

Sec. 219. HH Hog Hammock district.

(a) Purpose and intent of the HH zoning district.

The purpose of this district is to allow continued use and activities of the community of Hog Hammock on Sapelo Island. This community has unique needs in regard to its historic resources, traditional patterns of development, threat from land speculators and housing forms. It is the intent of this district to reserve this area for low intensity residential and cottage industry uses which are environmentally sound and will not contribute to land value increases which could force removal of the indigenous population. Further, it is the intent of this district to provide for a community on the island with limited water and/or sanitary sewer facilities. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of dwellings and small commercial establishments to support this island community. Industry is not an acceptable form of development in the Hog Hammock district.

(b) Uses permitted in the HH zoning district.

- (1) No building, structure, or land shall be used except principal uses, accessory uses, and temporary uses that are allowed by right or by Special Use approval listed on Table 2.1: Allowed Land Uses by Zoning District in [Sec. 221](#).
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.1 and are contained in [Sec. 221](#) of this Ordinance.

(c) Area regulations.

Unless otherwise specified in this Ordinance, uses permitted in the Hog Hammock district shall conform to the following requirements:

- (1) Minimum lot area: 21,780 square feet.
- (2) Minimum lot width at building line: 50 feet.
- (3) Minimum front setback from property line: 20 feet.
- (4) Minimum side setback from property line: 10 feet.
- (5) Minimum rear setback from property line: 10 feet.
- (6) Maximum lot coverage of 4,356 square feet of impervious surfaces. Impervious surfaces as they pertain to this code section means any surface such as pavement, roofs, roadways, or other surface material through which water does not permeate. Grass, lawns, or any other vegetation are not considered impervious cover.
- (7) Maximum building height: 37 feet.
- (8) Dwelling shall have no more than 3,000 square feet enclosed within the exterior walls.
- (9) Minimum dwelling unit size: 720 heated square feet.
- (10) Maximum density: 1 single-family dwelling per lot.

(d) Standards for residences in the HH district.

- (1) The roof shall be covered with asphalt composition shingles, metal roofing, tile materials, or corrugated metal similar materials. Flat sheet metal roofs are prohibited.
- (2) The exterior wall shall be material similar to traditional site-built housing. These materials may include clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, logs, shakes, stucco, brick, brick veneer, concrete block, corrugated material, or similar materials.
- (3) The minimum floor area shall be 720 heated square feet.
- (4) Mobile homes with manufacturing specifications are permitted within the Hog Hammock district.

(e) Standards for accessory buildings in the HH district.

- (1) All accessory buildings over 200 square feet must meet the wind code as referenced in the International Building Code handbook and be certified by the manufacturer of the building or a Georgia licensed design professional.
- (2) Any pier foundations over 5 feet high must be approved by a design professional.
- (3) All area regulations must be met as specified in Section 3.4 Area Regulations.
- (4) No shipping containers can be used as an accessory building in the Hog Hammock district.

(f) Domestic animals.

- (1) Domesticated animals may be kept in the Hog Hammock district.
- (3) All structures which house livestock and poultry must be kept at least 20 feet from property lines which abut property in residential use.

(g) Signs permitted in the HH district.

- (1) For permitted home occupations, one non-illuminated, professional or business nameplate not exceeding 2 square feet in area is permitted.
- (2) All other non-dwelling signs shall not exceed 6 square feet in area.

P	Permitted by Right
S	Permitted with Special Permit
	Prohibited

Table 2.1 Allowed Uses by Zoning District

Note: All uses not listed as permitted or special uses are prohibited and shall require the approval of the County Commission through the ordinance text amendment process.

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
Principal Uses															
Principal Residential Uses															
	Single Family Detached: Site-Built	P	P	P	P	P		S						P	302(a)
	Single Family Detached: Modular	P	P	S	P	P		S						P	302(a)
	Two Family Dwelling: Duplex				P										
	Multi Family Dwelling: Townhomes					P									
	Multi Family Dwelling: Apartment/Condominium					P									
321991	Mobile/Manufactured Home	P	P		P									P	
	Mobile/Manufactured Home Park														
	Residential Mixed-Use Building							P	S	S	S	S			
Adult Entertainment															
	Live Adult Entertainment								S						
	Adult Media Store								S						
	Adult Movie Theater								S						
11 Agricultural Uses															
111	Crop Production including fruits, vegetables, nuts, grains, trees, etc.	P	P								S	S	P	P	

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
1114	Greenhouse, Horticultural Nursery, and Floriculture Production	P	P							P				P	
1121	Cattle Ranching and Farming	S												P	303
1122	Hog and Pig Farming	S												P	303
1123	Poultry and Egg Production	S												P	303
1124	Sheep and Goat Farming	S												P	303
1125	Aquaculture	P	S								S	S	P		
1151	Support Activities for Crop Production including Soil Preparation, Planting, and Cultivating Businesses, including crop dusting services	P	S												
1152	Support Activities for Animal Production (other than veterinary) including Breeding and Boarding Services for Livestock	P													303
	Commercial Fishing Activities														
21	Mining, Quarrying, and Oil and Gas Extraction														
21232	Dredging (Must Comply with Local and State Regulations)												S		
21232	Mining for Sand, Gravel, and Clay (Barrow Pits)	S	S	S	S	S			S	S	S	S			
22	Utilities														
2211	Electric Power Generation (other than solar and wind)										S	S			
22112	Electric Power Transmission and Distribution	S	S	S	S	S	S	S	S	S	P	P	S		306
2211	Solar and Wind Electric Power Generation	S	S	S	S	S	S	S	S	S	S	S	S		
22131	Water Supply Systems	S	S	S	S	S	S	S	S	S	P	P	S		306
22132	Sewage Treatment Facilities											S			
23	Construction														
236	Building Construction Contractor's Office with NO out- door storage								P	P	P				
236	Building Construction Contractor's Office WITH outdoor storage								S	P	P	P	P		

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
238	Other Specialty Trade Contractors Offices with NO out- door storage							S	P	P					
238	Other Specialty Trade Contractors Offices WITH Outdoor Storage								P	P	P	P			
31-33	Manufacturing														
311	Food Manufacturing (other than bakeries animal slaughtering and processing)										S	P			308(a)
3116	Animal Slaughtering and Processing										S	S			308(a)
311812	Bakery							S	P	P	P	P			308(a)
312	Beverage and Tobacco Product Manufacturing (other than breweries, wineries and distilleries)										P	P			308(a)
31212	Breweries							S	S	S	S	S			308(a)
31213	Wineries							S	S	S	S	S			308(a)
31214	Distilleries							S	S	S	S	S			308(a)
313	Textile Mills										S	P			308(a)
314	Textile Product Mills										S	P			308(a)
315	Apparel Manufacturing										S	P			308(a)
321	Wood Product Manufacturing										S	P			308(a)
322	Paper Manufacturing											S			308(a)
324	Petroleum and Coal Products Manufacturing											S			308(a)
325	Chemical Manufacturing											S			308(a)
326	Plastics and Rubber Products Manufacturing										S	P			308(a)
327	Clay and Glass Manufacturing										S	P			308(a)
3273	Cement and Concrete Product Manufacturing											S			308(a)
331	Primary Metal Manufacturing											S			308(a)
332	Fabricated Metal Manufacturing										S	P			308(a)
333	Machinery Manufacturing										S	P			308(a)
334	Computer and Electronic Manufacturing										S	P			308(a)

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
335	Electronic Equipment & Component Manufacturing										S	P			308(a)
336	Transportation Equipment Manufacturing										S	P			308(a)
337	Furniture and Related Product Manufacturing										S	P			308(a)
339	Miscellaneous Manufacturing										S	P			308(a)
	Freight, Truck Yard, or Terminal										P	P			308(a)
42	Wholesale Trade														
423	Merchant Wholesalers, Durable Goods (includes vehicle parts, lumber, furniture, etc.)										P	P			
42314	Junkyard (Used Motor Vehicle Parts)											S			308(b)
42393	Scrapyard (Recyclable material wholesale)											S			308(b)
424	Merchant Wholesalers, Nondurable goods (includes paper/paper products, drugs, apparel, grocery, farm products, chemical products, petroleum, alcohol, etc.)										P	P			
44-45	Retail Trade														
4411	New and Used Auto Dealers								P						307
	New and Used Auto Dealer (over 5,000 lbs)								P						307
4412	New and Used Recreation Vehicle Dealer								P						307
4412	Other Motor Vehicle Dealers (included RV, motorcycle, boat, ATV, etc.)								P		P	P			307
4413	Auto Part, Accessory and Tire Store								P	P					
442	Furniture and Home Furnishings Stores								P	P					
443	Electronics and Appliance Stores								P	P					
44411	Home Center								P	S					
44413	Hardware Store							S	P	S					
44419	Building Material Sales Yard and Lumber Yard, Including the Sale of Rock, Sand, Gravel								S		P	P			
44419	Prefabricated Building Dealer								S						

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
44422	Plant Nursery, Garden Center and Farm Supply							S	P						
44511	Supermarkets and Other Grocery (except Convenience) Stores							P	P	P				S	
44512	Convenience Stores (no gas pumps)							S	P	P				S	
4452	Specialty Food Stores including meat, fish, vegetable, baked goods, candy, gourmet foods							S	P	P				S	
4453	Beer, Wine and Liquor Store								P	P				S	
4461	Health and Personal Care Stores (including pharmacies, drug stores, beauty supply, & supplement supplies)							P	P	P					
447	Gasoline Stations							S	P	P					304
44711	Gasoline Stations with Convenience Stores							S	P	P					304
44719	Truck Stops									S					
44719	Marine Service Stations								S		P	P			
448	Clothing and Clothing Accessory Store							S	P	P					
451	Sporting Goods, Hobby, Book and Music Stores								P	P					
45110	Fishing Supply Stores (Bait and Tackle, Marine Supplies, and Accessories Stores)								P	P				S	
45111	Firearms Sales								P	P					
452	General Merchandise Stores (department stores/supercenters/warehouse clubs)								P	P					
453	Miscellaneous Retail Stores including florists, souvenirs, antiques, pet supply, art & office supply								P	P				S	
453930	Manufactured (Mobile) Home Dealers								P						307
453991	Tobacco Store including Cigarettes, Cigars, Pipes and Other Smoker's Supplies								P	P					
48-49	Transportation and Warehousing														
481219	Private Airfields	S													
4811	Commercial airfields								P	S	S	S			

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
522	Banking, Savings, Credit Unions, Financing and Brokers							P	P	P					
522298	Pawn Shop and Check Cashing								S	S					
524	Insurance Carriers and Related Activities							P	P	S					
53	Real Estate and Rental and Leasing														
531	Real Estate (includes leasing and selling agents and related activities)							P	P	S					
53113	Mini-warehouse and self-storage units								P	S	P	P			
532	Rental and Leasing Services (includes car, truck, equipment, furniture, and machinery, etc.)								S	S	P	P			
54	Professional, Scientific, and Technical Services														
5411	Legal Services							P	P	P				P	
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services							P	P	P				P	
5413	Architectural, Engineering, and Related Services							P	P	P				P	
5414	Specialized Design Services (would include interior, industrial, graphic, etc.)							P	P	P				P	
5415	Computer Systems Design and Related Services							P	P	P				P	
5416	Management, Scientific, and Technical Consulting Services							P	P	P				P	
5417	Scientific Research and Development Services								S	S	S	S		P	
5418	Advertising, Public Relations, and Related Services							P	P	P					
54194	Veterinary Services	S	S					S	S	S				P	
54194	Veterinary Services with overnight boarding	S							S					S	
56	Administrative and Support and Waste Management and Remediation Services														

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
5617	Administrative services for dwellings and offices, (including pest control, janitorial, landscaping, pool maintenance)								S		P	P		S	
562	Waste Management Office										P	P			
5621	Waste Collection										S	S			
562212	Landfill										S	S			
5629	Remediation and Other Waste Management Service (including septic tank pumping and portable toilets)											S			
61	Educational Services														
6111	Elementary and Secondary Schools - Public or Private		P	S	S	S		P	P						
	Kindergartens		P	S	S	S		P	P						
6113	Colleges, Universities, and Professional Schools								P					S	
6115	Technical and Trade Schools								P						
6116	Other Schools and Instruction (this would include fine arts, sports, and educational lessons)							S	P					S	
62	Health Care and Social Assistance														
621	Offices of Physicians, Dentist, Chiropractors and all other Health Practitioners							P	P	S				S	
6214	Outpatient Care Centers								P	S				S	
622	Hospitals								P	S	S	S			
6233	Nursing and Residential Care Facilities			S	S	S			P						
6239	Halfway Group Homes for Delinquents or Ex-Offenders								S						
6239	Personal Care Home for disabled, orphanages and group foster home								P						
6244	Child Day Care Services	P	P	S	S	S		P	P					P	
71	Arts, Entertainment, and Recreation														
711	Performing Arts (including theaters, dance studios and symphony halls)	P	S					S			S	S		S	

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
711211	Stadiums for Sports Teams and Clubs	S	-	-	-		-	S	P	P	P	P			
711212	Racetrack	S	-	-	-		-		S						
71211	Museums							P	P				S	S	
71212	Historical Site	S	S	S	S	S		P	P	P	P	P	P	P	
712190	Wildlife Refuges	P											P		
71213	Zoo or Botanical Garden	S							P						
71391	Golf Course or Country Club	P	P	S	S	S							S		
71393	Marinas								P				P		
71394	Gymnasium or Health Spa							P	P						
71399	Community/Neighborhood Recreation Center (including playground, swimming pool and other recreation amenities)	P	P	P	P	P			P				S	P	
71399	Outdoor Based Recreation Including Shooting Range, ATV Park, Go Kart Track, and Mini Golf	S	S												
71399	Riding Stables	P	S						P						303
72	Accommodation and Food Services														
72111	Hotels and Motels								P	P					
72119	Bed-and-Breakfast Inns	S	S	S	S	S		P	P					P	
	Tent Campgrounds	S						P					S	S	
7212	RV (Recreational Vehicle) Parks and Recreational Camps							P							
721214	Fishing Camp and Hunting Lodge	P	S										P	S	
722	Food Service and Drinking Places														
7221	Restaurant							S	P	P				S	305
722213	Coffee Shop, Donut Shop or Ice Cream Parlor							S	P	P				S	305
72232	Caterers								P		P	P		P	
72233	Mobile Food Services								P		P	P		S	
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)							S	P	P				S	305

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
81	Other Services														
81111	Automotive Mechanical and Electrical Repair and Maintenance							S	S	P	P	P		S	
81112	Automotive Body, Paint, Interior, and Glass Repair							S	S	P	P	P			
811191	Automotive Oil Change Shop								S	P	P	P		S	
81131	Welding Shop										P	P		P	
81131	Commercial and Industrial Machinery and Equipment Repair and Maintenance											P			
8114	Personal and Household Goods Repair and Maintenance including appliances and furniture								S	S	P	P			
81211	Personal Care Services including barber, and nail salons							P	P	P				S	
812199	Massage Therapy							S	S	S					
812199	Tattoo Parlors and Body Art Studio								S	S					
8122	Death Care Services														
81221	Funeral Homes and Funeral Services with NO crematories							S	S	P	P	P			
81221	Funeral Homes and Funeral Services, WITH crematories										P	P			
81222	Cemeteries and Mausoleums	P	S	S	S										
8123	Dry-cleaning and Laundry Services														
81231	Laundromats						P	P	P	P					
81232	Dry-cleaning and Laundry Services Drop-Off Station							P	P	P					
812332	Dry-cleaning Plant											P			
8129	Other Personal Services														
81291	Pet Care (except Veterinary) Services, such as boarding, grooming, and training	P	P					S	P		P	P		S	
81293	Parking Lots and Garages								P	P					

NAICS Code	Use	A-F	A-R	R-1	R-2	R-3	RVP	C-N	C-G	C-I	I-R	I-G	CP	HH	See Sec.
81299	Bail Bonding Services							S	S	S					
813	Religious, Grant making, Civic, Professional, and Similar Organizations														
81311	Churches and other facilities for religious worship	P	P	S	S	S		S	S					P	
8134	Civic and Social Organizations such as Fraternal Lodges and Veteran organizations							S	P	S				S	
Accessory Uses to a Principal Use															
Accessory Use to an Agricultural Use															
	Accessory uses to a working farm such as a barn, silo, corral, shed, etc.	P	P	S	S										
Accessory Uses to a Residential Use															
	Accessory Uses Customary to a Dwelling	P	P	P	P	P								P	309(a)(b)
	Home Occupation	P	P	S	P			P						P	310*
	Guest House or Accessory Dwelling Unit	P	P	P	P			P						P	310(c)
	Horse Stable, Personal	P	P	S	S										303(b)*
Accessory Uses to a Non-Residential Use															
	Accessory Uses Customary to a Church or Other Place of Worship	P	P	S	S	S		S	S					P	309(b)
	Accessory Uses Customary to Commercial Uses							P	P	P				S	309(c)
	Accessory Uses Customary to Industrial Uses										P	P			309(c)
	Caretaker residence	S										P	S	S	
Temporary Uses															
	Temporary Housing while a home is under construction (NEED REFERENCE IN REGS)														
81311	Religious Meeting or Other Gathering in a Tent or Other Temporary Structure	P	P					S	P	S	S	S			
45439	Temporary Outdoor Sales Events, such as the seasonal sale of Pumpkins and Christmas Trees, Swap Meets and Flea Markets	S	S					P	P	P	P	P		P	

