

1 **Chapter 4B - USE REGULATIONS**

2 **ARTICLE 1 GENERAL PROVISIONS**

3 **Section 4B.01 Intent**

4 This Chapter establishes permitted, limited, accessory, and prohibited uses, as well as uses that  
5 require conditional use permits, according to the various zoning districts. Where such uses are  
6 allowed within a zoning district but are not permitted by right, applicable standards are  
7 established for the use.

8 **Section 4B.02. Principal uses within planned development districts.**

9 Within planned development districts, all principal uses shall be set out within the development  
10 order approved by the Commission, in a manner consistent with the Comprehensive Plan and the  
11 Comprehensive Land Development Resolution.

12 **ARTICLE II TABLE OF PERMISSIBLE USES**

13 **Section 4B.03. Applicability.**

14 Permitted, limited, conditional, accessory, and prohibited uses are established in the Table of  
15 Permissible Uses. The use of all new or existing structures and properties shall conform with the  
16 requirements of the Table of Permissible and with all other applicable requirements of this  
17 Comprehensive Land Development Resolution.

18 **Section 4B.04. Types of uses.**

19 (a) *Permitted use by right (P)*. A "P" indicates a use that is permitted by right.

20 (b) *Limited use (L)*. An "L" indicates a use that is permitted by right provided that the use meets  
21 the additional standards established in this or other referenced Chapters of this  
22 Comprehensive Land Development Resolution.

23 (c) *Conditional (C)*. A "C" indicates a use that is permitted only where approved with a  
24 conditional use permit by the Commission in accordance with the procedures in **Sec. 27.11**  
25 of this Comprehensive Land Development Resolution provided that the use meets the any

1 additional standards established in this or other referenced Chapters of this Comprehensive  
2 Land Development Resolution.

3 (d) *Accessory use (A)*. An "A" indicates a use that is permitted as an accessory to a principal  
4 use in the respective district. An accessory use is incidental and subordinate to a principal  
5 use and may be subject to additional standards established in this Chapter.

6 (e) *Prohibited uses (blank cell)*. A blank cell in the Table of Permissible Uses indicates that a  
7 use is not permitted in the respective district. Retail sales of food products and goods  
8 manufactured, created, or produced by the seller; and

9 **Section 4B.05. Standards for uses.**

10 The "Standards" column on the Use Table contains cross-references to standards that are  
11 applicable to the limited or accessory use, or the use allowed by conditional use permit, which is  
12 listed in that row.

13 **Section 4B.06. Similar uses.**

14 A use not listed in the Table of Permissible Uses, but possessing similar characteristics,  
15 including but not limited to size, intensity, density, operating hours, demands for public facilities  
16 such as water and sewer, traffic and environmental impacts, and business practices, may be  
17 allowed upon approval by the Executive Director. Such uses will be determined based on the use  
18 category tables and definitions in Chapter 1. Similar uses shall be subject to all requirements of  
19 the uses to which they are similar.

20 **Section 4B.07. Incidental and Accessory uses.**

21 Whenever two activities or uses occur on the same lot and one use (i) constitutes only an  
22 incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is commonly  
23 associated with the principal use and integrally related to it, then that use which meets the criteria  
24 enumerated in (i) and (ii) may be regarded as accessory to the principal use and may be carried  
25 on underneath the umbrella of the permit issued for the principal use, provided that the accessory  
26 use is of equal or lesser zoning classification. For example, a swimming pool/tennis court  
27 complex is customarily associated with and integrally related to a residential lot, residential

1 subdivision or multifamily development and would be regarded as accessory to such principal  
2 uses. Some incidental or accessory uses are permitted provided that the use meets the additional  
3 standards established in this or other referenced Chapters of this Comprehensive Land  
4 Development Resolution including Chapter 23.  
5 **Section 4B.08. Temporary uses.**  
6 Temporary uses are permitted as provided in Chapter 23 of this Land Development Resolution.  
7

Macon-Bibb County, Georgia, Comprehensive Land Development Resolution  
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USE CATEGORY	A	RESIDENTIAL DISTRICTS											HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC		
<b>RESIDENTIAL USES</b>																												
<b>HOUSEHOLD LIVING</b>																												
Dwelling, Accessory	C																											
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		€							P	
Dwelling, single-family attached (townhome)								<u>P</u>	<u>P</u>	<u>P</u>					C	<u>P</u>	<u>P</u>	<u>C</u>						<u>P</u>	<u>P</u>			
Dwelling, tenant	<u>P</u>																											\$23.01.01
Dwelling, two-family attached (duplex)	€					<u>€</u>	<u>€</u>	P	P	P			P	P	P	<u>P</u>	P	P	C		€					P	\$23.01.02	
Dwelling, multiple-family								C	C	<u>€P</u>				C		C		<u>P</u>	<u>€P</u>					<u>€P</u>	C	C	\$23.01.03	
Home Occupations	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		<u>L</u>											\$23.01.04	
Horses, ponies and poultry, Accessory to RESIDENTIAL uses	<u>P</u>	<u>P</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>																				\$23.01.05	
Manufactured home	C												<u>P</u>														\$23.01.06	
Manufactured or mobile home park											C																	
Manufactured or mobile home subdivision	<u>€</u>												<u>P</u>														\$23.01.07	
Residential over commercial (or live-work)															C										<u>C</u>	<u>C</u>		

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Security quarters																				C	P								
<b>GROUP HOUSING</b>																													
Assisted living community	<u>IC</u>										<u>IC</u>										<u>IC</u>	<u>IC</u>	<u>IC</u>						<u>IC</u>
Bed and Breakfast (aka Guest Quarters)														C	C														§23.02.01
Dormitory	C																												§23.02.02
Group personal care home	C																				C							C	C
Independent Living Facility											<u>IC</u>	<u>IC</u>	<u>P</u>														<u>P</u>	<u>C</u>	<u>C</u>
Intermediate Care Home																													
Nursing Home	C																				C	C	C					C	
Supportive living home																												C	C
<b>PUBLIC AND CIVIC USES</b>																													
<b>COMMUNITY SERVICES</b>																													
Adult day care facility																						<u>P</u>	<u>P</u>					<u>P</u>	
Cemetery	C																												§23.03.01
Childcare facility	C	C		C	C	C	C	C	C	C	C	C	C	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	§23.03.02
Childcare – in home (aka Day care home)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	§23.03.03

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Community center/civic club										C						C	P	<u>P</u>	<u>P</u>	C						P	
Community service facility																<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>							
Cultural facility	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	P					P	P	P		
Funeral home																C	<u>CP</u>	<u>P</u>					C	C	C		
Government buildings and facilities	C									<u>C</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		
Post Office										<u>C</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		
Places of worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C			C	C	C	\$23.03.04	
EDUCATIONAL FACILITIES																											
School, higher education (college or university)	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C	C		<u>C</u>	C		C	C	C		
School, secondary (K-12)			C	C	C	C	C	C	C	C	C	C	C			C	C	C									
School, vocational or trade																C	<u>P</u>		<u>C</u>	C					C		
HEALTH AND MEDICAL																											
Clinic or laboratory	C									C						C	C	C		C			C	C	C		
Hospital	C									C						C	C	C					C	C	C		
PARKS AND OPEN AREAS																											

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Community Garden		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>																			
Park, community	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C					<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>								
Park, neighborhood		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>																			
TRANSPORTATION AND TRANSPORTATION TERMINALS																															
Private landing strip	C																														
Transportation terminal																															
UTILITIES																															
Broadcasting or communications tower	C	C	C	C	C	C	C	C	C	C	C																				
Communication antenna	L	L	L	L	L	L	L	L	L	L	L																				
Major utilities	C	C	C	C	C	C	C	C	C	C	C																				
Minor utilities	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>CP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>																
Satellite Earth Station		A	A	A	A	A	A	A	A	A	A																				
Solar energy collection facility, large-scale	<u>C</u>																														
Television and radio station	<u>CP</u>																														
COMMERCIAL USES																															
ACCESSORY USES THAT REQUIRE A CONDITIONAL USE PERMIT																															
Drive-through																															

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Live musical entertainment enhanced by electronic amplification																C	C	C		C	C		C	C	C			
Outdoor Storage/ Display in COMMERCIAL DISTRICTS																	<u>C</u>	<u>C</u>								\$23.09.02		
<b>ANIMAL USES</b>																												
Animal kennel	<u>CL</u>																<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>					\$23.10.01		
Veterinary hospital or clinic	<u>CL</u>															<u>CL</u>	<u>CL</u>	<u>CL</u>		<u>LP</u>	P			C	C	\$23.10.02		
<b>DRINKING AND ENTERTAINMENT</b>																												
Bars, taverns, and nightclubs																C	<u>PL</u>	<u>CL</u>		C	<u>PL</u>		C	C	<u>PL</u>	\$23.11.01 \$23.11.02		
Incidental food and beverage sales																<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		<u>A</u>	<u>A</u>	<u>A</u>			
Microbrewery or microdistillery																<u>CL</u>	<u>CL</u>	<u>CL</u>		C	<u>CL</u>		C	C	<u>CL</u>	\$23.11.01 \$23.11.03		
<b>LODGING AND RECREATION</b>																												
Arena, stadium, or amphitheater																	C			C	P				C			
Hotel or Motel	C									<u>CL</u>							<u>CL</u>	P		C	C		C	C	P	\$23.12.01		



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Recreation facility, indoor																C	P	<del>CP</del>	C	P	P		P	P	P			
Recreation facility, outdoor	<u>CL</u>	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C		C	P		C	C	C	§23.12.02		
RV Park/Campground	C	<u>C</u>															C		C					C	§23.12.03			
Theater																	<u>P</u>	<u>CP</u>		<u>CP</u>	P		P	P	C			
Theater, drive-in	C															C	C		C	L					§23.12.04			
OFFICE AND BUSINESS/ PROFESSIONAL SERVICES																												
Business and professional services, except as listed below										<u>CL</u>					C	P	C	P	P	P	C	P	P		P	P	P	§23.13.02
Bank or financial institution										<u>C</u>								P	P	C		C			P	P	P	
Call center																		P	<u>P</u>		<u>P</u>	<u>P</u>				P		
Contractor's office (includes lawn care, pool and pest control services)																					<u>P</u>	<u>P</u>	<u>P</u>					§23.13.01
Print shops, job printing, bindery, silk screening																C	P	<u>P</u>		<u>CP</u>	<u>P</u>		<u>P</u>	P	P			
Office building										<u>CP</u>				C	P		P	P	P	C	P			P	P	P		
PERSONAL SERVICES																												

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Personal services, except as listed below	<del>CP</del>									<del>CP</del>				C	P	C	P	P	<del>CP</del>	C	C			P	P	P	\$23.14.01	
Gym or fitness center																P	P	<del>CP</del>		C			P	P	P			
RESTAURANT AND EATING ESTABLISHMENTS																												
Drive-in facility, Accessory																					P	P			C	C	\$23.15.01	
Mobile food sales																<del>L</del>	<del>L</del>	<del>L</del>	<del>L</del>	<del>L</del>			<del>L</del>	<del>L</del>	<del>L</del>	\$23.15.02		
Restaurant, with alcohol														C	C	C	<del>PL</del>	<del>CL</del>	C	C			<del>PL</del>	<del>PL</del>	<del>PL</del>	\$23.15.03		
Restaurant, without alcohol													C	C	<del>PL</del>	<del>PL</del>	<del>CL</del>	C	C			<del>PL</del>	<del>PL</del>	<del>PL</del>	\$23.15.04			
RETAIL SALES AND SERVICE																												
Alcoholic beverage retail sales														P		P	P	C	P	C			C	C	P			
Auction house / Flea Market	C																C	C	C		C	C		P		\$23.16.01		
Consumer goods establishment (5,000 square feet or less)	<del>L</del>																		<del>CP</del>	P	<del>CP</del>	C		P	P	P	\$23.16.02 \$23.16.03	
Consumer goods establishment (more than 5,000 square feet)	<del>L</del>																			<del>CP</del>	<del>PC</del>	<del>CP</del>	C		P	P	P	\$23.16.02 \$23.16.03
Neighborhood market														C				P	P	P			P	P				

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Shopping center /Large-scale retail																C	<del>C</del>	<del>C</del>	C	C	C		C	C	C	\$23.16.04		
SELF STORAGE (INDOOR ONLY)																												
Self Storage facility																<del>C</del>	<del>C</del>	<u>C</u>		<del>C</del>	<del>C</del>	<del>C</del>	C	C	C	\$23.17.01		
VEHICLE SALES, RENTAL, SERVICE AND REPAIR																												
Automobile repair garage																C	<del>C</del>			<del>P</del>	<del>P</del>		C	C	C	\$23.18.01		
Automobile service and maintenance																P	<u>P</u>			<del>C</del>	<del>C</del>		P	P	P	\$23.18.02		
OLD - tires, batteries, auto accessories and installation																P				C	C		P	P	P			
Car wash																C	C	<del>P</del>		<del>P</del>	<del>P</del>			C	<del>P</del>	\$23.18.03		
Commercial Parking Facility																	C	C		C	<del>P</del>		C	C	C	\$23.18.04		
Fueling Center	C															C	<del>C</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>P</del>	C			C	\$23.18.05		
Park-and-Ride Lot																	<u>C</u>	<u>P</u>		<u>P</u>	<u>P</u>							
Personal vehicle rentals																	C	C		C					C			
Personal vehicle sales																C	C	<del>C</del>		<del>P</del>	<del>P</del>		C	C	C	\$23.18.06		
Recreational vehicle / Mobile home sales																	C	C		<del>P</del>	<del>P</del>				C	\$23.18.07		





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Agriculture/Limited, excludes livestock or poultry raising	P	P		C	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>						<del>P</del>	P	C								P		
Commercial Greenhouse Operation	<del>C</del> <u>P</u>																				<del>P</del> <u>P</u>	<del>P</del> <u>P</u>						
Farm Winery	<del>C</del> <u>P</u>																			C	<del>C</del> <u>C</u>	<del>C</del> <u>C</u>						
Open-air farmers' market	<del>C</del> <u>C</u>																C	<del>C</del> <u>C</u>		C	P	<del>P</del> <u>P</u>	C	C	C			
Road side Produce Stand	<del>P</del> <u>C</u>																									\$23.25.02		
Sawmill	<del>C</del> <u>C</u>																									\$23.25.03		
Stone cutting and splitting	C																											
RESOURCE BASED RECREATION																												
Resource -based recreation, except as listed below	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>	<del>P</del> <u>P</u>																	