under a planned development master plan in accordance with this Ordinance.
PLANNING BOARD	An advisory or decision-making body responsible for decisions on major site plans, review and recommendations on preliminary plats, UDO text and Official Zoning Map amendments, and development agreements. The Planning Board also makes special studies of land use and assists in the preparation and revision of the Land Use Plan.
PLANTING SEASON	The dormant time of the year for trees beginning with leaf drop and ending with bud break; generally late fall to early spring.
PLAT	A map or plan of a parcel of land which is to be, or has been subdivided.
PLAZA	An open space at the intersection of important streets or adjacent to important structures, set aside for civic purposes and commercial activity, which may include parking, consisting of durable pavement, and formal landscaping or tree plantings.
PORCH	A covered projection (can be glazed or screened) from the main wall of a building, with a separate roof, that is not used for livable space.
PORTICO	A large porch usually with a pediment usually associated with an entrance, supported by columns.
POST-FIRM	Construction or other development which started on or after the effective date of the initial Flood Insurance Rate Map for the other area.
PRE-APPLICATION CONFERENCE	A meeting or conference conducted by a potential applicant for a permit or development approval and County staff for the purposes of discussing a potential application or County rules regarding development.
PRE-FIRM	Construction or other development which started before the effective date of the initial Flood Insurance Rate Map for the other area.
PRELIMINARY PLAT	A drawing or plan showing the proposed organization of lot boundaries, streets, public infrastructure, open space, and other site configuration features associated with a proposed development including two or more lots.
PRIMARY ENTRANCE	The place of ingress and egress to a building, parcel, or development used most frequently by the public.
PRINCIPAL BUILDING OR STRUCTURE	A structure in which is conducted the principal use(s) of the lot on which it is located.
PRINCIPAL USE	A primary or predominate use of a lot or parcel.
PRIVATE SITE IMPROVEMENT	Required site features or elements of a development located on a development site, including but not limited to: landscaping, off-street parking, screening, exterior lighting, and similar elements.
PRIVATE STREET OR ROAD	A road or way for the use of private individuals that is not dedicated to the State or other public agency.
PROPERTY OWNER	See "Landowner."
PROTECTED AREA	The area adjoining and upstream of the critical area as delineated on the map entitled "County of Camden North Carolina Watershed Protection Map" in which protection measures are required.
PROTECTED TREE	A tree that is present prior to the commencement of development or land disturbance that is required or intended to remain after completion of development or land disturbing activities.
PUBLIC HEARING, LEGISLATIVE	A meeting open to the public advertised in advance in the local printed media, or as otherwise required by statute, concerning proposed ordinances, amendments or other official county business which require public participation and input.
PUBLIC HEARING, QUASI-JUDICIAL	A formal public hearing involving the legal rights of specific parties conducted by the Board of Commissioners or the Board of Adjustment based on evidence and sworn testimony presented during the public hearing. Decisions made during such hearings are based upon and supported by the record developed at the hearing, and typically involve findings of fact made by the decision-making body.
PUBLIC INFRASTRUCTURE	Infrastructure or facilities (such as water lines, streets, storm drainage, sidewalks, trails, etc.) owned by the public and intended for use by the public.

Q

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Quasi-Judicial Decision

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
QUASI-JUDICIAL DECISION	A decision by an elected or appointed body that applies previously-established policies. Examples include decisions on appeals, variances, and special use permit.
QUASI-JUDICIAL PUBLIC HEARING	A formal public hearing involving the legal rights of specific parties conducted by the Board of Commissioners or the Board of Adjustment based on evidence and sworn testimony presented during the public hearing. Decisions made during such hearings are based upon and supported by the record developed at the hearing, and typically involve findings of fact made by the decision-making body.
QUORUM	The minimum number of council, board, or commission members that must be present in order to conduct official business or take official action.
R	
REAL PROPERTY	All land, all buildings, all structures, and other fixtures firmly attached thereto.
RECREATIONAL VEHICLE	A wheeled vehicular portable structure, built on a chassis, designed to be used as a temporary dwelling for travel and/or recreational purposes, having a body width not exceeding ten feet. A recreational vehicle may be self-propelled.
REDEVELOPMENT	Installation of any improvements, new construction, or reconstruction on a lot or site that has pre-existing uses.
REFERENCE LEVEL	The portion of a structure or other development that must be compared to the regulatory flood protection elevation to determine regulatory compliance of this subchapter. For structures within special flood hazard areas designated as zones AE or A, the reference level is the top of the lowest floor or bottom of lowest attendant utility including ductwork, whichever is lower.
REGULATORY FLOOD PROTECTION ELEVATION	The elevation, in relation to mean sea level, to which the reference level of all structures and other development located within special flood hazard areas must be protected. Residential construction excluding Accessory Structures within areas where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus one foot of freeboard. Commercial construction and Accessory Structures required to meet or exceed BFE. In areas where no BFE has been established, residential construction elevation shall be at least four feet above the highest adjacent grade. (Note: four feet above highest adjacent grade includes freeboard.) Commercial construction elevation shall be two feet above highest adjacent grade with no freeboard required in areas where no BFE has been established.
REMEDY	The manner in which a right or law is enforced or satisfied when a violation of the UDO or related law has occurred.
REMEDY A VIOLATION	An act to bring the structure or other development into compliance with State or community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this subchapter or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.
REQUIRED YARD	The land area located between a lot line and the boundary of a required setback.
RESERVE FUND	A bank account containing reserve funds for the purpose of maintaining commonly-held land, infrastructure, or facilities.
RESIDENTIAL DEVELOPMENT	Buildings established for residential purposes such as attached and detached single-family dwellings, apartment complexes, condominiums, townhouses, cottages, and their associated outbuildings such as garages, storage buildings, gazebos, and customary home occupations.
RESOLUTION	The official written expression of the opinion or the will of the Board of County Commissioners, Board of Adjustment, or Planning Board.
RETAINING WALL	A structure, either masonry, metal, or treated wood, designed to prevent the lateral displacement of soil, rock, fill, or other similar material.
REVERSE FRONTAGE	A lot with two or more street frontages that includes a building or structure that is oriented in a manner that differs from other existing structures or from the development patterns indicated by adopted policy guidance or good planning practice.
RIGHT-OF-WAY	Property located within and adjoining the streets, roads and highways within the County, which rights-of-way are owned or otherwise maintained by the state.
RIPARIAN BUFFER	A vegetated area near a stream, usually forested, which helps shade and partially protect a stream from the impact of adjacent land uses.
RIVERINE	Formed by, or resembling a river (including tributaries), stream, brook, etc.
ROAD	See "Street."
ROAD, PRIVATE	See "Private Street or Road."

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Road, Public

TABLE 10.<.>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <.>, Table of Principal Uses
ROAD, PUBLIC	See “Street, Public.”
ROOF-MOUNTED EQUIPMENT	Equipment, appurtenances, utilities, infrastructure, or similar objects mounted on or near the roof of a building.
ROOT ZONE	The area inside the dripline of a tree that contains its roots.
ROUTINE MAINTENANCE	Simple, small-scale activities (usually requiring only minimal skills or training) associated with regular (daily, weekly, monthly, etc.), recurring, and preventative upkeep of a building, equipment, machine, facility, or infrastructure against normal wear and tear. Activities that result in larger, taller, more visible, or more impactful use type or development configuration are not considered routine maintenance.
S	
SCREENING	Fences, walls, vegetation, building features, or other constructed devices intended to shield a site feature from view.
SEDIMENT	Solid particulate matter, both mineral and organic, that is transported by water, air, gravity, or ice from its site of origin.
SEDIMENTATION	The process by which sediment resulting from accelerated erosion is transported off-site by land-disturbing activity.
SHADOW FLICKER	The visible flicker effect when rotating turbine blades cast shadows causing the repeating pattern of light and shadow.
SHARED PARKING	The joint use of off-street parking facilities by two or more uses whether located on the same or different lot as the parking facilities.
SHIELDING	The portion of a light fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane of the fixture.
SHOPPING CENTER	A group of commercial establishments planned, developed and/or managed as a unit with off-street parking provided on the property that is located on a tract of land at least four acres in area. A group of commercial establishments that are located on a tract of land less than four acres in area shall be subject to the standards established for the district in which they are located and the combination use requirements of this chapter.
SHORELINE	The location where the mean high-water mark meets the land or bulkhead along any canal, waterway, or boat basin.
SHORELINE ARMORING	The use of groins, jetties, offshore breakwaters, sea walls, tombolos or other hardened beach structures designed to protect the land from erosion particularly during storms and usually made of metal, wood, or rock.
SHRUB	A woody plant, smaller than a tree, consisting of several small stems emerging from the ground, or small branches near the ground. Shrubs may be deciduous or evergreen.
SIDEWALK	A paved area public right-of-way running parallel to the street for the purposes of pedestrian travel and to facilitate pedestrian access to adjacent streets and land.
SIGHT DISTANCE TRIANGLE	The triangular area formed by a diagonal line connecting two points located at designated locations on intersecting right-of-way lines or a right-of-way line and the curb or a driveway.
SIGN	An object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including but not limited to words, letters, pennants, banners, emblems, trademarks, trade names, insignias, numerals, figures, design, symbols, fixtures, colors, illumination, or projected images or any other attention directing device.
SIGN FACE AREA	The portion of sign that contains the message being conveyed.
SIGN, AWNING	A sign placed on a canvas or metal awning affixed to a building.
SIGN, BANNER	A strip of cloth, paper, plastic, or metal bearing a message and intended to be affixed to a building wall or strung between vertical projections.
SIGN, EXTERNALLY ILLUMINATED	A sign lighted by an external source that casts light on the face of the sign.
SIGN, FENCE WRAP	A temporary sign affixed to fencing surrounding an active construction site.
SIGN, FLAG	See “Flag.”
SIGN, FLASHING	A sign that uses an intermittent scrolled or flashing light or message to attract attention, or is otherwise designed or constructed to have intermittent, flashing or scrolled light emitted from it.
SIGN, FREESTANDING	Any sign permanently attached to the ground and not attached to any building which is located on a single parcel occupying an entire structure or building.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Sign, Government

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <>, Table of Principal Uses
SIGN, GOVERNMENT	Any temporary or permanent sign erected and maintained for any government purposes.
SIGN, ILLUMINATED OR LIGHTED	A sign either internally or externally illuminated.
SIGN, INCIDENTAL	A small sign affixed to a wall, post, or similar mounting device intended to provide directional or location information to a viewer on or passing by a site.
SIGN, INTERNALLY ILLUMINATED	Sign where the source of the light is inside the sign and light emanates through the message of the sign, rather than being reflected off of the face of the sign.
SIGN, MONUMENT	Any sign permanently attached to the ground and not attached to any building or pole.
SIGN, OBSOLETE	Nonconforming signs or parts of signs which pertain to a use that no longer exists, or that has been discontinued for 180 days or more.
SIGN, OFF-PREMISE	Any sign that directs one's attention to a service, commodity, entertainment or business that is offered elsewhere than on the premise where the sign is displayed.
SIGN, ON-PREMISE	Any sign that directs one's attention to a service, commodity, entertainment or business offered on the premise where the sign is located.
SIGN, POLITICAL	Any sign that advocates for political action.
SIGN, PORTABLE	A reusable and removable sign, which by its construction or nature, may be or is intended to be freely moved from on location to another. A portable sign is not permanently affixed to the ground, structure, or building.
SIGN, PROJECTING	Any sign, other than a wall, awning, canopy or marquee sign, which is affixed to a building and is supported only by the wall on which the sign is mounted.
SIGN, SAFETY	A sign intended to provide basic safety or directional information for the site where its located, including signage related to: private parking, unofficial traffic signs indicating on-site directions, entrances, exits, or traffic hazards, signs pertaining to above or below ground utilities, equipment, or potentially hazardous conditions, or signs warning the public against trespassing, against danger from animals, or other dangerous conditions.
SIGN, TEMPORARY	
SIGN, VEHICLE OR MOBILE	A permanent or temporary sign affixed to, painted or drawn on, or placed or mounted in or upon any parked vehicle, parked trailer, or other parked towable device which is displayed in public view.
SIGN, WALL	Any sign which is placed against a building or other structure, which is attached to the exterior front, rear, or side wall of such building or structure and which does not project above the highest part of the structure. A sign or mural painted on the surface of a structure shall be considered a wall sign.
SIGN, WINDOW	Any sign appearing in, on, or through a window of a structure and visible from outside. The term window sign shall not be used to define a window display.
SIGNIFICANT TREE	An existing canopy or understory tree required to be retained on-site during and after development.
SINGLE-FAMILY RESIDENTIAL	Any development where no building contains more than one principal dwelling unit, every principal dwelling unit is on a separate lot, and where no lot contains more than one principal dwelling unit.
SITE FEATURES	Structures or elements (not including principal or accessory structures) required or authorized to accompany a development, such as off-street parking, landscaping, exterior lighting, or signage.
SITE PLAN, MAJOR	The review procedure for larger or more complex proposed development projects, as described in Section <>, Major Site Plan.
SITE PLAN, MINOR	The review procedure for small-scale or low intensity proposed development projects, as described in Section <>, Minor Site Plan.
SITE SPECIFIC DEVELOPMENT PLAN	A development plan prepared in accordance with Section 160A-385.1 of the North Carolina General Statutes.
SMALL WIRELESS FACILITY	A wireless telecommunications facility consisting of an antenna and associated wireless telecommunications equipment installed on a utility pole, public utility pole, building, or other vertical projection not specifically intended for the accommodation of wireless telecommunications facilities (e.g., a traffic signal mast arm, a light standard, sign pole, etc.) that does not exceed the maximum size requirements for such facilities as listed in Section 160A-400.51 of the North Carolina General Statutes.
SPECIAL FLOOD HAZARD AREA	The land area anticipated to be covered by the floodwaters associated with the base flood event.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Special Legislation

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
SPECIAL LEGISLATION	Acts of the North Carolina General Assembly that apply specifically and uniquely to one county or municipality and empower that county or municipality with special powers not broadly available.
SPECIAL PURPOSE LOT	Lots that are exempted from the typical lot dimensional requirements in this Ordinance due to their special purpose or history of establishment.
SPIRE	A tapering, conical, or pyramidal structure on top of a building, typically a religious building.
STACKING SPACE	A portion of the vehicular use area on a site that is dedicated to the temporary storage or “standing” of vehicles engaged in drive-through use of the site or development.
STANDARD REVIEW PROCEDURE	Actions undertaken by County staff or requirements of applicants that are uniformly applied to all types of development applications reviewed and decided under this UDO.
START OF CONSTRUCTION	The first instance of land disturbance or other development activity, including clearing, grading, or vegetation removal in anticipation of construction of a building or structure.
STATE	The state of North Carolina.
STATE BUILDING CODE	A series of ordinances enacted by the General Assembly and State Building Code Council that establish the minimum requirements that must be met in the construction and maintenance of buildings and structures.
STEALTH WIRELESS TELECOMMUNICATIONS FACILITY	A wireless facility that is integrated as an architectural feature of an existing structure or any new wireless support structure designed to camouflage or conceal the presence of antennae or towers so the purpose of the facility or support structure is not readily apparent to a casual observer.
STOP WORK ORDER	An order issued by the County to a landowner or developer to cease and desist all land-disturbing or development activity on a site pending resolution of a problem or conflict.
STORMWATER CONVEYANCE	Stormwater management facilities or features designed to facilitate the movement of stormwater runoff.
STORMWATER MANAGEMENT DEVICE	A structure or facility intended to control stormwater runoff on an individual lot or development site.
STORMWATER RUNOFF	The surface flow of water resulting from precipitation in any form and occurring immediately after rainfall or melting.
STREET	A paved or unpaved travelway intended for use by automobiles and bicycles.
STREET SETBACK	The minimum required distance between a street right-of-way and the nearest portion of a building.
STREET STUB	A nonpermanent dead end street intended to be extended in conjunction with development on adjacent lots or sites.
STREET, ARTERIAL	A street whose principal function is to carry large volumes of traffic at higher speeds through the county or from one part of the County to another.
STREET, ARTERIAL ACCESS	A street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties.
STREET, COLLECTOR	A street whose principle function is to carry traffic between local streets and arterial streets but that may also provide direct access to abutting properties. It generally serves or is designed to serve, directly or indirectly, more than 100 dwelling units and is designed to be used or is used to carry more than 800 trips per day.
STREET, CUL-DE-SAC	A street that terminates in a vehicular turnaround.
STREET, LOCAL	A street whose primary function is to provide access to abutting properties. It generally serves or is designed to serve less than 100 dwelling units and handles less than 800 trips per day.
STREET, LOOP	A street that has its beginning and points on the same road.
STREET, MAJOR ARTERIAL	Arterial streets that are part of the state’s primary road system, including US 158, US 168 and NC 343.
STREET, MINOR ARTERIAL	All arterials other than major arterials.
STREET, PRIVATE	A vehicular travelway not dedicated or offered for dedication as a public street but resembling a cul-de-sac or a local street by carrying traffic from a series of driveways to the public street system.
STREET, PUBLIC	A dedicated public right-of-way in which the roadway has been accepted or constructed to public standards for vehicular traffic, but not an alley.
STRUCTURE	See “Building.”

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Subdivider

TABLE 10.<.>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <.>, Table of Principal Uses	
SUBDIVIDER	Any person, firm, or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.
SUBDIVISION	<p>As used in this ordinance means all divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition provided, however, that any subdivision document or plat to be recorded pursuant to such exclusions shall have the notation of “No Approval Required” and the signature of the UDO Administrator or his designated agent before filing in the office of the Camden County Register of Deeds.</p> <p>A “Subdivision” shall not include the following:</p> <ol style="list-style-type: none"> 1. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the County as shown in this Ordinance. 2. The division of land into parcels greater than ten acres where no street right-of-way dedication is involved. 3. The public acquisition by purchase of strips of land for the widening or opening of streets. 4. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way or easement dedication is involved and where the resultant lots equal or exceed the standards set forth in this Ordinance.
SUBDIVISION, COURT ORDERED	The division of land between two or more parties as ordered as part of a settlement imposed by the judicial system.
SUBDIVISION, EXEMPT	A division of land that is exempted from review and approval by the County in accordance with the North Carolina General Statutes.
SUBDIVISION, EXPEDITED	A subdivision of land reviewed and approved administratively that is exempted from most of the public infrastructure requirements.
SUBDIVISION, FAMILY	See “Transfer Plat.”
SUBDIVISION, MAJOR	A subdivision of land that includes five or more lots (including the residual parcel) or that involves extension of public streets, public water, public sewer, or other public utility.
SUBDIVISION, MINOR	A subdivision of land that includes up to five lots (including the residual parcel) with no extension of public streets, public water, public sewer, or other public utility.
SUBMERGED LANDS	Lands within a jurisdictional boundary and which are covered by water on a temporary or permanent basis. Submerged lands include, but are not limited to, tidal lands, islands, sandbars, shallow banks and lands waterward of the ordinary or mean high water line.
SUBSTANTIAL CLEARING	Removal of the majority of existing vegetation on a lot, tract, or site prior to or concurrent with development activity.
SUBSTANTIAL DAMAGE	Damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 51 percent of the market value of the structure before the damage occurred.
SUBSTANTIAL IMPROVEMENT	Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or any alteration of a historic structure, provided that the alteration will not preclude the structure’s continued designation as a historic structure.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Substantial Modification

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
SUBSTANTIAL MODIFICATION	The collocation of antenna and related wireless telecommunications equipment on an existing telecommunications tower that necessitates replacement of the existing tower, structural additions to the existing tower that increase its height or the length of protrusions from the tower, or increases in the size of the equipment compound by an amount specified in Section 160A-400.51 of the North Carolina General Statutes. Collocations requiring structural modifications are reviewed and decided in accordance with the procedures for a major collocation. Collocations involving changes to an existing telecommunications tower or equipment compound beyond those identified as “substantial modifications” in Section 160A-400.51 in the North Carolina General Statutes are reviewed and decided in accordance with the procedures for a major telecommunications tower.
SURETY BOND	See “Performance Guarantee.”
SUSTAINABLE DEVELOPMENT PRACTICE	One or more development features voluntarily provided by an applicant or developer as a means of promoting sustainable development and/or taking advantage of available sustainable development practice incentives.
SWALE	A depression in the land that collects stormwater runoff and conveys it to another location.
T	
TECHNICAL REVIEW COMMITTEE	A group of County staff members and others associated with development review in the County.
TELECOMMUNICATIONS TOWER	A vertical projection, typically comprised of steel, designed to support antenna and associated wireless telecommunications equipment for the purpose of sending and receiving wireless telecommunications signals. Utility poles or other vertical projections intended for a purpose other than provision of wireless telecommunications services are not considered to be telecommunications towers.
TELECOMMUNICATIONS TOWER, CONCEALED	A telecommunications tower and associated wireless telecommunications equipment that is integrated as an architectural feature into an existing structure (such as a steeple, bell tower, clock tower, silo, etc.), or that is designed to conceal the presence of the tower, antennas, and related wireless telecommunications equipment in a manner so that the purpose of the tower is obscured.
TELECOMMUNICATIONS TOWER, MAJOR	The construction or installation of a new telecommunications tower with a height of 30 feet or more above the adjacent pre-construction grade and associated equipment, including the equipment compound, access, electrical service, and other related facilities.
TELECOMMUNICATIONS TOWER, MINOR	The construction or installation of a new telecommunications tower with a height of less than 30 feet above the adjacent pre-construction grade or that meets the definition of a concealed telecommunications tower
TEMPORARY HEALTH CARE STRUCTURE	A transportable residential structure, providing an environment facilitating a caregiver’s provision of care for a mentally or physically impaired person on the same lot as a single-family detached dwelling.
TEMPORARY USE PERMIT	A permit authorizing the operation of a temporary use or special event.
TENANT	A person who alone or jointly or severally with others occupies a building under a lease or holds a legal tenancy.
TEN-YEAR STORM EVENT	A storm event that has a 10 percent probability of being equaled or exceeded (in terms of rainfall production) during any single year.
TEXT AMENDMENT	An amendment to the language of this Ordinance.
TOXIC SUBSTANCE	Any substance or combination of substances (including disease causing agents), which after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, has the potential to cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions (including malfunctions or suppression in reproduction or growth), or physical deformities in such organisms or their offspring or other adverse health effects.
TRACT	A separate tract of land under common or unified ownership in existence on the effective date of this Ordinance.

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Transfer Plat

TABLE 10.<=>: DEFINITIONS

TERM	DEFINITION
	Note: use types are defined in Table <=>, Table of Principal Uses
TRANSFER PLAT	A division of a tract of land: to convey the resulting parcels, with the exception of parcels retained by the grantor, to a relative or relatives as a gift or for nominal consideration, but only if no more than one parcel is conveyed by the grantor from the tract to any one of the relatives; or to divide land from a common ancestor among tenants in common, all of whom inherited by intestacy or will.
TRAVEL TRAILER	A structure that is: <ol style="list-style-type: none"> 1. Intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and 2. Is for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a manufactured home.
TREE, SIGNIFICANT	See "Significant Tree."
U	
UDO ADMINISTRATOR	The County official responsible for interpretation and enforcement of the UDO text and the Official Zoning Map.
UNDERSTORY TREE	A species of tree which normally grows to a mature height of 15 to 35 feet.
UNIFIED GOVERNMENT	A county where the powers, duties, functions, rights, privileges, and immunities of a city are vested with the county in accordance with Section 153A-471 of the North Carolina General Statutes.
UNSUBDIVIDED DEVELOPMENT	All construction of structures upon land under common singular ownership where such construction does not involve the sale of individual lots or parcels of land and the streets and ways are intended for use by the public or occupants of the development.
URBAN OPEN SPACE SET-ASIDE	A private common open space area located within a village center or mixed-use district that is intended to facilitate gathering of people, such as an outdoor dining area, plaza, or atrium.
USE	The purpose for which land or structures thereon is designed, arranged or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.
USE OR OCCUPANCY OF A BUILDING OR LAND	Anything and everything that is done to, on or in that building or land.
UTILITY EASEMENT	An easement which grants the right to install and maintain utilities including, but not limited to, water lines, sewer lines, storm sewer lines, electrical power lines, telephone lines, natural gas lines, and community antenna television systems.
UTILITY POLE	A structure that is designed for and used to carry cables, wires, lighting facilities, or small wireless facilities for telephone, cable television, electricity, lighting, or wireless telecommunication services that is located outside the public right-of-way.
UTILITY POLE, PUBLIC	A utility pole located in the public right-of-way.
V	
VARIANCE	The permission to develop or use property granted by the BOA or the EMC, as appropriate, in a manner that that relaxes or waives a requirement in this Ordinance.
VEGETATION, NATIVE	Any indigenous tree, shrub, ground cover or other plant adapted to the soil, climatic, and hydrographic conditions occurring on the site.
VERTICAL MIXED-USE	A two or more story development that includes residential and non-residential development. It is typical for vertically-oriented mixed-use development to include residential development on the upper floors and nonresidential development on the ground or street level.
VESTED RIGHT	A right pursuant to North Carolina General Statutes Section 160A-385.1 to undertake and complete the development and use of property under the terms and conditions of an approved site-specific development plan.
VILLAGE CENTER	The area that forms the core of each township area. A village center should be compact and walkable and should provide opportunities for residents to gather, shop, recreate, and receive government services.
VIOLATION	A breach, infringement, or transgression of a law or requirement in this Ordinance or a permit or development approval.
VISUALLY PERMEABLE	A condition where a person may see through a building material, fence, or screening device. A material does not need to be transparent to be visually permeable, but it may not be opaque.
W	

ARTICLE 151.10 DEFINITIONS & MEASUREMENT

Wall (or fence)

TABLE 10.<>: DEFINITIONS

TERM	DEFINITION
Note: use types are defined in Table <>, Table of Principal Uses	
WALL (OR FENCE)	See "Fence (or Wall)."
WALL PACK	An exterior lighting device that is flush-mounted on a vertical wall surface.
WALL, BUILDING	The entire surface area, including windows and doors, of an exterior wall of a building.
WATER DEPENDENT STRUCTURE	Any structure for which the use requires access to or proximity to or citing within surface waters to fulfill its basic purpose, such as boat ramps, boat houses, docks, and bulkheads. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots, and commercial boat storage areas are not water dependent structures.
WATER SURFACE ELEVATION	The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
WATERCOURSE	A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.
WATERSHED	The entire land area contributing surface drainage to a specific point (such as the water supply intake).
WETLANDS, 404	Wetlands either with or without a surface or subsurface connection to a larger body of water under the permitting jurisdiction of the U.S. Army Corps of Engineers.
WETLANDS, CAMA	Any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides, that reach the marshland areas through natural or artificial watercourses, provided this does not include hurricane or tropical storm tides. Only the NC Division of Coastal Management may delineate a CAMA wetland.
WIND ENERGY CONVERSION FACILITY	An electric generating facility, whose main purpose is to supply electricity, consisting of one or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities. For the purposes of this section, the term does not apply to roof-mounted or building integrated roof-mounting systems.
WIND TURBINE	A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator, and may include a nacelle, rotor, tower, guy wires, and pad transformer.
WORKING LANDS	A term used to describe agricultural, horticultural, and forestry land uses.
WRIT OF CERTIORARI	A writ of superior court to call up the records of an inferior court or a body acting in a quasi-judicial capacity.
X	
Y	
YARD	An open space on the same lot with a building or group of buildings which open space lies between the building or group of buildings and the nearest lot line and is occupied and unobstructed from the ground upward by buildings or structures except by permitted accessory buildings or uses.
Z	
ZONING MAP	See "Official Zoning Map."