

CHAPTER 3. USE OF LAND AND STRUCTURES

Table of Contents

ARTICLE I. PURPOSE AND DEFINITIONS.	3-1
Sec. 3-1 Purpose of Article 3.	3-1
Sec. 3-2 Land use definitions.....	3-1
ARTICLE II. ZONING MAP.....	3-17
Sec. 3-3 Official zoning map.	3-17
Sec. 3-4 Changes to the official zoning map.	3-18
Sec. 3-5 Interpretation of boundaries.....	3-18
Sec. 3-6 Zoning districts; established.	3-19
ARTICLE III. ZONING DISTRICTS; PURPOSES.	3-19
Sec. 3-7 RR Rural Residential.....	3-19
Sec. 3-8 RS1 Single-Family Residential.	3-20
Sec. 3-9 RS2 Single-Family Residential	3-20
Sec. 3-10 PRD Planned Residential Development.....	3-20
Sec. 3-11 RD Two-Family (Duplex) Residential.....	3-20
Sec. 3-12 RM Multi-Family Residential	3-20
Sec. 3-13 PUD Planned Unit Development	3-20
Sec. 3-14 OI Office Institutional	3-21
Sec. 3-15 NC Neighborhood Commercial.....	3-21
Sec. 3-16 GC General Commercial.....	3-21
Sec. 3-17 HC Heavy Commercial	3-21
Sec. 3-18 I Industrial.....	3-21
Sec. 3-19 PCID Planned Commercial-Industrial Development.....	3-22
ARTICLE IV. ALLOWED LAND USES.....	3-22
Sec. 3-20 Uses allowed in each zoning district.....	3-22
Sec. 3-21 Interpretation of uses.....	3-22
ARTICLE V. NONCONFORMING USES.....	3-35

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CHAPTER 3. USE OF LAND AND STRUCTURES

ARTICLE I. PURPOSE AND DEFINITIONS.

Sec. 3-1 Purpose of Article 3.

This Article defines the zoning districts in the County and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed.

Sec. 3-2 Land use definitions

Academic School: See under “School.”

Accessory Farm Structure: Any building or other structure commonly used for agricultural purposes in relation to an active farming operation, such as a barn or stable, poultry house, silo, water tank, farm equipment storage shed, or irrigation system.

Accessory Use or Structure: A use of land or a structure that is permitted on a property in conjunction with a principal use. An accessory use is incidental to, supportive of, and functionally dependent on the principal use and would not normally exist independent of the principal use. Depending on the type of principal use, some examples of accessory uses include a detached garage, tool shed, doghouse, play equipment, a swimming pool, a cabana, a patio, customer parking, drive-in order kiosk, and outdoor storage for vehicles, lumber, materials, or other products produced or for sale on the property.

Alternate Fuel Production: The conversion of organic materials, such as corn, cellulose or food and beverage residuals, into fuel products that supplement or replace gasoline or other petroleum-based fuels.

Amusement Park: A business establishment that groups together a number of leisure time activities such as mechanical rides, amusement devices, refreshment stands and picnic grounds.

Amusement Parlor: A business establishment providing leisure entertainment utilizing video games, pinball machines or other coin-operated amusement devices.

Amusement or Recreational Attraction: A business establishment offering leisure time activities such as a billiard or pool hall, bingo parlor, go-cart track, miniature golf, golf driving range, judo or karate instruction, softball field, batting cage or skating rink.

Assisted Living Community: A personal care home with a minimum of 25 beds that is licensed as an assisted living community by the State of Georgia to provide assisted living care.

Assisted Living Care: Services provided in an assisted living community, including:

- (1) Personal services, which includes, but is not limited to, individual assistance with or supervision of self-administered medication and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting;

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- (2) The administration of medications by a medication aide in accordance with State law; and
 - (3) The provision of assisted self-preservation, which is the capacity of a resident to be evacuated from an assisted living community, to a designated point of safety and within an established period of time as determined by the Georgia Office of the Safety Fire Commissioner. Assisted self-preservation is a function of all of the following:
 - a. The condition of the individual;
 - b. The assistance that is available to be provided to the individual by the staff of the assisted living community; and
 - c. The construction of the building in which the assisted living community is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

Automobile Parking Lot, Commercial: An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure. Includes public or private lots.

Automobile Sales and Service: The use of any building or premises for the display and/or sale of new or used automobiles, panel trucks, vans or buses, and which may include any repair service conducted as an accessory use. See also “Boat Dealers,” “Motorcycle Sales and Service,” and “Recreational Vehicle Dealer.”

Automobile Service Station: Definition defined in two places: Garage, public and Garage, repair—definition for Automotive Repair Shops, Buildings and premises where gasoline or diesel fuel is dispensed at retail for automobiles, recreation vehicles and motorcycles, and where in addition at least one of the following services is rendered:

- (1) Sale, replacement, or servicing of spark plugs, oil, water hoses, brake fluids, batteries, distributors, tires, carburetors, brakes, fuel pumps, or other automotive parts or accessories; etc.
- (2) Uses permissible at an automobile service station shall not include major mechanical and bodywork, straightening of body parts, painting, welding, or storage of automobiles not in operable condition. See “Automotive Service Establishment” where major mechanical activities are allowed.

Automotive Repair Shop: The use of a building or premises for the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, glass, and engines or engine parts. Automotive Repair Shops also include:

Automotive Paint or Body Shop: The use of a building or premises for the repair of automotive bodies and/or major mechanical works, straightening of body parts, painting, welding, or storage of automobiles not in operable condition.

Tire Sales or Repair Shop: The use of a building or premises for the selling or repairing of automotive tires.

Automotive Tune-Up Service (excluding Repair): The use of a building or premises for the servicing of motorized vehicles, such as oil and transmission fluid changes, emissions or diagnostic testing, where repairs are not performed nor mechanical parts replaced (except for windshield wipers, air or oil filters, and automotive fluids).

Bank, Savings and Loan or Credit Union: A financial depository institution or related banking facility that accepts money for deposit into accounts from the general public or other financial institutions, and may include personal or business loans, wire transfers and safe deposit boxes as accessory uses.

Bar or Tavern: An establishment primarily engaged in the retail sale of alcoholic drinks, such as beer, ale, wine and liquor, for consumption on the premises, and which may also serve food as a substantial but not a primary portion of its business.

Bed and Breakfast Inn: A business establishment operated within a dwelling by the owner-occupant, offering one to ten units for temporary lodging and one or more meals to the traveling public while away from their normal places of residence. See also "Hotel or Motel."

Beef Cattle Feedlot: An agricultural use in which cattle are located on the property for the primary purpose of fattening for sale or slaughter, in contrast to a cattle ranch or farm.

Beef Cattle Ranch or Farm: An agricultural establishment primarily engaged in raising cattle, including cattle for dairy herd replacements.

Boarder: An individual who lives in a part of a dwelling unit at the behest of the resident family and is provided lodging or lodging and meals for pay or other consideration on a temporary basis.

Boarding House: See "Rooming or Boarding House."

Boat Dealer: The use of any building or premises for the display and sale of new or used motorboats or other watercraft, and which may include the sale of marine supplies or outboard motors and repair service conducted as accessory uses.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Building Materials Sales: An establishment offering lumber or other construction materials used in buildings for sale to contractors or the general public.

Business or Vocational School: See under "School."

Business, Professional or Trade Association: See under "Membership Organization."

Business Service: The use of a building or premises primarily for rendering a service to other business establishments on a contract or fee basis, such as advertising, credit reporting, computer programming, photocopying, and employment services.

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- (1) *Miscellaneous Business Service Establishment*: An establishment offering such business services as private security, photo finishing, appraisals, map drafting, paralegal, press clipping, recording studio, repossession, and telephone answering.

Carnival: See “Special Outdoor Event.”

Carwash: The use of a building or premises primarily for washing automobiles, recreation vehicles and motorcycles, whether by hand or mechanical means.

Cellular Tower or Antenna: See “Telecommunications Tower.”

Cemetery: In relation to the use of land, a facility for the burial of deceased human beings or animals.

Church or Place of Worship: See under “Membership Organization.”

Civic, Social or Fraternal Association: See under “Membership Organization.”

Clinic: An establishment where medical or dental patients, who are not lodged overnight, are admitted for examination or treatment requiring less than an hour recovery time.

Congregate Personal Care Home: See under “Personal Care Home.”

Construction Contractor: An establishment engaged in the construction of buildings, engaged in heavy construction (such as streets, bridges or utilities), or specialized in such construction trades as plumbing, heating and air-conditioning, electrical wiring, masonry, roofing or gutters, well drilling, or house painting.

Convalescent Home: See under “Assisted Living Community.”

Convenience Gas Station: A building or premises where gasoline, diesel fuel and oil may be dispensed at retail with no automobile repair facilities. Uses permissible also include the sale of cold drinks, packaged foods, tobacco and similar household convenience goods for station customers.

Custom Service Restaurant: See “Restaurant, Custom Service.”

Day Care Facility: The use of a building or premises for the care and supervision of children or elderly adults who do not reside on the property, for periods of less than 24 hours.

Day Care Center: A day care facility that enrolls for pay, supervision and non-medical care, 13 or more children or elderly adults with no overnight stays.

Family Day Care Home: An accessory use within a private residence operated by the occupant of the dwelling that enrolls for pay, supervision and non-medical care, 5 or fewer children or elderly adults with no overnight stays, or no more than 6 children or elderly adults if the structure meets the Building Code requirements for institutional uses.

Group Day Care Home: A day care facility that enrolls for pay, supervision and non-medical care, 7 to 12 children or elderly adults with no overnight stays.

Drive-in Motion Picture Theater: See under “Theater.”

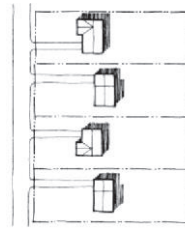
Duplex: A two-family dwelling. See under “Dwelling: Two-Family Dwelling.”

Dwelling: A building or portion of a building arranged or designed to provide living quarters for one or more families on a permanent or long-term basis. Under no circumstances shall a recreational vehicle be used as or considered a dwelling, whether temporary or otherwise.

- (1) **Single-Family Detached Dwelling:** A residential building designed for or occupied exclusively by one family.

- (2) **Site-Built Single-Family Detached Dwelling:**

A single-family detached dwelling either constructed on the building site from basic materials delivered to the site or a one-family industrialized home, and which meets or exceeds the applicable Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses



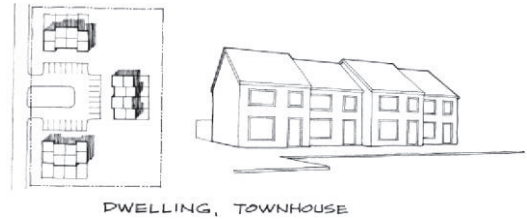
DWELLING, SINGLE-FAMILY DETACHED

Article of this Code. A “moved-in home” as defined in this Land Development Code is considered a site-built single-family detached dwelling.

- a. *Class A Single-Family Detached Dwelling:* A site-built single-family detached dwelling, a one-family double-wide manufactured home or a one-family industrialized home that meets or exceeds the applicable Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses Article of this Code.
- b. *Class B Single-Family Detached Dwelling:* A one-family single-wide manufactured home or a one-family industrialized home that does not meet the applicable Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses Article of this Code.
- (3) **Two-Family Dwelling:** A residential building designed for or occupied exclusively by two families in separate dwelling units living independently of each other.
- a. **Site-Built Two-Family Dwelling:** A two-family dwelling either constructed on the building site from basic materials delivered to the site or a two-family industrialized home, and which meets or exceeds the applicable Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses Article of this Code.
- b. **Class A Two-Family Dwelling:** A site-built two-family dwelling or a two-family industrialized home that meets or exceeds the applicable Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses Article of this Code.
- c. **Class B Two-Family Dwelling:** A two-family industrialized home that does not meet the applicable Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses Article of this Code.

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- (4) *Multi-Family Dwelling*: A residential building, or series of buildings exclusively designed for or occupied by three or more families in separate dwelling units living independently of each other.

- a. *Multi-Family Attached*: A multi-family dwelling in which the dwelling units may adjoin one another only at the vertical walls and no dwelling unit may be located above another, such as a “townhouse” dwelling.



DWELLING, TOWNHOUSE

- b. *Multi-Family Apartment Building*: A multi-family dwelling in which a dwelling unit may be located above another, such as in a garden apartment building.



DWELLING, GARDEN APARTMENT

Dwelling Unit: One or more rooms connected together and constituting a separate, independent housekeeping establishment for use on a basis involving owner occupancy or rental (lease) on a weekly, monthly, or longer basis with complete provisions for cooking, eating, sleeping, bathing and personal hygiene, and physically set apart from any other dwelling unit in the same structure.

Family: An individual or two or more persons living together as a household.

Event Facility: A property containing a building or other permanent structure that is intended to host temporary events such as but not limited to any of the following: graduation parties or other celebrations, weddings or wedding receptions, trade shows or exhibitions, business receptions or meetings, conferences, luncheons or other meals for gatherings, banquets, dances, or performances. On-site parking and the placement of temporary structures related to a temporary event may also be located on the property.

Farm Equipment Sales and Service: The use of a building or premises primarily for the retail sale of vehicles and equipment used in agriculture, such as tractors, combines, brooders or thrashers, and which may include the sale of seed and feed or any farm equipment repair service conducted as an accessory use.

Fast Food Restaurant: See “Restaurant, Fast Food.”

Feedlot: A confined area or structure, pen, or corral, used to fatten livestock prior to final shipment. See also “Beef Cattle Feedlot.”

Fitness Center: A business that provides facilities for aerobic exercises, such as running and jogging tracks, exercise equipment, game courts, gymnasium, or swimming facilities.

Freight Agency or Shipping Coordinator: An establishment primarily engaged in the remote arrangement of freight or cargo transportation, and not located where the freight or cargo is handled, stored or transported.

Funeral Home: A building used for the preparation of deceased human beings for burial or cremation and for conducting funeral ceremonies, and where cremations may be conducted as an accessory use.

Furniture or Equipment Rental Establishment: A business establishment that rents or leases items of personal property such as furniture, tools, medical equipment, appliances and construction equipment to the general public, but not including automobiles or trucks.

Garden Apartment Building: See under “Dwelling.”

Garment Services: A business establishment engaged primarily in such activities as linen supply, dressmaking, custom tailoring, or fur cleaning and storage.

General Business Office: See under “Office.”

General Merchandise Store: A retail establishment that sells a number of lines of merchandise, such as dry goods, apparel, furniture, small wares, hardware and boutique foods. Such stores are also known as “department stores,” “variety stores” and “country general stores.”

Golf Course, Commercial: A golf course and its normal accessory uses (such as a country club, snack bar or pro shop) operated as a principal use on a property and not a part of a larger residential or mixed-use development.

Golf Course, Community: A golf course and its normal accessory uses (such as a country club, snack bar or pro shop) operated as an integral part of and accessory to a larger residential or mixed-use development.

Greenhouse: A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Guest House: An accessory use to a dwelling designed and intended for the temporary housing of visitors to a property at the behest of the property residents for no fee or other consideration, and meeting or exceeding the Standards for Single-Family and Two-Family Dwellings under the Restrictions on Particular Uses Article of this Code.

Hazardous Waste: Solid or liquid waste material resulting from the manufacture or use of pesticides and drugs (other than normal household use); pathological wastes; highly flammable or explosive wastes; toxic wastes; sewage sludge; and other waste material that may be a hazard to the public health, safety or environment.

Health Services Facility: An establishment primarily engaged in outpatient health services and counseling, such as a kidney dialysis center, blood bank, alcohol or drug treatment center, or childbirth preparation center.

Health Spa: See “Spa or Health Spa.”

Home Occupation: Any activity carried out for profit by the resident and conducted as an accessory use in the resident’s dwelling unit.

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- (1) **Home Office:** A home occupation that is limited to an office use and does not involve visits or access by the public, suppliers or customers.
 - (2) **Residential Business:** A home occupation that is limited to the office use of a practicing professional, an artist, a commercial representative or a family day care home, and may involve very limited visits or access by clients or customers.

Hospital: The use of a building or premises for the provision of diagnostic health services and medical or surgical care to inpatients and out-patients suffering from illness, disease, injury, deformity and other physical or mental afflictions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Host Home: A private residence in a residential area under a contract with the State of Georgia or a State designated community provider, in which the occupant owner or lessee provides housing and provides or arranges for the provision of food, one or more personal services, supports, care, or treatment exclusively for one or two persons who are not related to the occupant owner or lessee by blood or marriage.

Hotel or Motel: A business establishment offering temporary lodging to the traveling public while away from their normal places of residence, and often including a restaurant as an accessory use. See also "Bed and Breakfast Inn."

Household: An individual living alone or a group of individuals living together in a single dwelling unit, sharing common use of and access to all living and eating areas, bathrooms, and food preparation areas, who mutually combine their efforts and share responsibilities for domestic chores such as child rearing, cleaning and cooking in a permanent and long-term relationship, as contrasted to one in a transient relationship who pays for lodging such as a boarder.

Industrialized Home: A dwelling manufactured in accordance with the Georgia Industrialized Building Act (O.C.G.A. Title 8, Chapter 2, Article 2, Part 1) and the Rules of the Commissioner of the Georgia Department of Community Affairs issued pursuant thereto. State approved buildings meet the State Building and Construction Codes and bear an insignia of Approval issued by the Commissioner.

Junkyard or Salvage Yard: A building or premises used primarily for the collecting, and either the outdoor storage or the on-site retail or wholesale sale of waste paper, rags, scrap metal or other discarded material; or for the collecting, dismantling, storage, or salvage of machinery or vehicles not in running condition, or for the on-site retail or wholesale sale of parts thereof.

Kennel: A shelter where dogs or cats are bred, raised, trained or boarded as a business.

Livestock: Animals used for the production of food or products, such as cattle, sheep, goats, hogs or poultry.

Major Street or Major Thoroughfare: An arterial or collector street (see "Street Classifications.")

Manufactured Home: A dwelling fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying that it is constructed in compliance with the National

Manufactured Housing Construction and Safety Standards Act (42 U.S.C. 5401-5445), which first became effective on June 15, 1976. The term “manufactured home” includes a structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term includes any structure which meets all the requirements of this definition except the size requirement and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401, *et seq.*

Manufactured Home Park: Any lot or parcel under single ownership on which 2 or more manufactured homes are to be located or intended to be located for purposes of residential occupancy.

Manufactured Home Sales Lot: A premises on which manufactured homes are displayed for sale.

Manufacturing: The creation of finished goods from raw materials or intermediate component parts.

- (1) *Heavy Manufacturing:* The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into basic products for subsequent assembly, fabrication or use in the production of finished goods.
- (2) *Light Manufacturing:* The finishing, fabrication or assembly of previously manufactured parts into a final product or component products ready for retail sale. Light manufacturing is characterized by no emissions of noxious odors, dust, fumes, gas, noise, or vibration outside of any building.

Massage Parlor: An establishment that offers massage therapy by a licensed massage therapist.

Massage Therapist: A person who licensed by the State of Georgia who administers or teaches massage or massage therapy for compensation, or a person issued a valid provisional permit to practice massage therapy by the State.

Massage Therapy: The application of a system of structured touch, pressure, movement, and holding to the soft tissue of the body in which the primary intent is to enhance or restore health and well-being. The term includes complementary methods, including without limitation cupping therapy, taping techniques, the external application of water, superficial heat, superficial cold, lubricants, salt scrubs, or other topical preparations and the use of commercially available electromechanical devices which do not require the use of transcutaneous electrodes and which mimic or enhance the actions possible by the hands; the term also includes determining whether massage therapy is appropriate or contraindicated, or whether referral to another health care

provider is appropriate. Massage therapy shall not include the use of ultrasound, fluidotherapy, laser, and other methods of deep thermal modalities.

Massage Therapy Business: An entity where the practice of or engagement in massage therapy is performed by a licensed massage therapist. See also "Massage Parlor".

Medical or Dental Office: See under "Office."

Membership Dwelling: A dwelling unit occupied by several unrelated persons as their normal place of residence, but in which separate cooking facilities are not provided for such resident persons. The term "group dwelling" includes but is not limited to the terms "fraternity house" or "sorority house." A retirement home, nursing home, YMCA, YWCA and similar institutional group Transient hotel, motel or tourist shall not be deemed to be a group home as herein defined.

Membership Organization: An organization that operates on a membership basis for the promotion of the members' interests.

- (1) **Business, Professional or Trade Association:** A private organization that promotes the interests of business groups, such as the Chamber of Commerce; professions, such as the Bar Association; or members of a trade, such as a labor union.
- (2) **Church or Place of Worship:** A religious organization operated for worship, religious training or study, and including convents, monasteries, shrines and temples.
- (3) **Civic, Social or Fraternal Association:** An organization dedicated to public activities of a civic and non-profit nature, such as an alumni association, American Legion, Society, Masonic Lodge or Oddfellows.
- (4) **Political Organization:** An organization established to promote the interests of a local, State or national political party or candidate.

Mini-Warehouse: A structure containing separate storage spaces of varying sizes leased or rented on an individual basis to the general public.

Miscellaneous Business Service Establishment: See under "Business Service." **Miscellaneous Personal Service:** See under "Personal Service Establishment." **Miscellaneous Retail Stores:** See under "Retail Store."

Mobile Home: A dwelling manufactured prior to June 15, 1976, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Motion Picture Theater: See under "Theater."

Motor Freight Truck Terminal: A building or premises where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

Motor Vehicle Dealers, Miscellaneous: A business establishment primarily engaged in the sale of motorized vehicles and related equipment other than automobiles, motorboats, motorcycles or recreation vehicles, such as aircraft, dune buggies, go-carts, snowmobiles and utility trailers, and which may include a repair service conducted as an accessory use.

Motorcycle Sales and Service: The use of any building or premises for the display and sale of new or used motorcycles, scooters or mopeds, and which may include any repair service conducted as an accessory use.

Moved-in Home: A site-built single-family detached dwelling that is relocated to a new site.

Nursery School: See “Day Care Facility.”

Nursing Home: A skilled nursing care facility primarily engaged in providing full-time convalescent or rehabilitative care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves and require continuous care under the direction of a physician. See in contrast “Assisted Living Community.”

Office: The use of any building or premises primarily for conducting the affairs of a business, profession, service, industry, or government, and generally furnished with desks, tables, files, and communication equipment.

- (1) *General Business Office:* An office used primarily for the administrative or legal affairs of a company.
- (2) *Medical or Dental Office:* An office occupied and maintained for the provision of services by a person licensed by the State of Georgia to practice in the healing arts for humans, such as a physician, surgeon, dentist, or optometrist.
- (3) *Professional Office:* An office occupied by a member of a recognized profession and maintained for the provision of professional services, such as a lawyer, architect, city planner, landscape architect, interior designer, or engineer.

Outdoor Display Area: A portion of a property outside of any building where merchandise, goods or other items are placed in public view for the purpose of direct sale or lease to customers.

Outdoor Storage: The keeping within an unroofed and unenclosed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outparcel: A lot deeded separately from a larger tract for individual development, but generally sharing access with the larger tract. Outparcels are most generally associated with shopping centers.

Overlay Zone: A geographical area that encompasses one or more underlying zoning districts and that imposes additional requirements above that required by the underlying zone.

Parking Area: Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage: An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use. See also “Automobile Parking Lot, Commercial.”

Pawn Shop: A type of used merchandise store in which merchandise is offered as collateral for obtaining loans and wherein such merchandise is offered for sale in recompense for default of loan repayment.

Performing Arts Theater: See under “Theater.”

Personal Care Home: A dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service and one or more personal care services for two or more adults who are not related to the owner or administrator by blood or marriage. The term does not include a “host home” as defined herein. For the purpose of regulation, this Land Development Code defines three types of personal care home as follows:

- (1) *Family Personal Care Home:* A personal care home in a family type residence, noninstitutional in character, that offers care for 2 to 6 adults.
- (2) *Group Personal Care Home:* A personal care home in a residence or other type of building that is noninstitutional in character and offers care for 7 to 15 adults.
- (3) *Congregate Personal Care Home:* A personal care home that offers care to 16 or more adults.

Personal Care Services: Individual assistance with or supervision of self-administered medication and essential activities of daily living such as eating, bathing, grooming, dressing and toileting.

Personal Enrichment School: See under “School.”

Personal Service Establishment: A business primarily engaged in providing a service generally to individuals, such as a laundry, portrait photographic studio, or beauty or barber shop.

- (1) *Miscellaneous Personal Service:* An establishment offering such personal services as tax return preparation, clothing or costume rental, dating service, hair removal or replacement, or tanning salon.

Pet: An animal most commonly kept for personal enjoyment or companionship, such as a dog or a cat.

Petroleum Refining: The processing of crude oil into gasoline, diesel fuel or other petroleum end products suitable for consumer use.

Plant Nursery: Land or greenhouses used to raise flowers, shrubs, trees, and other plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others.

Political Organization: See under “Membership Organization.”

Premises: An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building or Structure: The building or structure in which is conducted the principal use of the parcel on which it is located. Parcels with multiple principal uses may have multiple principal buildings or structures, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings or structures.

Principal Use: The specific, primary purpose for which land is used or occupied.

Professional Office: See under "Office."

Prohibited Use: A use that is not permitted in a zoning district by right, as an accessory use, or as a conditional use.

Record and Video Tape Sales: A business establishment primarily engaged in the retail sale (but not rental) of prerecorded music, movies or other audio or video programs. See also "Video Tape Rental Store."

Recreation Facility, Community: A swimming pool, tennis court, or other recreation facility owned by or provided for the use of the residents of a subdivision, apartment project, or other residential development.

Recreation Facility, Private: An accessory use to a dwelling designed and equipped for the conduct of personal leisure time activities such as a swimming pool, tennis court, deck, or patio. See also "Community Recreation Facility."

Recreational Vehicle: See definition in Article 4.

Recreational Vehicle Dealer: The use of any building or premises for the display and sale of new or used recreational vehicles, and which may include any repair service conducted as an accessory use.

Recycling Center: A use operated for the collection and temporary storage of used paper, corrugated packaging, glass, metal, plastic or similar waste materials; and for the separation or reprocessing of such waste materials; which are transported elsewhere for disposal, sale or delivery to wholesale customers.

Recycling Collection Site: See "Solid Waste Transfer Station."

Repair Shop, Miscellaneous: A business establishment primarily engaged in specialized repair services such as bicycle repair, leather goods repair, lock and gun repair, musical instrument repair, septic tank cleaning, furnace cleaning and taxidermists.

Residential Business: See under "Home Occupation."

Restaurant, Custom Service: An establishment where food and drink are prepared to individual order, ordered and served at the table, and consumed primarily within the principal building or in established outdoor dining areas, as contrasted to a fast food restaurant.

- (1) *Restaurant, Family:* A Custom Service Restaurant primarily oriented to sit-down service, occasionally with take-out service but no drive-in or drive-through facilities, and having an average turnover rate generally of less than 1 hour. Family restaurants

are usually moderately priced and frequently belong to chains such as Denny's, Pizza Hut and Shoney's.

- (2) *Restaurant, Quality:* A Custom Service Restaurant primarily oriented to fine dining and often associated with a particular cuisine. Quality restaurants are characterized by table settings of better silverware, china, glassware and cloth tablecloths, and have average turnover rates generally of 1 hour or more.

Restaurant, Fast Food: Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, by order from or service to persons either over an interior counter, outside the structure or from an outdoor service window or automobile service window, or by delivery. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in established outdoor dining areas or where drive-through or take-out service is provided incidental to a Custom Service Restaurant.

Retail Store: An establishment principally engaged in offering a category of similar goods or products for sale to the general public, such as a grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

- (1) *Miscellaneous Retail Stores:* Retail stores such as florists, tobacco stores or newsstands, optical goods stores, artists' supplies, stamp and coin shops, pet stores, telephone stores, and home swimming pool or hot tub stores.

Retirement Community: See Assisted Living Facility.

Rooming or Boarding House: A dwelling unit within which a resident family or manager offers lodging or lodging and meals to two or more unrelated adults in exchange for monetary compensation or other consideration.

School: A facility used for education or instruction in any branch of knowledge.

- (1) *Academic School:* A private educational facility offering instruction following the same curriculum used in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.
- (2) *Business or Vocational School:* A business establishment offering courses of instruction oriented to improving business skills or securing employment in a specific field, such as data processing, secretarial or office services, banking, commercial art, nursing, real estate, truck driving, or other trade or vocation.
- (3) *Personal Enrichment School:* A business establishment offering courses in the arts or personal skills, not necessarily related to employment, such as automobile driving, drama, ceramics, cooking, diction, languages, modeling, music, public speaking or reading.

Semi-Public Use: A use owned or operated by a nonprofit, religious, or eleemosynary institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Shopping Center: A commercial development containing at least three retail sales or services establishments located in one building, the total gross floor area of which is 25,000 square feet or greater.

Single-Family Detached Dwelling: See under “Dwelling.”

Solar Energy Facility or Solar Farm: A large-scale photovoltaic system of interconnected solar panels designed for the supply of merchant power into the electricity grid at the utility level, or directly to multiple buildings on separate properties. They are differentiated from building-mounted or ground-mounted solar power applications that supply power only to a single building or property as an accessory use.

Solar Energy System, Building Mounted: One or more solar panels installed to supply power only to the building on which the solar panels are installed. Such a personal system may be connected to the electric grid under an agreement with the power company to supply it with any excess energy produced by the installation.

Solar Energy System, Ground-Mounted: An accessory use to a building or property consisting of one or more solar panels installed on independent mounts to supply power directly to a building or use on the property where the solar panels are installed. Such a personal system may be connected to the electric grid under an agreement with the power company to supply it with any excess energy produced by the installation.

Solid Waste Transfer Station: A facility where refuse and garbage (but no hazardous waste) is delivered for compaction, separation or aggregation and loaded on trucks for shipment to a remote recycling center, landfill or other disposal facility.

Spa or Health Spa: An establishment that provides, as one of its primary purposes, services or facilities which are purported to assist patrons to improve their physical condition or appearance through change in weight, weight control, treatment, dieting, or exercise. The term includes an establishment designated as a “reducing salon,” “health spa,” “spa,” “exercise gym,” “health studio,” “health club,” or by other terms of similar import. A health spa shall not include any of the following:

- (1) Any nonprofit organization;
- (2) Any facility wholly owned and operated by a licensed physician or physicians at which such physician or physicians are engaged in the actual practice of medicine; or
- (3) Any such establishment operated by a health care facility, hospital, intermediate care facility, or skilled nursing care facility.

Special Outdoor Event: A festival, carnival or exhibition produced for a limited time by or on behalf of a non-profit organization or in conjunction with special promotional activities of a business. In contrast, see “Temporary Event” and “Event Facility.”

Sports Facility, Commercial: The use of any building, structure or premises for the conduct of a professional or semi-professional sport, such as a boxing pavilion, racetrack, stadium or sports field where admission is charged in order to pay the players or fund a prize purse.

Storage: The placement, keeping, or retention of vehicles, equipment, materials, goods, or products on a temporary basis for intermittent use or subsequent distribution or transfer.

Structure: Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground and may or may not have a permanent roof. Among other things, structures include but are not limited to buildings driveways, at-grade parking lots, walls, fences, signs, swimming pools, patios and other paved or gravel surfaces. See also “Building”.

Temporary event. An activity, other than a special event as defined under this Code, having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time. Temporary events, as contrasted to special events, include such activities as:

- (1) An election, political campaign, referendum or ballot proposition put to the voters as part of county, state or federal governance.
- (2) A special business promotion, such as a “grand opening,” “close-out sale,” or seasonal sale event.
- (3) A yard sale.
- (4) The construction of a building or development project, or the rehabilitation, remodeling or renovation of a building.

Temporary Use: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater: A building or premises devoted to showing motion pictures, or for live dramatic or musical performances.

- (1) *Drive-In Motion Picture Theater:* An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or other prerecorded productions to patrons seated in automobiles.
- (2) *Motion Picture Theater:* A building primarily used for the exhibition of movies or other prerecorded productions to the general public in an indoor setting.
- (3) *Performing Arts Theater:* A building primarily used for the presentation of live performances of plays or music.

Tire Sales or Repair Shop: See under “Automotive Repair Shop.”

Townhouse: See under “Dwelling.”

Travel Trailer: See under “Recreational Vehicle.”

Truck Loading Docks: A portion of a building designed for the loading and unloading of trucks.

Truck Terminal: See “Motor Freight Truck Terminal.”

Two-Family Dwelling: See under “Dwelling.”

Use: The purpose for which land or a building or other structure is designed or arranged, or for which it is occupied. See also “Principal Use” and “Accessory Use or Structure.”

Use, Nonresidential: A principal use that is a business engaged in the sale of goods or the provision of personal, professional, business, entertainment or other services; an institutional or nonprofit organization; a business engaged in the fabrication, manufacture or production of durable or non-durable goods; an activity for the administration or support of a business or organization; or a place of lodging for the travelling public, such as a hotel, motel or bed and breakfast.

Use, Residential: A principal use that is intended for occupancy by an owner or lessee as their permanent place of abode.

Used Merchandise Store: The use of a building or premises primarily for the retail sale of used merchandise or secondhand goods, such as used clothes, antiques, secondhand books or rare manuscripts, or items of architectural salvage, but not including used cars or other motorized vehicles. A pawn shop is a type of used merchandise store.

Utility Company: A private business providing electricity, natural gas, telephone, wireless communications or other services under the regulation of the Georgia Public Services Commission or license of the federal government.

Utility Company Substation: A facility used for the transmission or distribution of services provided by a utility company, such as an electrical transformer station, telephone junction box, cable television box or natural gas regulator station.

Veterinarian: A hospital or clinic providing medical care and treatment for livestock or pets.

Video Tape Rental Store: An establishment primarily engaged in renting movies or other entertainment programs prerecorded on tape, disks or other media, to the general public for personal or household use.

Warehouse or Indoor Storage Facility: A building used primarily for the storage of goods and materials. See also “Mini-Warehouse.”

Waste Recovery Center: See “Recycling Center.”

Wholesale Trade Establishment: A place of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

ARTICLE II. ZONING MAP.

Sec. 3-3 Official zoning map.

- (a) The boundaries of the various zoning districts are shown on a map entitled “Zoning Districts Map, Crisp County, Georgia” as most recently adopted by the Board of Commissioners, and as amended thereafter from time to time.

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- (b) The “Zoning Districts Map, Crisp County, Georgia” is adopted as the Official Zoning Map and is hereby made a part of this Code, and all notations, references and other information shown on it shall be a part of this Code. Said Zoning Districts Map is identified as that map or series of maps, adopted by the Crisp County Board of Commissioners, that generally shows the boundaries of the zoning districts in the county and that are signed and certified by the Chairman in office at the time of the adoption as the Zoning Districts Map, as follows:
- (c) The Official Zoning Map, as adopted by the governing body and subsequently amended from time to time by its action, shall be maintained by the Planning Director and shall be kept permanently in the office of the Planning Director.

This is to certify that this is the Zoning Districts Map referred to in the Land Development Code of Crisp County, said map having been adopted by the Crisp County Board of Commissioners on the date entered below.

Chairman _____
Crisp County Board of Commissioners

Date: _____

Sec. 3-4 Changes to the official zoning map.

No changes of any nature shall be made to the Official Zoning Map except in conformity with amendments to the map approved by the County Commission.

Sec. 3-5 Interpretation of boundaries.

- (a) The boundaries of the districts as shown on the Official Zoning Map shall be determined on the basis of the legal descriptions associated with approved zoning petitions, or, lacking such legal descriptions, on the basis of the location of the boundary as depicted on the Official Zoning Map along with any dimensions shown.
- (a) Where uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:
- (1) Unless otherwise indicated, the district boundary lines are center lines of streets or blocks or such lines extended, property lines or such lines extended, a line lying in the center of a stream or drainage way, or the county limits of Crisp.
 - (2) Where a district boundary line parallels a street right-of-way or discernible cultural or topographic feature but no dimension is given, the distance shall be scaled from the Official Zoning Map.
 - (3) Where a district boundary line divides a lot that is of single ownership at the time of the effective date of this Code, the zoning classification of the larger portion may be

interpreted to extend into the smaller portion, except that such extension shall not include any part of a lot that lies more than 50 feet beyond the district boundary line.

- (4) In the event the exact location of a boundary cannot be determined by the foregoing methods, the Board of Appeals shall, upon application, determine the location of the boundary.
- (5) Where a public road, street, alley or other right-of-way is officially vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street, alley or right-of-way.

Sec. 3-6 Zoning districts; established.

The following zoning districts are established:

RR	Rural Residential
RS1	Single-Family Residential
RS2	Single-Family Residential
PRD	Planned Residential Development
RD	Two-Family (Duplex) Residential
RM	Multi-Family Residential
PUD	Planned Unit Development
OI	Office Institutional
NC	Neighborhood Commercial
GC	General Commercial
HC	Heavy Commercial
I	Industrial
PCID	Planned Commercial-Industrial Development

ARTICLE III. ZONING DISTRICTS; PURPOSES.

Sec. 3-7 RR Rural Residential.

The RR Rural Residential District is established primarily to protect and conserve valuable farmlands for the agricultural production of crops and livestock and for active forestry operations. Nonresidential uses are intended to support the agricultural activities or rural character of the area. Residential development is intended to be low density, with a variety of housing types available, including manufactured homes and, where appropriate, duplexes. The RR District is intended to conserve rural character, limit the demand for urban services, limit the impact of non-agricultural development on rural roads and limit service delivery costs for local government.

Sec. 3-8 RS1 Single-Family Residential.

The RS1 Single-Family Residential District is established primarily to provide appropriate areas for low-density site-built single-family residential development and limited agricultural uses. Such uses as manufactured homes, day care facilities, personal care homes and residential businesses in the home could be appropriate uses in the district if properly scaled and located to avoid negative impacts on surrounding and nearby uses.

Sec. 3-9 RS2 Single-Family Residential

The RS2 Single-Family Residential District is established primarily to provide appropriate areas for low-density site-built single-family residential development. Other uses are highly restricted in order to encourage a high level of development quality that will benefit from and provide conservation for the environment created by important natural features.

Sec. 3-10 PRD Planned Residential Development.

The PRD Planned Residential Development District is established primarily to provide appropriate areas for low-density site-built single-family residential development in private subdivisions. Other uses are highly restricted in order to encourage a high level of development quality that will benefit from and provide conservation for the environment created by important natural features.

Sec. 3-11 RD Two-Family (Duplex) Residential

The RD Two-Family (Duplex) Residential District is established to provide appropriate areas for medium-density single-family and two-family residential units. Such uses as manufactured homes, low-density multi-family residential development, day care facilities, personal care homes and residential businesses in the home could be appropriate uses in the district if properly scaled and located to avoid negative impacts on surrounding and nearby uses.

Sec. 3-12 RM Multi-Family Residential

The RM Multi-Family Residential District is established primarily to provide appropriate areas for medium-density multi-family developments such as garden apartments and condominiums, townhouses, retirement communities and personal care homes. Such uses as duplexes, rooming houses, day care centers, health clubs and mini-warehouses could be appropriate uses in the district if properly scaled and located to avoid negative impacts on surrounding and nearby uses.

Sec. 3-13 PUD Planned Unit Development

The PUD Planned Unit Development District is established to allow for more flexible placement, mixture, arrangement and orientation of residential development and mixed-use developments that are primarily residential in character but may include appropriate combinations of office, institutional, commercial or industrial uses. Appropriate uses, their arrangement and development standards are to be determined on a case-by-case basis, while

maintaining land use compatibility with the character of neighboring properties and the surrounding area.

Sec. 3-14 OI Office Institutional

The OI Office Institutional District is established primarily to provide appropriate areas for administrative and professional offices, and for institutional uses such as churches and private schools. Commercial facilities that support the office or institutional uses such as drug stores, restaurants, funeral homes and car rental agencies, and such uses as high-density multi-family development, motels and hospitals could be appropriate uses in the district if properly scaled and located to avoid negative impacts on surrounding and nearby uses.

Sec. 3-15 NC Neighborhood Commercial

The NC Neighborhood Commercial District is established primarily to provide appropriate areas for small-scale retail commercial uses that primarily serve the needs of the immediate community, and will be compatible with surrounding residential areas.

Sec. 3-16 GC General Commercial

The General Commercial District is established primarily to provide appropriate areas for a full range of offices and commercial sales and services uses that are normally associated with traditional stores and shopping centers, but not involving extensive outdoor storage areas or major repair activities. Such uses as automotive sales, service or repairs could be appropriate uses in the district if properly scaled and located to avoid negative impacts on surrounding and nearby uses.

Sec. 3-17 HC Heavy Commercial

It is the primary intent of the HC Heavy Commercial District to provide appropriate locations for a full-range of commercial uses that are automobile oriented, or that often involve extensive outdoor storage, or that are somewhat light industrial in nature. These are uses such as major car repair or service, auto painting and body shops; construction contractors; automobile, manufactured home, boat or heavy equipment sales; mini-warehouses and wholesale establishments. Most other uses allowed in the Neighborhood Commercial and General Commercial districts are allowed in this district.

Sec. 3-18 I Industrial

The I Industrial District is intended primarily to provide appropriate areas for industrial and manufacturing uses, other than uses that are prohibited under this Code. Commercial uses that support other businesses in the I Industrial District or provide conveniences to employees in the district are also allowed, along with most of the heavy commercial uses.

Sec. 3-19 PCID Planned Commercial-Industrial Development

The PCID Planned Commercial-Industrial Development District is established to allow for more flexible placement, mixture, arrangement and orientation of mixed-use nonresidential developments and may include appropriate combinations of residential, office, institutional, commercial and industrial uses. Appropriate uses, their arrangement and development standards are to be determined on a case-by-case basis, while maintaining land use compatibility with the character of neighboring properties and the surrounding area.

ARTICLE IV. ALLOWED LAND USES.

Sec. 3-20 Uses allowed in each zoning district.

- (a) Principal and accessory uses that are permitted by right and permitted as special uses in each zoning district are shown on the following tables.
 - (1) A *Principal Use* is the specific, primary purpose for which land or a building is used. Principal uses are shown on Table 3.1.
 - (2) An *Accessory Use* is a use that is permitted on a property in conjunction with a principal use. An accessory use is incidental to the principal use and would not exist independent of the principal use. Accessory uses are shown on Table 3.2.
- (b) Requirements that apply to specific uses are listed in the Restrictions on Particular Uses Article of this Code. For convenience, those uses are cross-referenced on the following tables.
- (c) In a PUD Planned Unit Development District, uses that are permitted are specified as part of the conditions of zoning approval for each development. (Refer also to the special provisions for PUDs in the Restrictions on Particular Uses Article of this Code.)
- (d) In a PCID Planned Commercial-Industrial Development District, uses that are permitted are specified as part of the conditions of zoning approval for each development. Such a development may include by conditional approval any use otherwise allowed by right or special use approval under the OI, NC, GC, HC or I zoning districts, but must include at least two uses that are not allowed in any one such district.
- (e) Any use not shown as permitted by right or allowed by approval as a special use in a zoning district is specifically prohibited. Uses that are specifically prohibited in all zoning districts are listed in the Restrictions on Particular Uses Article of this Code.

Sec. 3-21 Interpretation of uses.

Some degree of interpretation will occasionally be required. It is not possible to list each and every variation or name of a given land use.

- (a) In addition to other generally accepted references and resources, the *North American Industrial Classification System* (NAICS), published by the U.S. Department of Commerce (2002 edition), may be referred to in order to interpret the definition of uses listed on Table 3.1 and Table 3.2 and to identify similar uses that may be allowed along with each

listed use. The NAICS classification number is shown on the tables for each applicable use for reference and interpretation only; the NAICS is not adopted as part of this Code.

- (a) The NAICS assigns classification numbers to businesses and industries based on the primary business activity in which the company is engaged. While business activity usually corresponds to land use type, and therefore can be easily assigned to appropriate zoning districts, there are exceptions. Some businesses may be primarily engaged in a certain industry—such as telecommunications, for instance, like AT&T—but individual locations host notably different activities. For a company like AT&T, for instance, different facilities may include retail stores for telephones, offices for administrative functions, satellite and exchange switching stations, and repair and installation staging lots where heavy equipment vehicles, telephone poles, wire spools and materials are stored. As a result, interpretation is occasionally needed for an individual use, regardless of the business activity in which the parent company is engaged.
- (1) If no NAICS classification number is shown on the table, there is no corresponding category to the land use listed. The use may be residential in nature (there are no NAICS categories for residences) or may be a land use activity not generally recognized as a business activity or industry type.
 - (2) In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of other listed uses that are allowed in the district as to their character and intensity.

The following tables of allowed uses are organized under the following land use categories:

Table 3.1 organizes the various principal uses under the following headings:

Agriculture and Related Businesses

Residential and Lodging Uses

Offices

Neighborhood Commercial Uses

General Commercial Uses

Heavy Commercial Uses

Industrial—Transportation, Storage and Utilities

Industrial—Manufacturing

Semi-Public Uses

Table 3.2 presents the various accessory uses allowed in each zoning district.

Table 3.1: Principal Uses

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Use is allowed by right in the zoning district indicated.
 Use is allowed in the district if approved as a Special Use.
 Use is not allowed.

Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
	Agriculture and Related Businesses												
111	Agricultural Production—Crops (except Greenhouses)	A	A										--
1114	Agricultural Production--Greenhouses	A	A						A	A	A		--
--	AG Tower less than 200 feet tall (if taller, see Telecommunications Tower more than 200 feet tall below)	A	A									4-40 & 2-84(12)	--
112111	Beef Cattle Ranch or Farm	A									SU	4-17	--
112112	Feedlot (including Beef Cattle Feedlots)	SU									SU	4-19	--
11531	Crop Dusting, Airport, Operation	A											--
1151	Crop Services, except crop dusting	A							SU	SU	A		b.1.
11212	Dairy Farms	A										4-17	--
1151	Farm Labor and Management Service	A							A	A	A		b.1.
114	Fishing, Hunting & Trapping	A											--
1113	Forestry	A	A	A	A		A	A	A	A	A		--
112	General Livestock Not Otherwise Listed	A										4-17	--
1122	Hog Farm Operations	SU										4-17	--
1152	Livestock Services (except Veterinary)	A							A	A	A		--
56173	Ornamental Shrub or Tree Service	A							A	A	A		b.18.
1123	Poultry and Eggs (such as chicken and stack houses)	SU										4-19	--
1124	Sheep or Goat herd farming	A										4-17	--
1151	Soil Preparation Services	A									A		b.1.
	Residential and Lodging Uses												
	Single-Family Detached Dwelling, Site Built	A	A	A	A		SU					4-1	a.1.
	Single-Family Detached Dwelling, Class A (double-wide)	A	A		A							4-2	a.1.
	Single-Family Detached Dwelling, Class B (single-wide)	A	SU		A							4-3	a.1.
	Two-Family Dwelling, Site Built	SU			A	SU						4-1	a.1.
	Multi-Family Dwelling				SU	A	SU						a.3.
	Manufactured Home Park	SU										4-24	a.1.
	Membership Dwelling (Fraternity, etc.)	SU						SU	SU				a.5.
623311	Retirement Community												a.4.
6239	Family Personal Care Home	A	A		A							4-30	a.5.

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Use is allowed by right in the zoning district indicated.
 Use is allowed in the district if approved as a Special Use.
 Use is not allowed.

Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
6239	Group Personal Care Home	SU	SU		SU	A						4-30	a.5.
6239	Congregate Personal Care Home					A	A					4-30	a.5.
623312	Convalescent Home					A	A	SU					a.5.
623312	Assisted Living Community					A	A	SU					a.5.
6231	Nursing Home					A	A	SU					a.5.
721191	Bed and Breakfast Inn (Tourist home)	SU	SU		SU	SU	SU	SU	A	A	SU		a.6.
7211	Hotel or Motel, Resort Hotel						SU		A	A	SU		a.7.
7213	Rooming and Boarding House	SU				SU			A	A			a.6.
7212	Recreational Vehicle Park or Campground	SU	SU							A		4-33	--
	Offices												
5412	Accounting, Auditing or Bookkeeping Office						A	A	A	A			b.1.
5418	Advertising Agency						A		A	A			b.1.
523	Brokerage for Securities or Commodities						A		A	A			b.1.
6114-15	Business or Vocational School						A		A	A			d.4.
8139	Business, Professional or Trade Membership Organization Office						A		A	A			b.1.
5152	Cable Television Operation						A		A	A	SU		b.1.
54143	Commercial Art or Graphic Design Service						A		A	A			b.1.
233	Contractor or Construction Firm Office (no machinery, equipment or storage)	SU					A		A	A	A		b.1.
5222	Credit Agency or Loan Establishment						A	A	A	A			b.1.
56144-45	Credit Reporting or Collection Agency						A		A	A			b.1.
5613	Employment or Personnel Agency						A		A	A			b.1.
5413	Engineering, Architectural or Other Professional Office						A	A	A	A			b.1.
--	General Business Office						A	SU	A	A	SU		b.1.
6214	Health Services Facility	SU					A	SU	A	A			b.3.
6216	Home Health Care Company						A	A	A	A			b.1.
5242	Insurance Agent, Broker & Service						A	A	A	A			b.1.
5241	Insurance Company or Carrier						A		A	A			b.1.
523	Investment Company or Trust						A		A	A			b.1.
54132	Landscape Architecture and Counseling w/equipment	SU					A	A	A	A			b.1.
5411	Legal Services Office						A	A	A	A			b.1.
5416	Management and Public Relations Service						A		A	A			b.1.
621	Medical or Dental Offices or Clinics (not veterinary)						A	A	A	A			b.3.
6116	Personal Enrichment School or Tutoring						A		A	A			b.4.
81394	Political Organization Office						A	A	A	A	A		b.1.

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Use is allowed by right in the zoning district indicated.
 Use is allowed in the district if approved as a Special Use.
 Use is not allowed.

Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
531	Real Estate Office						A	A	A	A			b.1.
561492	Secretarial or Court Reporting Service						A		A	A			b.1.
- -	Temporary Sales Office for a Subdivision	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	4-43	b.1.
7111	Theatrical Production Agencies						A		A	A	A		b.1.
5615	Travel Agency, Tour Operator or Airline Ticket Office						A		A	A			b.1.
	Neighborhood Commercial Uses												
71399	Amusement or Recreational Attraction—Indoor								A	A	SU		b.12.
448	Apparel and Accessory Stores							A	A	A			b.18.
45111	Bait and Tackle Shop	SU						A	A	A			b.18.
311811	Bakery, Retail							A	A	A			b.18.
5221	Bank, Savings and Loan or Credit Union						A	A	A	A	A		b.2.
812111	Barber Shop	SU						A	A	A	A		b.18.
812112	Beauty Shop	SU						A	A	A	A		b.18.
451212	Book Store							A	A	A			b.18.
44313	Camera and Photographic Supply Stores							A	A	A			b.18.
72232	Catering Service							A	A	A	A		b.18.
	Computer Programming, Repair or Data Processing Service							A	A	A	A		b.18.
518													
61161	Dance Studios or Schools							A	A	A	SU		b.18.
6244	Day Care Center	SU	SU		SU	SU	A	A	A	A	SU		b.5.
44611	Drug Store						SU	A	A	A	A		b.18.
81232	Dry Cleaning, Pick-up, retail (excludes plants)							A	A	A	A		b.18.
8112	Electrical Repair Shops							A	A	A	A		b.18.
71394	Fitness Center	SU				SU	A	A	A	A	SU		b.13.
45322	Gift, Novelty and Souvenir Shops						SU	A	A	A			b.18.
	Grocery or Specialty Food Store, except Bakery and Roadside Stands	SU						A	A	A			b.15.
445													
6244	Group Day Care Home	SU	SU		SU	A	A	SU	SU	SU			b.5.
44413	Hardware Store							A	A	A	A		b.18.
	Hobby, Toy and Game Shops							A	A	A			b.18.
44831	Jewelry Store							A	A	A			b.18.
81231	Laundry, pick-up or self-service or Garment Services						A	A	A	A	A		b.18.
44832	Luggage and Leather Goods Stores							A	A	A			b.18.
44412	Paint, Glass or Wallpaper Store							A	A	A	A		b.18.

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SU

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 Use is not allowed.

Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
8129	Personal Services, Miscellaneous							A	A	A	A		b.18.
561439	Photocopying and Duplicating Services						A	A	A	A	A		b.18.
541921	Photographic Studio, Portrait						A	A	A	A	A		b.18.
541922	Photography Service, Commercial							A	A	A	A		b.18.
44422	Plant Nursery, Lawn and Garden Supplies, Florist	SU					SU	A	A	A	A		b.18.
8114	Repair Shops, Miscellaneous							A	A	A	A		b.18.
45113	Sewing, Needlework and Fabric Stores							A	A	A	A		b.18.
81143	Shoe Repair Shop							A	A	A	A		b.18.
45111	Sporting Goods Store or Bicycle Shop, except bait shops							A	A	A	A		b.18.
45321	Stationery Store						SU	A	A	A			b.18.
54194	Veterinarian	SU						A	A	A	A		b.3.
53223	Video Tape or DVD Rental Store							A	A	A	A		b.18.
81149	Watch, Clock or Jewelry Repair Shop							A	A	A	A		b.18.
	General Commercial Uses												
71311	Amusement Park								A	A			b.12.
71312	Amusement Parlor								A	A	SU		b.12.
81293	Automobile Parking Lot, Commercial						SU		A	A	A		--
4471	Automobile Service Station								A	A	A		b.7.
4413	Automotive Parts and Supply Store								A	A	A		b.18.
7224	Bar, Tavern or Cocktail Lounge							SU	SU	A	SU		b.10.
71393	Boat Docks, Marina and Waterfront Recreation	SU	SU	SU	SU	SU			A	A			--
71395	Bowling Center							SU	A	A	A		b.12.
5614	Business Service Establishment, Miscellaneous						A		A	A	A		b.18.
811192	Carwash								A	A	A		--
45411	Catalog Sales or Direct Selling Office								A	A	A		b.18.
81222	Cemetery, Commercial	SU							A	A			--
44711	Convenience Store with or without Gas Pumps	SU							A	A	A		b.7.
71391	Country Clubs	SU					SU		A	A			--
311611	Deer Processing	SU							A	A	A		b.18.
339116	Dental Laboratory								A	A	A		b.18.
54186	Direct Mail Advertising Service								A	A	A		b.18.
	Event Facility	SU										4-20	d.2
532	Furniture or Equipment Rental Establishment								A	A	A		b.16.
81221	Funeral Home and Crematories	SU					SU		A	A			b.3.

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Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
452	General Merchandise Store								A	A			b.18.
71391	Golf Course, Commercial	SU	SU	SU	SU	SU			A	A			--
442	Home Furniture or Furnishings Store, except Floor Coverings								A	A	A		b.16.
6221	Hospital	SU					SU		A	SU			d.1.
443111	Household Appliance Store								A	A			b.18.
81291	Kennel, Pet Grooming or Training	SU							A	A	A		b.18.
56173	Lawn and Garden Services	SU							A	A	SU		b.18.
4453	Liquor Store							SU	A	A	SU		b.18.
812199	Massage Parlor								A	A	SU		b.18.
621511	Medical Laboratory								SU	SU		4-26	b.13.
51211	Motion Picture or Video Tape Production								A	A	A		b.18.
512131	Motion Picture Theater (except Drive-in)								A	A	A		b.6.
7111	Performing Arts Theater						SU		A	A	A		d.2.
5131	Radio or TV Broadcast Station-Studio	SU					SU		A	A	A		--
443112	Radio, Television, Consumer Electronics & Music Store								A	A			b.18.
7221	Restaurant, Custom Service (not fast food)						SU	SU	A	A	A		b.9.
722211	Restaurant, Fast Food, Drive-in						SU	SU	A	A	A		b.10.
45399	Retail Stores, Miscellaneous							SU	A	A	SU		b.18.
81142	Reupholstery or Furniture Repair Shop								A	A	A		b.18.
--	Sexually-Oriented Business									A	A	4-36	b.18.
--	Shopping Center							SU	A	A			b.14.
713940	Spa or Health Spa								A	SU			b.13.
--	Special Outdoor Event (Festival, Carnival, Exhibition)	SU					SU	SU	A	A	SU	4-38	b.12.
71399	Sports and Recreation Clubs (Members Only)	SU				SU	SU	SU	A	A			b.13.
5133	Telecommunications Switching Station	SU					SU	SU	A	A	A		--
51331	Telegraph Office						SU	SU	A	A	A		b.1.
517919	Telecommunications Satellite Station	SU										4-39	--
--	Telecommunications Tower less than 200 feet tall	SU					SU	A	A	A	A	4-41	--
--	Telecommunications Tower more than 200 feet tall	SU					SU	SU	SU	SU	SU	4-41	--
45331	Used Merchandise Store								A	A			b.18.
42	Wholesale Trade—Administrative or Sales Office Only								A	A	SU		c.1.

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Use is not allowed.

Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7.4
	Heavy Commercial Uses												
	Amusement or Recreational Attraction—Outdoor,	SU							SU	A	A		
81131	Armature Rewinding Shops									A	A		c.5.
44111	Automobile Sales and Service, new or used								SU	A	A		b.8.
44112	Automobile Sales, Used Only, no service								SU	A	A		b.8.
5321	Automotive Rental Agency						SU		SU	A	A		b.18.
81111	Automotive Repair Shop								SU	A	A		b.8.
811191	Automotive Tune-Up Service								SU	A	A		b.7.
441222	Boat Dealers	SU								A	A		b.8.
5617	Building Maintenance or Pest Control Service	SU								A	A		b.1.
--	Cesspool Builder, including sales and service	SU								A	A		c.5.
235	Construction Special Trade, except cesspool	SU							SU	A	A		b.1.
--	Farm Equipment Sales and Service	SU								A	A		b.8.
5417	Research, Development or Testing Service								SU	A	A		b.1.
4452	Roadside Stands, Fruit & Vegetable Markets	A							SU	A			b.18.
721214	Sporting or Recreational Camp	SU								A			--
7112	Sports Facility, Commercial, except racetracks	SU						SU	SU	A	SU		d.2
81131	Welding Repair Shop									A	A		c.5.
42	Wholesale Trade—Sales Operation including Storage and Transfer, except Junk and Salvage Yards									A	A		c.4
	Industrial--Transportation, Storage & Utilities												
--	Air or Ground Courier Drop-Off Station	SU				SU	A	SU	A	A	A		--
4812	Air Transportation, Nonscheduled										A		--
--	Airline or Air Courier Company—Storage, Transfer or Maintenance Facility										A		c.3.
4811	Airport	SU									SU		--
485	Bus or Taxi Service or Terminal								SU	A	A		--
234	Construction Contractor—with Machinery, Equipment and Storage	SU							SU	A	A		b.1.
81232	Dry Cleaning—Plant										A		c.5
22	Electric, Gas & Sanitary Services, except Utility Company Substations	SU							SU	A	A		b.1.
4885	Freight Agency or Shipping Coordinator						SU		A	A	A		b.1.
212321	Gravel Pit, Topsoil Stripping or Borrow Pit	SU									SU		--
42314	Junkyard or Salvage Yard										SU		--
81232	Laundry, Plant—except dry cleaning									SU	A		c.5.

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Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
21	Mining, Quarry, Except Gravel and Topsoil	SU									A		--
53113	Mini-Warehouses and Self Storage Facilities					SU			SU	A	A	4-35	--
48412	Motor Freight Truck Terminal										A		c.3.
- -	Outdoor Storage Yard, Equipment										A		--
42271	Petroleum Bulk Stations & Terminals										A		--
4812	Private Use Heliport	SU									SU		--
4882	Railroad Car Storage										A		--
482	Railroad Lines, Yards and Stations										A		--
	Recycling Center										A		--
321113	Sawmill & Planing Mills										A		--
488991	Self Storage Facility: See Mini-Warehouses												
	Services Incidental to Transportation, Misc.						SU		SU	SU	A		--
221114	Solar Energy Facility or Solar Farm	SU					SU	SU	SU	A	A	4-37(c) & 2-84(11)	
562212	Solid Waste & Liquid Landfill										SU		--
562112	Solid Waste Transfer Station										SU		--
484	Trucking and Courier Services (except air)								SU	A	A		b.1.
22112	Utility Company Substation	A	SU	SU	SU	SU		SU	SU	A	A		--
49311	Warehousing or Indoor Storage Facility (not including Mini-Warehouses)									SU	A		c.3.
	Industrial--Manufacturing												
325193	Alternate Fuel Production										A		c.5.
315	Apparel and Other Fabric Products										A		c.5.
3118	Bakery, Industrial										A		c.5.
3121	Beverages										A		c.5.
3114	Canned, Frozen & Preserved Fruit, Veg. & Food Specialties										A		c.5.
325	Chemicals and Allied Products										A		c.5.

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Use is not allowed.

Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7.4
3115	Dairy Products	SU									A		c.5.
335	Electronic Equipment and Components (except Computer Equipment)										A		c.5.
332	Fabricated Metal Products (except Machinery and Transportation Equipment)										A		c.5.
311225	Fats & Oils											4-45	
337	Furniture and Fixtures										A		c.5.
3112	Grain Mill Products	SU									A		c.5.
333	Industrial and Commercial Machinery and Computer Equipment								SU	SU	A		c.5.
316	Leather Products (not including Tanning & Finishing)										A		c.5.
1133	Logging	SU									A		c.5.
321	Lumber & Wood Products (except Furniture)	SU									A		c.5.
3116	Meat Products, except deer processing										A		c.5.
32191	Millwork, Carpentry Shop	SU							SU	A	A		c.5.
322	Paper and Allied Products										A		c.5.
324	Petroleum-Related Industries										A		c.5.
334	Precision Instruments									A	A		c.5.
331	Primary Metals Industries										A		c.5.
323	Printing and Publishing						SU		SU	A	A		c.5.
3261-3262	Rubber and Plastics Products										A		c.5.
327	Stone, Clay, Glass and Concrete Products										A		c.5.
3113	Sugar & Confection Products										A		c.5.
313-314	Textile Mill Products										A		c.5.
312	Tobacco Products										A		c.5.
336	Transportation Equipment										A		c.5.
32199	Wood Buildings & Manufactured Homes										A		c.5.
32192	Wood Containers										A		c.5.
	Semi-Public Uses												
71213	Botanical or Zoological Gardens, non-profit	SU							A	A			d.8.
	Cemetery, non-profit	SU							A	A			--
8131	Church or Place of Worship	SU	SU	SU	SU	SU	A	A	A	A			d.2.
81341	Civic, Social or Fraternal Association	SU					SU	SU	A	A			d.8.
	Community Recreation Facility	SU	SU	SU	SU	SU							--
81311	Convent, Religious Organization	SU				A	A						d.2.

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Naics Code	PRINCIPAL USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
62431	Job Training & Vocational Rehabilitation Services						A	SU	A	A			b.1.
71211	Museum or Art Gallery, non-profit						A	A	A	A			d.8.
	Park, Playground, Private	A	A	A	A	A	A	A	A	A	A		--
6113	School, College	SU					A		A	A			d.4.
6111	School, Kindergarten, Elementary and Secondary (Private)	SU					A	SU	A	A			d.7.
6241	Social Services, Individual & Family	SU					SU	SU	A	A			b.1.
839	Social Services, Other	SU					SU	SU	A	A			b.1.
6115	Vocational Schools, Non-profit						A	SU	A	A			d.5.

Table 3.2: Accessory Uses

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 Use is not allowed.

Naics Code	ACCESSORY USES	RR	RS1	RS2 & PRD	RD	RM	OI	NC	GC	HC	I	Also See Section	For Parking Sec. 7-4
	Accessory Uses Normally Incidental to Principal Use	A	A	A	A	A	A	A	A	A	A	4-18 & 2-84(12)	--
	Accessory Farm Structure	A	A										--
	Accessory Personal Farm Animals	A	A									4-18	--
	Community Golf Course	A	A	A	A	A							--
6244	Day Care Center	SU				SU	A	A	A	A	A		--
	Domestic-Based Business	A	A	A	A	A						4-23	--
	Family Care Dwelling	SU										4-22	--
6244	Family Day Care Home	A	A		SU							4-30	--
6244	Group Day Care Home	SU	SU		SU	SU						4-30	--
	Guest House	A	SU	SU	SU	SU						4-21	--
	Home Office	A	A	A	A	A						4-23	--
	Residential Business	SU	SU									4-23	--
	Manufacturing or Fabrication Uses						A		A	A	A	4-25	--
	Night Watchman Residence								A	A	A	4-27	--
	Outdoor Display Area							A	A	A	A	4-28	--
	Outdoor Storage Area								SU	A	A	4-29	--
	Personal Horse Stable	A	A	A								4-31	--
	Private Recreation Facility, including pools	A	A	A	A	A						4-18	--
4812	Private Use Heliport	SU					SU		SU	SU	SU	4-32	--
	Relative Residence	A	A	A	A							4-34	--
	Solar Energy System, Building Mounted	SU	SU	SU	SU	SU	SU	SU	SU	A	A	4-37(a)	
	Solar Energy System, Ground Mounted	SU	SU	SU	SU	SU	SU	SU	SU	A	A	4-37(b)	
	Temporary Event	A	A	A	A	A	A	A	A	A	A	4-42	--
	Yard Sale	A	A	A	A	A	A					4-44	--

ARTICLE V. NONCONFORMING USES.

See Chapter 11, Grandfathered Development.

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