

# 1 USE DEFINITIONS

2 Family. One (1) person or two (2) or more persons related by blood or marriage, with no more  
3 than two (2) roomers or boarders, and with any number of natural children, foster children,  
4 stepchildren or adopted children; or a group of not more than four (4) persons not necessarily  
5 related by blood or marriage.

## 6 A. Residential Uses Classification.

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7 1. Household Living Uses. The Household Living Uses category includes use types providing  
8 for the residential occupancy of a dwelling unit by a single family. This use category does  
9 not include residential use types that generally involve some level of managed personal care  
10 for a larger number of residents (e.g., continuing care communities or large group homes),  
11 which are categorized in the Group Living Uses category. Accessory uses common to  
12 Household Living Uses include accessory living units, home-based businesses, swimming  
13 pools, the growing and processing of agricultural products for personal use and the keeping  
14 of livestock and poultry.

15 a. Dwelling, Accessory

16 An additional dwelling unit, including a separate entrance and permanent provisions  
17 for living, sleeping, eating, cooking and sanitation, attached or detached from the  
18 primary residential unit, on a single-family lot. Accessory dwelling units are  
19 subordinate in size and location to the primary unit.

20 b. Dwelling, Single-Family Detached

21 A detached building designed for or occupied exclusively by one (1) family located on  
22 its own lot that does not share an exterior wall with another building. ~~There shall only~~  
23 ~~be one (1) single-family detached dwelling on one individual lot.~~

24 c. Dwelling, Single-Family Attached (Townhome)

25 One (1) of a series of two (2) or more single-family dwelling units ~~on separate lots or~~  
26 ~~in condominium ownership,~~ which are joined by at one (1) or more points by one (1) or  
27 more party common walls or other common facilities not including the walls of an

1 enclosed courtyard or similar area. Each dwelling unit must have a separate entrance  
2 leading directly to the outdoors at ground level.

3 d. Dwelling, Tenant

4 A dwelling located on a farm and occupied by a non-transient farm worker employed  
5 by the owner of the farm.

6 e. Dwelling, Two-Family (Duplex)

7 ~~A building designed for or occupied exclusively by two (2) families living~~  
8 ~~independently of each other.~~ A dwelling containing two (2) dwelling units sharing a  
9 common wall on a single lot. Each dwelling unit must be occupied exclusively by one  
10 family.

11 f. Dwelling, Multiple-Family

12 A building consisting of three (3) or more dwelling units that are attached or in the  
13 same building with varying arrangements of entrances and party common walls;  
14 excluding single-family attached dwellings as defined in Section 1.02 [41].

15 Multifamily dwellings include what are commonly called apartments or condominium  
16 units.

17 g. Manufactured Home

18 A building transportable in one (1) or more sections which is built on a permanent  
19 chassis and designed to be used as a single-family residence with or without a  
20 permanent foundation when connected to the required utilities, and includes the  
21 plumbing, heating, air-conditioning, and electrical systems contained therein;  
22 sometimes referred to as mobile homes or house trailers. O.C.G.A. § 8-2-131(3). This  
23 structure will have a HUD decal.

24 h. Manufactured Home Community or Mobile Home Park

25 A manufactured home community is a contiguous parcel of land under single  
26 ownership which has been planned and improved for the placement of three (3) or  
27 more manufactured homes for residential occupancy. A mobile home park is any lot on

1 which are customarily parked three (3) or more mobile homes for a longer period of  
2 time than thirty (30) days.

3 i. Manufactured Home or Mobile Home Subdivision

4 A subdivision designed and/or intended ~~primarily, (but not exclusively)~~ for the sale of  
5 individual lots for the placement of manufactured or mobile homes. Manufactured  
6 homes are a permitted use within approved manufactured home subdivisions and  
7 mobile homes are a permitted use within approved mobile home subdivisions.

8 j. Residential over Commercial (also referred to as Live Work)

9 A use in which a dwelling unit is used for both dwelling (living) purposes and any  
10 nonresidential use permitted in the zoning district in which the unit is located.

11 k. Security Quarters

12 A single housing unit providing complete, independent living facilities for one  
13 housekeeping unit, including permanent provisions for living, sleeping, eating,  
14 cooking, and sanitation, integrated into a structure which has a primary nonresidential  
15 use. The housing unit is intended solely for occupancy by the proprietor or an  
16 employee (and their family) of an establishment in the building, or by an employee of a  
17 business that is under contract to provide ongoing security, maintenance, or similar  
18 services for the building.

- 19 (2) Group Living Uses. The Group Living Uses category includes use types providing for the  
20 residential occupancy of a group of living units by persons who may or may not constitute a  
21 single family and may receive some level of personal care. Individual living units often  
22 consist of a single room or group of rooms without cooking and eating facilities (though  
23 some do have such facilities), but unlike a hotel/motel, are generally occupied on a monthly  
24 or longer basis. This use category does not include use types where persons generally  
25 occupy living units for periods of less than thirty (30) days (e.g., hotel/motels), which are  
26 categorized in the Commercial category. It also includes use types where residents or  
27 inpatients are routinely provided more than modest health care services (e.g., nursing homes  
28 and supportive care facilities). Accessory uses common to group living uses include  
29 recreational facilities, administrative offices, and food preparation and dining facilities.

1 a. Assisted Living Community

2 Residences for the frail elderly that provide rooms, meals, personal care, and  
3 supervision of self-administered medication.

4 b. Bed and Breakfast (also referred to as Guest Quarters)

5 A primary residence or portions thereof, as well as any accessory buildings that  
6 contain one or more guest rooms or units, which must exist as an owner-occupied  
7 residence which provides rooms for ~~tourists~~ guests for compensation and consists of  
8 no more than ~~five-ten~~ (5-10) separate guest ~~units or~~ rooms or units for a length of stay  
9 not to exceed ~~fourteen (14) days during~~ any ninety (90) day consecutive period; not  
10 more than ~~one-two~~ (1-2) meals per day ~~shall~~ may be prepared and served on the  
11 premises only to registered evening guests; no public or private bars, taverns,  
12 restaurants, ~~or~~ night clubs or special event centers may be operated or included as a  
13 part of a guest quarter facility, provided however, that alcoholic beverages may be  
14 provided only to registered over-night guests assuming all county alcohol regulations  
15 are complied with. ~~and~~ All guest quarters must be under the same roof as the primary  
16 residence.

17 c. Dormitory

18 A structure used for sleeping accommodations related to an educational facility.

19 d. Group personal care homes.

20 A residential care facility wherein:

- 21 (a) The operator is not legally related to the individuals supervised and is licensed  
22 by the State of Georgia to provide community alternatives in a residential  
23 environment to institutional care for individuals in need of such care;
- 24 (b) More than four (4) persons reside, including operators, supervisors, and  
25 individuals under care; and
- 26 (c) Such individuals are provided with room, board, personal, physical care and  
27 supervision in a family environment. The term "group personal care home" shall  
28 include, without limitation by reason of enumeration, home as established under

1 the "Community Services Act for the Mentally Retarded" (Ga. Laws 1972, page  
2 700), and other homes of similar intention and purpose; but shall not include  
3 facilities housing persons convicted of crimes but not housed in penal  
4 institutions. The number of persons occupying a group home as defined herein  
5 shall not exceed fifteen (15) in number at any given time, including a minimum  
6 of one (1) supervisory personnel.

7 e. Independent Living Facility

8 Adults at least 55 years of age or older living within multi-family rental properties  
9 with central dining facilities that provide residents, as part of their monthly fee, access  
10 to meals and other services such as housekeeping, linen service, transportation, and  
11 social and recreational activities. Independent living facilities do not provide, in a  
12 majority of the units, assistance with activities of daily living such as supervision of  
13 medication, bathing, dressing, and toileting. There are no licensed skilled nursing beds  
14 on the property.

15 f. Intermediate Care Home

16 A facility that admits residents on medical referral only, and includes the provision of  
17 food, and special diets when required, shelter, laundry and personal care services, such  
18 as help with dressing, getting in and out of bed, bathing, feeding, medications and  
19 similar assistance, such services being under appropriate licensed supervision.  
20 Intermediate care does not normally include providing care for bed-ridden patients  
21 except on an emergency or temporary basis.

22 g. Nursing Home

23 Rest homes (nursing homes, convalescent). An establishment which provides full-time  
24 convalescent or chronic care or both for three (3) or more individuals who are not  
25 related by blood or marriage to the operator and who, by reason of chronic illness or  
26 infirmity, are unable to care for themselves. No care for the acutely ill, or surgical or  
27 obstetrical services, shall be provided in such a home; a hospital or sanitarium shall  
28 not be construed to be included in this definition. A home for aged, chronically ill, or  
29 incurable persons in which three (3) or more persons not of the immediate family are

1 received, kept, and provided with food and shelter or care for compensation on a 24-  
2 hours-per-day basis; but not including hospitals, clinics or similar institutions devoted  
3 primarily to the diagnosis and treatment of the sick or injured. Accessory uses may  
4 include dining rooms and recreation and physical therapy facilities for residents, and  
5 offices and storage facilities for professional and supervisory staff. This definition also  
6 incorporates convalescent and rest homes.

7 h. Supportive living home.

8 A facility, noninstitutional in character, in which is provided room, meals and personal  
9 care for three (3) to fifteen (15) mentally ill adults. These homes are regulated and  
10 administered through the Mental Health Division of the Georgia Department of Human  
11 Resources.

1 **B. Public and Civic Uses Classification.**

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2 1. Community Service Uses. The Community Service Uses category includes use types of a  
3 public, nonprofit, or charitable nature providing a local service directly to people of the  
4 community. Generally, such uses provide ongoing continued service on-site or have  
5 employees at the site on a regular basis. The category does not include uses with a  
6 residential component. Accessory uses may include offices, meeting areas, food preparation  
7 and dining areas, health and therapy areas, and indoor and outdoor recreational facilities.

8 a. Adult day care facility

9 Any building, buildings, or part of a building, whether operated for profit or not, in  
10 which is provided through its ownership or management, for a part of a day, basic  
11 services to three (3) or more persons who are eighteen (18) years of age or older, who  
12 are not related to the owner or operator, and who require such services.

13 b. Cemetery

14 A cemetery is an area of land set apart for the ~~sole~~ purpose of the permanent interment  
15 burial of bodies of dead human bodies (including their cremated remains) ~~persons~~ or  
16 animals bodies and for the erection of customary markers, monuments, and  
17 mausoleums and may include a memorial garden.

18 c. Childcare Facility

19 ~~Day-care center.~~ Any place operated for less than twenty-four (24) hours per day)  
20 caring by any person(s) wherein are received for ~~pay~~, seven (7) or more children  
21 under eighteen (18) years of age, without legal custody of such children and where  
22 tuition, fees, or other forms of compensation for the care of the care of children is  
23 charged, for daily group care for periods of less than twenty-four (24) hours per day.

24 d. Childcare/In Home (aka Day care home).

25 The use of a single-family detached dwelling for the daily care three (3) to six (6)  
26 children under seventeen (17) years of age for pay, without legal custody of such  
27 children, for periods of less than twenty-four (24) hours per day.

1 e. Community Center/Civic Club

2 ~~Club. Buildings and facilities owned or operated by a corporation, association, person,~~  
3 ~~or persons for social, educational, or recreational purposes, but not primarily for profit~~  
4 ~~or to render a service to the general public.~~ A facility used for recreational, social,  
5 educational, and cultural activities. This includes private nonprofit recreational and  
6 social facilities, recreational buildings and facilities, banquet facilities used for hosting  
7 special occasion events, and community centers operated by public agencies, and may  
8 be private or open to the general public.

9 f. Community Service Facility

10 Facilities where food, meals or commodities are served/distributed for not-for-profit  
11 social services purposes, or facilities that provide temporary accommodations  
12 generally for not-for-profit social service purposes.

13 g. Cultural Facility

14 A facility for storing, using, and loaning — but not sale — of literary, historical,  
15 scientific, musical, artistic, or other reference materials or for displaying or preserving  
16 objects of interest or providing facilities for one or more of the arts or sciences to the  
17 public. Example uses include a library and museum. The facility may also include  
18 offices and storage facilities used by staff, meeting rooms, and similar support  
19 facilities.

20 h. Funeral Home

21 A building used for human funeral services and related services, including facilities for  
22 embalming and other services used in preparing the dead for burial; display of the  
23 deceased; the performance of funeral ceremonies; the performance of autopsies and  
24 similar procedures; the sale and storage of caskets, funeral urns, and other related  
25 funeral supplies; and the storage of funeral vehicles.

26 i. Government Building or Government Facility

27 A building or facility housing the offices or operations of a department or agency of  
28 the city, county, state, or federal government, or a quasi-governmental unit, including  
29 but not limited to a building or facility that provides fire protection, police protection,



1 social services, or emergency medical services (not including a hospital or medical or  
2 dental clinic), together with community meeting space, incidental storage, and space  
3 for maintenance of necessary vehicles.

4 j. Post Office

5 A government facility that provides mailing services, post office boxes, offices,  
6 vehicle storage areas, and sorting and distribution facilities for mail.

7 k. Places of Worship

8 Churches and ecclesiastical or denominational organizations or established physical  
9 places for worship in this state at which nonprofit religious services and activities are  
10 regularly conducted and carried on, and also means church cemeteries. Places of  
11 worship include chapels, churches, mosques, shrines, synagogues, tabernacles,  
12 temples, and other similar religious places of assembly. Accessory uses may include  
13 administrative offices, classrooms, meeting rooms, schools, day care facilities, and  
14 cooking and eating facilities. A place of worship may include other uses that generally  
15 exist as principal uses — e.g., day care center, school, or recreational facility. Such  
16 uses shall be treated as principal uses and are subject to the standards and limitations  
17 applicable to such uses.

18 2. Educational Facilities. The Educational Facilities category includes use types such as public  
19 schools and private schools (including charter schools) at the elementary, middle, or high  
20 school level that provide State-mandated basic education or a comparable equivalent. This  
21 use category also includes colleges, universities, and other institutions of higher learning  
22 such as vocational or trade schools that offer courses of general or specialized study leading  
23 to a degree or certification. Accessory uses at all education uses may include offices, play  
24 areas, recreational and sport facilities, cafeterias, theaters, auditoriums, and before- or after-  
25 school day care. Accessory uses at colleges or universities may additionally include  
26 dormitories, food service, laboratories, health care facilities, meeting areas, athletic facilities  
27 and fields, maintenance facilities, and supporting uses (e.g., eating establishments,  
28 bookstores).

29 a. School, Higher Education (college or university)

1 An institution offering a program of post-secondary education and instruction leading  
2 to associate, baccalaureate, or higher degrees, that is accredited by a national  
3 association of colleges and universities.

4 b. School, Secondary (K—8 or K—12)

5 An educational institution that offers a program of high school (for School, Secondary  
6 (K—12) uses), middle school (or junior high school), or elementary school (including  
7 kindergarten, pre-K, pre-K—8, or nursery school) instruction meeting State  
8 requirements for a school. Such uses include classrooms, laboratories, auditoriums,  
9 libraries, cafeterias, after school care, athletic facilities, dormitories, and other  
10 facilities that further the educational mission of the institution.

11 c. School, Vocational or Trade

12 A public or private school that offers students business, vocational, or trade instruction  
13 — such as teaching of trade or industrial skills, clerical, or data processing, barbering  
14 or hair dressing, computer or electronic technology, or artistic skills, and that operates  
15 in buildings or structures or on premises on land leased or owned by the educational  
16 institution that meets the State requirements for a vocational training facility. Such  
17 uses include classrooms, laboratories, auditoriums, libraries, cafeterias, and other  
18 facilities that further the educational mission of the institution.

19 3. Health and Medical. The Health and Medical Uses category includes use types providing a  
20 variety of health care services, including surgical or other intensive care and treatment,  
21 various types of medical treatment, nursing care, preventative care, diagnostic and  
22 laboratory services, and physical therapy. Care may be provided on an inpatient, overnight,  
23 or outpatient basis. This use category does not include assisted living facilities or similar  
24 facilities which focus on providing personal care rather than medical care to residents and  
25 are categorized in the Group Living Uses category. Accessory uses may include food  
26 preparation and dining facilities, recreation areas, offices, meeting rooms, teaching facilities,  
27 hospices, maintenance facilities, staff residences, and limited accommodations for members  
28 of patients' families.

29 a. Clinic and Laboratory

1 An establishment where patients, who are not lodged overnight, are admitted for  
2 examination, testing and/or treatment by one person or a group of persons practicing  
3 any form of the healing sciences, whether such persons be medical doctors,  
4 chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists,  
5 acupuncturist, or any such profession the practice of which is lawful in the State of  
6 Georgia, or where medical tests are performed.

7 b. Hospital

8 An institution receiving inpatients and rendering medical and surgical care on a 24-  
9 hours-per-day basis. The term includes general hospitals, trauma centers, and  
10 institutions in which service is limited to special fields, such as cardiac, eye, ear, nose,  
11 and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease,  
12 and obstetrics. The facilities may also include outpatient care, ambulatory care, offices  
13 of medical practitioners, adult day care, respite care, medical day care and day care for  
14 sick children, gift shops, restaurants, and other accessory uses. The term shall not  
15 include establishments intended primarily for permanent or long-term care or custodial  
16 care, provided continually or daily.

17 4. Parks and Open Areas Uses. The Parks and Open Areas Uses category includes use types  
18 focusing on open space areas largely devoted to natural landscaping and outdoor recreation  
19 and tending to have few structures. This use category does not include golf courses, golf  
20 driving ranges, or other primarily outdoor recreational uses (categorized in the Recreation  
21 and Lodging Uses category). Accessory uses may include caretaker's quarters, clubhouses,  
22 statuary, fountains, maintenance facilities, concessions, and parking.

23 a. Community Garden

24 A public facility for the cultivation of fruits, flowers, vegetables, or ornamental plants  
25 by more than one person or family.

26 b. Park, Community

27 A park, approximately 10—30 acres in size, that provides natural areas and  
28 recreational facilities to serve a broader community than a neighborhood park. It  
29 generally serves a broader area than a Neighborhood Park and is often a destination to

1 which residents may drive. The park may include natural areas, small performance  
2 areas such as band shells, and recreational facilities such as playgrounds, lawns, paths,  
3 baseball diamonds, and volleyball, basketball, or tennis courts. This use does not  
4 include commercial business but may include accessory retail, eating, and drinking  
5 uses.

6 c. Park, Neighborhood

7 A park, less than 10 acres in size, that provides a variety of small-scale, localized  
8 natural areas and recreational facilities such as playgrounds, lawns, paths, and  
9 volleyball, basketball, or tennis courts, and is primarily designed to serve residents in  
10 adjoining neighborhoods who access the park by sidewalks and trails.

11 5. *Transportation and Transportation Terminals.* The Transportation and Transportation  
12 Terminals Uses category includes use types providing for passenger terminals for surface  
13 transportation. Accessory uses may include freight handling areas, concessions, offices,  
14 maintenance, limited storage, and fueling facilities. This use category does not include  
15 transit-related infrastructure such as bus stops and bus shelters (deemed minor utilities  
16 under the Utility Uses category).

17 a. Private Landing Strip

18 A strip of land used or intended for use for the landing and take-off of the private  
19 aircraft of the owner or lessee of the landing strip and his guests and such accessory  
20 structures customarily incidental to the operations which may include one building for  
21 the storage and maintenance of not more than two such private aircrafts.

22 b. Transportation Terminal and Station

23 A structure or facility that is primarily used as part of a system for the purpose of  
24 loading, unloading, or transferring passengers or accommodating the movement of  
25 passengers from one mode of transportation to another.

26 6. *Utilities Uses.* The Utilities Uses category includes both major utilities, which are  
27 infrastructure services that provide regional or City-wide service, and minor utilities,  
28 which are infrastructure services that need to be placed in or near where the service is  
29 provided. Large-scale solar energy collection systems that constitute a principal use of a

1 lot are included as a special type of major utility use. Services may be publicly or  
2 privately provided and may include on-site personnel. Accessory uses may include  
3 offices, monitoring, or storage areas. The Communication Uses category includes use  
4 types that accommodate communication-related uses. Use types include television and  
5 radio stations; wireless communication facilities; and related uses.

6 a. Broadcasting or communications towers

7 See definition of Communication Tower in Section 23.08.01 of the Land Development  
8 Resolution.

9 b. Communication antenna

10 See definition of Communication Antenna in Section 23.08.01 of the Land  
11 Development Resolution.

12 c. Major Utilities

13 Facilities such as electric generation plants, high power transmission lines (excluding  
14 communication towers) and substations, major gas distribution lines, water  
15 purification plants and sewage treatment and disposal plants.

16 d. Minor Utilities

17 Facilities such as water and sewage pipes and pump stations, stormwater pipes and  
18 retention/detention facilities, telephone lines and local exchanges, electric lines and  
19 transformers, gas transmission pipes and valves, cable television lines, and bus and  
20 transit shelters.

21 e. Satellite Earth Station

22 A device which is used to intercept satellite television signals and consists of two (2)  
23 main components: the antenna itself, often called a dish, and a low-noise amplifier  
24 (L.N.A.).

25 f. Solar Energy Collection Facility, Large-Scale

26 A facility consisting of solar panels, modules, and related equipment (e.g., heat  
27 exchanger, pipes, inverter, wiring, storage) that collects solar radiation and transfers it  
28 as heat to a carrier fluid for use in hot water heating or space heating and cooling,

1 and/or that collects solar energy and converts it into electricity. As a principal use, a  
2 solar energy collection system is designed to meet demands for a large area and is  
3 typically mounted on the ground.

4 g. Television and Radio Station

5 A building or portion of a building used as a place to stage and record television, radio  
6 programs, music, videos, and other related media for broadcast on television or radio.  
7 This use does not include uses that create digital content such as videos or podcasts. In  
8 addition, it does not operate within general business offices, which are included in the  
9 General Business Office use. This use does not allow facilities for transmission such  
10 as large-format satellite dishes.

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1 **C. Commercial Uses Classification.**

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2 1. Accessory Uses that require a Conditional Use Permit.

3 a. Drive-through.

4 b. Live musical entertainment enhanced by electronic amplification.

5 c. Outdoor storage/display (Commercial Zoning Districts).

6 2. Animal Uses. The Animal Uses category is characterized by use types related to the  
7 provision of medical services, general care, and boarding services for household pets and  
8 domestic animals.

9 a. Animal Kennel

10 An establishment where dogs or domesticated animals over six (6) months of age are  
11 kept for any purpose, excluding pet shops and veterinary hospitals or clinics.

12 b. Veterinary Hospital or Clinic

13 A facility used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured  
14 animals and preventive care for healthy animals. The use is limited to dogs, cats, and  
15 other comparable household animals. Accessory uses may include animal grooming  
16 services, short-term boarding (including overnight) that is incidental to medical care or  
17 treatment, and limited retail sales of pet-related merchandise.

18 3. Drinking, and Entertainment Uses. Drinking and Entertainment Uses category consists of  
19 establishments primarily engaged in the preparation and serving of beverages for on-  
20 premises consumption. Accessory uses may include areas for outdoor seating, drive-  
21 through service facilities, facilities for live entertainment, and valet parking services. Live  
22 musical entertainment that is enhanced by electronic amplification is considered a specific  
23 and separate use under these regulations and requires a conditional use permit. Drive-  
24 through service facilities are considered a specific and separate use under these regulations  
25 and requires a conditional use permit.

26 a. Bar, Tavern, and Nightclub

1 ~~Bar, tavern, or saloon. Any place devoted primarily to the retailing and on-premise~~  
2 ~~drinking of malt, vinous, or other alcoholic beverages, or any place where any sign~~  
3 ~~visible from public rights of way is exhibited or displayed indicating that alcoholic~~  
4 ~~beverages are obtainable for consumption on the premises. The incidental service of~~  
5 ~~food for consumption on the premise shall be allowed. Live entertainment shall be~~  
6 ~~allowed, provided that said entertainment shall not be accompanied by music~~  
7 ~~enhanced by the use of electronic amplification. No dancing shall be allowed. A~~  
8 ~~commercial establishment dispensing alcoholic beverages for consumption on the~~  
9 ~~premises in which the service of food is merely incidental defined as the~~  
10 ~~establishment deriving no more than fifty (50) percent of its gross revenue from the~~  
11 ~~sale of food consumed on the premises. Dancing and musical entertainment may be~~  
12 ~~permitted. The term nightclub may also include facilities in which dancing and~~  
13 ~~musical entertainment are permitted whether or not alcoholic beverages are served.~~

14 b. Incidental food and beverage sales

15 Sales, storage, preparation, and service of food and/or beverages that occurs as an  
16 accessory use to an established commercial or industrial use, which may or may not be  
17 directly associated with that use.

18 c. Live musical entertainment enhanced by electronic amplification.

19 Live entertainment accompanied by music where the sound of such music is enhanced  
20 by electronic amplification is an accessory use to Drinking and Entertainment  
21 Establishments that is permitted only by a conditional use permit.

22 d. Microbrewery and Micro-distillery

23 ~~Beer or malt beverage shop. Establishment engaged in the sale of beverages defined~~  
24 ~~in Section 1.02[8.2].~~

25 *Micro-Brewery.* Establishment in which beer and/or malt beverages are brewed with  
26 a capacity not to exceed 12,000 barrels per year and in which such manufactured or  
27 brewed beer or malt beverages may be sold, along with other alcoholic beverages,  
28 for consumption on and off the premises to the extent allowed and in compliance  
29 with the state and local laws for sales of such beverages. As used in this definition,



1 the term "barrel" shall be defined as 31 gallons or as otherwise set forth in O.C.G.A.  
2 3-5-1. Food may be served, and events may be held, on the premises. (Added  
3 January 24, 2022, ZA21-003)

4 *Micro-Distillery.* Establishment in which various distilled spirits are distilled,  
5 blended, or otherwise processed or manufactured, with a capacity not to exceed 500  
6 barrels per year, in which such distilled spirits may be sold, along with other  
7 alcoholic beverages, for consumption on and off the premises, to the extent allowed  
8 under and in compliance with the state and local laws for sales of such beverages. As  
9 used in this definition, the term "barrel" shall be defined as 53 gallons or as  
10 otherwise set forth in O.C.G.A. 3-4-1. Food may be served, and events may be held,  
11 on the premises. (Added January 24, 2022, ZA21-003)

12 4. Restaurants and Eating Establishment Uses. The Restaurants and Eating Establishment  
13 Uses category consists of establishments primarily engaged in the preparation and serving  
14 of food including alcoholic beverages for on- or off-premises consumption. Restaurants are  
15 defined as n eating establishment in which the primary function is the preparation of food  
16 for consumption including a sit-down establishment where food and drink are prepared and  
17 where the establishment's employees take orders from and serve patrons, and meals are  
18 served and consumed at tables primarily within the principal building, a drive-in  
19 establishment which caters to motor-driven vehicle business where the person being  
20 served consumes his food and/or drink while sitting in a motor-driven vehicle, and a take-  
21 out/delivery establishment where food and drink are prepared and served for consumption  
22 outside the principal building. A restaurant may not derive more than 50% of its gross  
23 revenue from the sale of alcohol. Accessory uses may include areas for outdoor seating,  
24 facilities for live entertainment, and valet parking services. Drive-through service facilities  
25 are considered a specific and separate use under these regulations and requires a  
26 conditional use permit. Live musical entertainment that is enhanced by electronic  
27 amplification is considered a specific and separate use under these regulations and requires  
28 a conditional use permit.

29 a. Mobile food sales.

1 Person or persons who prepare or serve food and/or beverages for sale to the general  
2 public on a recurring basis from a licensed and movable vehicle or trailer. Catering  
3 and delivery services to private events not serving the general public shall not be  
4 considered mobile food sales under this Land Development Resolution.

5 b. Restaurants, with alcohol.

6 ~~Where a A~~ restaurant, as defined herein, dispensing alcoholic beverages is allowed  
7 as a principal use, the serving of all alcoholic beverages shall be allowed. Live  
8 entertainment shall be allowed, however, live musical entertainment that is enhanced  
9 by electronic amplification is considered a specific and separate use under these  
10 regulations that requires a conditional use permit. Drive-through service may be  
11 allowed if permitted as an accessory use in the zone district where the establishment is  
12 located.

13 ~~provided said entertainment shall not be accompanied by music enhanced by the use~~  
14 ~~of electronic amplification. No dancing shall be allowed.~~

15 b. Restaurants, without alcohol

16 A restaurant, as defined herein, that does not dispense alcoholic beverages. Live  
17 entertainment shall be allowed, however, live musical entertainment that is enhanced  
18 by electronic amplification is considered a specific and separate use under these  
19 regulations that requires a conditional use permit. Drive-through service may be  
20 allowed if permitted as an accessory use in the zone district where the establishment is  
21 located.

22 5. Office and Business/Professional Services Uses. The Office and Business/Professional  
23 Service Uses category includes use types primarily providing routine business support  
24 functions for the day-to-day operations of other businesses, as well as office buildings that  
25 house activities conducted in an office setting, usually with limited contact with the general  
26 public, and generally focusing on the provision of business services, professional services  
27 (e.g., accountants, attorneys, engineers, architects, planners), financial services (e.g.,  
28 lenders, brokerage houses, tax preparers), or small-scale video or audio production services  
29 that are entirely conducted indoors (e.g. video editing, podcast recording and production).  
30 This use category does not include offices that are a component of or accessory to a

1 principal use in another use category, such as medical/dental offices (categorized in the  
2 Health Care Uses category). Accessory uses may include cafeterias, lunch rooms,  
3 recreational or fitness facilities, incidental commercial uses, or other amenities primarily  
4 for the use of employees in the offices. Outdoor storage is considered a specific and  
5 separate use under this use category and requires a conditional use permit.

6 a. Bank or financial institution

7 An establishment that provides retail banking services, mortgage lending, or similar  
8 financial services to individuals and businesses. This use type does not include check  
9 cashing services or bail bond brokers. Accessory uses may include automated teller  
10 machines (ATMs) and facilities providing drive-through service.

11 b. Call Center

12 An establishment primarily engaged in answering telephone calls and relaying  
13 messages to clients or in initiating or receiving communications for telemarketing  
14 purposes, such as promoting clients' products or services, taking orders for clients, or  
15 soliciting contributions or providing information for clients.

16 c. Contractor's Office (includes lawn care, pool and pest control services).

17 An establishment used by a building, heating, plumbing, electrical, or other  
18 development contractor or an establishment primarily engaged in providing lawn care  
19 services (e.g., mowing, aeration, seeding, fertilizer, landscaping), swimming pool  
20 services (e.g., cleaning, draining, equipment repair), or pest control services (e.g.,  
21 inspection, extermination) that serves as both an office and for the storage of a limited  
22 quantity of materials, supplies, and equipment inside. Outdoor storage is considered a  
23 specific and separate use under this COMMERCIAL USE category for a Contractor's  
24 Office and requires a conditional use permit.

25 Outdoor storage is permitted use as a "contractor's yard" under the INDUSTRIAL  
26 USE category (SEE WHOLESALE, WAREHOUSE, STORAGE AND  
27 DISTRIBUTION).

28 d. Print shops, job printing, bindery, silk screening

1 An establishment that reproduces individual orders from a business, profession,  
2 service, industry, or government organization for printed or bound and printed work  
3 that is output on paper or on other materials such as fabric (e.g., t-shirts), wood, or  
4 ceramics. An allowed establishment would typically include not only general printing  
5 and copying services, but services that allow individual customers to copy their own  
6 documents. The use shall not include industrial-type printing operations.

7 e. Office Building

8 A building primarily consisting of offices used for conducting the affairs of various  
9 businesses, including administration, record keeping, clerical work, and similar  
10 business functions. Accessory uses may include uses intended to serve the daily needs  
11 of office employees, such as restaurants, coffee shops, fitness centers, showers and  
12 lockers, and lounges.

13 6. Personal Service Uses. The Personal Services Uses category consists of establishments  
14 primarily engaged in the provision of frequent or recurrent needed services of a personal  
15 nature. Use types include arts, performing arts, or craft studio; beauty salon, barber shop, or  
16 nail salon; caterer, interior decorating shop; laundry or dry-cleaning pick-up establishment;  
17 laundry, self-service; lawn care, pool, or pest control service; personal or household goods  
18 repair shop; travel agency; and similar uses.

19 a. Gym or fitness center

20 A place or building where passive or active exercises and related activities are  
21 performed for the purpose of physical fitness, improved circulation or flexibility,  
22 and/or weight control. Fitness center may also include incidental accessory uses such  
23 as childcare for patrons, professional physical therapy services, and incidental food  
24 and beverage sales and accessory structures such as pools. Also includes indoor  
25 facilities that provide training of amateur or professional athletes in a particular sport.

26 7. Recreation and Lodging Uses. The Recreational and Lodging Uses category includes use  
27 types providing indoor or outdoor facilities for recreation or entertainment-oriented  
28 activities by patrons or members. It does not include recreational facilities that are  
29 accessory to parks (categorized as open space uses), or that are reserved for use by a

1 residential development's residents and their guests (e.g., accessory community swimming  
2 pools and other recreation facilities). Accessory uses may include offices, concessions,  
3 snack bars, and maintenance facilities.

4 a. Arena, Stadium, or Amphitheater

5 A building or structure, enclosed or open-air, designed or intended for use for spectator  
6 sports, entertainment events, expositions, and other public gatherings. Such uses may  
7 include lighting facilities for illuminating the field or stage area, concessions, parking  
8 facilities, and maintenance areas. ~~Also includes Traditional or live theater (Mainstream~~  
9 ~~theater).~~ A theater, concert hall, auditorium or similar establishment which regularly  
10 features live performances which are not distinguished or characterized by an emphasis  
11 on the depiction, description, or display or the featuring of "specified anatomical areas"  
12 or "specified sexual activity" in that the depiction, display, description or featuring is  
13 incidental to the primary purpose of any performance.

14 b. Hotel or Motel

15 A building, or portion thereof, or a group of buildings which provides sleeping  
16 accommodations in six (6) or more separate units or rooms for transients on a daily,  
17 weekly, or similar short-term basis, whether such establishment is designated as a hotel,  
18 motel, inn, automobile court, motor inn, motor lodge, tourist court, tourist home or  
19 otherwise. Such uses may include kitchenettes, microwaves, and refrigerators for each  
20 guest unit. A hotel shall be deemed to include any establishment which provides  
21 residential living accommodations on a more or less permanent basis, such as an  
22 apartment hotel. Where such an establishment is permitted as a principal use, all uses  
23 customarily and historically accessory thereto for the comfort, accommodation, and  
24 entertainment of the patrons, including restaurants, shall be permitted. Bars, taverns,  
25 and nightclubs may ~~to~~ be operated in conjunction with any such establishment as  
26 allowed within the applicable zoning district. ~~shall be a conditional use.~~

27 c. Recreation Facility, Indoor

28 A commercial establishment that provides indoor facilities for recreation or  
29 entertainment-oriented activities by patrons or members. Use types include: amusement

1 center; aquatic center; bowling alley; climbing wall; indoor miniature golf; jai-alai  
2 fronton; pool hall; indoor shooting and target range; axe-throwing; skating facility; and  
3 video arcade. Accessory uses for indoor recreation facilities may include spectator  
4 seating, meeting rooms, training rooms, videotape rooms, a restaurant, a pro shop, and a  
5 snack bar.

6 1. Amusement Facility

7 Establishment with more than 6 amusement machines or in which thirty (30)  
8 percent or more of the gross floor area is utilized by amusement machines or  
9 their patrons. This can be a primary or secondary use within the establishment.

10 2. Aquatic Center

11 An indoor complex with facilities for water sports, including swimming pools.

12 3. Bowling Alley

13 An indoor facility with multiple bowling lanes; accessory uses often include  
14 arcade games and limited service eating and drinking establishments.

15 4. Miniature Golf, Indoor

16 An indoor facility typically comprised of nine (9) or eighteen (18) putting small  
17 greens, where patrons in groups pay a fee to move in consecutive order from the  
18 first hole to the last.

19 5. Pool Hall

20 An indoor facility with multiple billiards tables. Accessory uses may include the  
21 preparation and serving of food.

22 6. Recreation courts, indoor

23 An indoor structure used for holding court games (basketball, tennis, racquetball,  
24 squash, etc.). Accessory uses may include a concession stand, netting, exterior  
25 lighting fixtures, public bathrooms, maintenance and storage areas, and spectator  
26 seating or stands.

27 7. Shooting and Target Range, Indoor

1 An indoor facility the use of which is primarily devoted to firearm target practice,  
2 competitions, and similar uses, including but not limited to archery, skeet, trap,  
3 and similar shooting activities.

4 8. Skating Facility, indoor

5 An indoor facility, the use of which is primarily devoted to roller skating/blading  
6 or ice skating. The facility may also be used as a site for competitive events and  
7 as a practice and training facility.

8 8. Recreation Facility, Outdoor

9 A commercial establishment that provides outdoor facilities for recreation or  
10 entertainment-oriented activities by patrons or members. Use types include outdoor  
11 aquatic center; go-cart track; paintball field; water park; and zoological garden.  
12 Accessory uses for outdoor recreation facilities may include spectator seating, meeting  
13 rooms, training rooms, videotape rooms, a restaurant, a pro shop, and a snack bar.

14 1. Aquatic Center, Outdoor

15 An outdoor complex with facilities for water sports, including swimming pools.

16 2. Go-Cart Track

17 An outdoor commercial amusement area with a track exclusively for the use of  
18 go-carts.

19 3. Golf Driving Range

20 A limited area on which golf players drive golf balls from central driving tees. A  
21 putting or chipping green may be present as an accessory use.

22 4. Miniature Golf, Outdoor

23 An outdoor facility typically comprised of nine (9) or eighteen (18) putting small  
24 greens, where patrons in groups pay a fee to move in consecutive order from the  
25 first hole to the last.

26 5. Outdoor Batting Cage

1 An outdoor baseball facility used for practicing hitting, typically with screening to  
2 limit the flight of balls.

3 6. Paintball Field

4 An outdoor facility to be used for paintball target practice, competitions, and  
5 similar uses.

6 7. Shooting Range Facility, Outdoor

7 A facility, including individual shooting ranges, safety fans or shotfall zones,  
8 structures, parking areas, and other associated improvements, designed for the  
9 purpose of providing a place for the discharge of various types of firearms or the  
10 practice of archery. Does not include target practice areas on private property.

11 8. Water Park

12 An outdoor facility primarily dedicated to water-related recreational activities,  
13 including water slides, wave pools, swimming pools, and wading pools.

14 9. Zoological Garden

15 A facility where animals are kept for viewing by the public.

16 9. Retail Sales Uses. The Retail Sales Uses category includes use types involved in the sale,  
17 rental, and incidental servicing of goods and commodities that are generally delivered or  
18 provided on the premises to a consumer. This use category does not include sales or service  
19 establishments related to vehicles (the Vehicle Sales, Rental, Service and Repair Uses  
20 category) or uses providing recreational or entertainment opportunities (categorized in the  
21 Recreation and Tourism Uses category). Accessory uses may include offices, storage of  
22 goods, assembly or repackaging of goods for on-site sale, concessions, ATM machines, and  
23 outdoor display of merchandise.

24 a. Alcoholic Beverage Retail Sales

25 ~~Liquor store.~~ A retail establishment engaged in the sale of alcoholic beverages for off-  
26 premise consumption.

27 a. Auction House / Flea Market



1 Commercial establishments which cater to a wide segment of the population where  
2 tangible items excluding cars, boats, trailers, motorhomes, trucks, motorcycles, other  
3 motorized, self-propelled machines and real estate, are sold on a scheduled, open  
4 competitive bid basis to more than two (2) people, provided that all sales, display, and  
5 storage be conducted within a completely enclosed building.

6 b. Consumer Goods Establishment

7 Establishments that sell consumer goods at retail, such as art galleries; bicycle sales,  
8 rental, services, or repair; bulk retailing; catering establishments; convenience store;  
9 department stores; florist and gift shops; hobby and craft shops; home building and  
10 garden supplies stores; monument or headstone sales establishments; and similar uses  
11 (e.g., floor covering stores, window treatment stores, camera stores, optical goods  
12 stores, shoe stores, luggage stores, jewelry stores, piece goods stores, and pet shops).

13 There are two (2) sizes of consumer goods establishments - a consumer goods  
14 establishment (five thousand (5,000) square feet or less) has a maximum of five  
15 thousand (5,000) square feet of gross floor area; a consumer goods establishment (more  
16 than five thousand (5,000) square feet) has more than five thousand (5,000) square feet  
17 of gross floor area.

18 1. Art Gallery

19 An establishment engaged in the sale, loan, or display of art books, paintings,  
20 sculpture, or other works of art.

21 2. Antique Shop

22 An establishment that sells items such as furniture, household wares and  
23 decorations, and related articles, which have value and significance because of  
24 factors such as age, rarity, historical significance, design, and sentiment.

25 3. Automobile Parts Store

26 An establishment that sells new parts for automobiles, such as batteries, tires,  
27 canned motor oil, and cleaning materials. This use does not include  
28 establishments dedicated to the sale or service of automobiles and other vehicles,  
29 which are included in the Vehicle Services and Sales Uses category.

- 1           4.   Bicycle sales, rental, service, or repair
- 2                   An establishment engaged in the sales, rental, service, or repair of bicycles.
- 3           5.   Bulk Retailing
- 4                   The sale of merchandise in large quantities, such as in unbroken cases or
- 5                   oversized containers, directly to ultimate consumers.
- 6           6.   Catering Establishment
- 7                   An establishment that specializes in the preparation of food or beverages for
- 8                   social occasions, such as weddings, banquets, parties, or other gatherings, with or
- 9                   without banquet facilities for these private pre-arranged occasions that are not
- 10                  open to impromptu attendance by the general public.
- 11          7.   Convenience Store
- 12                  Establishment selling products and other commodities intended primarily to serve
- 13                  the day-to-day needs of residents in the immediate neighborhood, or the traveling
- 14                  public including a limited variety of pre-packaged food items, beverages,
- 15                  including alcoholic beverages, tobacco products, and over the counter
- 16                  pharmaceutical items.
- 17          8.   Department Store
- 18                  A general merchandising store offering a variety of unrelated goods and services
- 19                  that may include clothing, housewares, body products, and specialty items.
- 20          9.   Electronics Shop
- 21                  A retail store that offers a variety of home and portable electronic devices, such as
- 22                  televisions, computers, cameras, mobile phones, car stereos, home appliances.
- 23          10. Florist or Gift Shop
- 24                  An establishment primarily engaged in selling flower arrangements, plants,
- 25                  cards, small gifts, and the like.
- 26          11. Grocery Store

1 A grocery store is an establishment that offers a diverse variety of unrelated,  
2 non-complementary food and non-food commodities, such as beverages, dairy,  
3 dry goods, fresh produce, and other perishable items, frozen foods, prepared  
4 foods, household products, and paper goods; the establishment may provide beer,  
5 wine, and/or liquor sales for consumption on or off the premises with the  
6 appropriate beverage license; may include a prescription pharmacy; may include  
7 a delicatessen, and prepare minor amounts of food on site for immediate  
8 consumption; markets the majority of its merchandise at retail prices; and may  
9 have a bar, restaurant or coffee shop as an accessory use.

10 12. Hobby and Craft shop

11 A retail store primarily selling craft and model supplies.

12 13. Home, Building, and Garden Supplies Store

13 An establishment primarily engaged in the retail sale of a general line of home  
14 repair and improvement materials and supplies such as lumber, plumbing goods,  
15 electrical goods, tools, house wares, appliances, hardware, and lawn and garden  
16 supplies.

17 14. Jewelry Store

18 An establishment that sells and services jewelry. A jewelry store is distinct from  
19 a prohibited pawnshop, which purchases a variety of personal property including  
20 (jewelry) on the condition of selling the same back again at a stipulated price or  
21 loans money on the pledge of personal property, and also sells such property to  
22 the general public.

23 15. Monument or Headstone Sales Establishment

24 An establishment primarily engaged in cutting, shaping, and finishing marble,  
25 granite, slate, and other stone, or engaged in buying or selling monuments or  
26 headstones for use in cemeteries of mausoleums.

27 16. Pet Store

1 An establishment wherein domestic or exotic pets are sold, including grooming,  
2 within a completely enclosed building. The boarding or breeding of pets is not  
3 included within this definition.

4 **17. Sporting Goods**

5 An establishment primarily engaged in the retail sale of equipment for  
6 participation in sports, such as tennis rackets, baseball gloves, golf clubs, and  
7 athletic apparel.

8 d. Neighborhood market. An establishment that provides staple grocery items, which can  
9 include fresh vegetables, meats, delicatessen, and dairy products, specialty or gourmet  
10 food items, and non-alcoholic beverages. These establishments are typically less than  
11 15,000 SF and serve those living and visiting within walking distance.

12 **10. Shopping Center /Large scale retail**

13 A group of commercial retail establishments planned, constructed and managed as a  
14 total entity, exceeding in the aggregate of seven thousand five hundred (7,500) square  
15 feet of gross leasable area, planned and developed as a unit, with common offstreet  
16 parking provided on the property or an individual retail establishment exceeding in the  
17 aggregate of fifty thousand square feet (50,000).

18 **11. Self-Storage Uses (Inside storage only).**

19 a. Self-~~service~~ storage facility.

20 A structure(s) used for the purpose of renting or leasing individual storage space to  
21 persons or businesses for the self-storage of personal property. Accessory uses may  
22 include leasing offices and living quarters for a resident manager or security guard.  
23 The rental of trucks or trailers, outdoor storage of boats and recreational vehicles,  
24 incidental sales or rental of moving supplies and equipment, are all separate principal  
25 uses and not considered accessory to this use. (See INDUSTRIAL USES for outdoor  
26 storage).

27 **12. Vehicle Sales, Rental, Service, Repair, and Parking Uses.** The Vehicle Sales, Rental,  
28 Service, Repair and Parking Uses category includes use types involving the direct sales and  
29 servicing of motor vehicles, including automobiles, trucks, motorcycles, and recreational

1 vehicles, as well as trailers — whether for personal transport, commerce, or recreation.  
2 Accessory uses may include offices, sales of parts, maintenance facilities, and vehicle  
3 storage.

4 a. Automobile Repair ~~and Service~~ Garage

5 ~~Garage, repair.~~ A building or portion thereof, other than a private or parking garage,  
6 designed or used for the temporary storing, servicing, repairing, equipping, and hiring  
7 of motor-driven vehicles. This use does not include the servicing of commercial  
8 vehicles such as large trucks, motor homes, recreational vehicles, mass transit  
9 vehicles, or other similar vehicles in excess of twelve thousand (12,000) or more  
10 pounds gross vehicular weight. This use includes the on-site storage of vehicles.

11 b. Automobile Service and Maintenance

12 Any building, land area or other premises, or portion thereof, used or intended to be  
13 used for minor automobile service and maintenance including tune ups, oil and fluid  
14 changes. Automobile service and maintenance also includes the repair or replacement  
15 work on the following parts or systems: air conditioning, auto accessories, batteries,  
16 brakes, front end alignment, tire alignment and balancing, tire repair and replacement.  
17 This use excludes major automotive repairs such as the removal of motor heads, entire  
18 motors and crankcases, auto body work and auto painting; and excludes a junk or auto  
19 wrecking business. All service and maintenance work shall occur within an enclosed  
20 structure.

21 b.c. Car wash

22 Any building or premises or portions thereof used for washing cars, trucks or other  
23 similar vehicles.

24 d. Commercial Parking Facility

25 Facilities that provide parking not accessory to a principal use, for which a fee may or  
26 may not be charged. This definition includes parking lots, parking garages, deck  
27 parking, and under-building parking areas. A use may either be private (owned by a  
28 non-governmental entity) or public (owned by the city, county, state, or federal  
29 government). This use does not include the parking of commercial vehicles such as

1 large trucks, motor homes, recreational vehicles, mass transit vehicles, or other similar  
2 vehicles in excess of twelve thousand (12,000) or more pounds gross vehicular weight  
3 (SEE INDUSTRIAL USES Category).

4 e. Fueling Center

5 Any building, land area or other premises, or portion thereof, used or intended to be  
6 used for the retail dispensing or sales of A facility with fuel pumps that sells fuel for  
7 motor vehicles on a retail basis. Such a facility may or may not also include a retail  
8 use such as a convenience store, grocery store or other retail store. Body work,  
9 straightening of frames or body parts, painting, storage of automobiles not in operating  
10 condition, or welding is prohibited. Car washing is allowed as an accessory use.

11 e. Park-and-Ride Lot

12 An off-street parking facility designed or intended to provide storage of motor vehicles  
13 and bicycles to accommodate commuter traffic into or out of the community. An  
14 accessory structure may include passenger shelters.

15 f. Personal Vehicle Rentals

16 An establishment that provides for the rental of autos, small trucks or vans, trailers,  
17 motorcycles, and similar vehicles. Typical examples include car rental agencies and  
18 moving equipment rental establishments (e.g., U-Haul).

19 g. Personal Vehicle Sales

20 An establishment that provides for the sale (including through auction) of new or used  
21 autos, small trucks or vans, trailers, motorcycles, or recreational boats. Typical  
22 examples include automobile dealers, auto malls, boat dealers, and moving equipment  
23 rental establishments (e.g., U-Haul). This use does not include the sale of commercial  
24 vehicles such as large trucks, motor homes, recreational vehicles, mass transit  
25 vehicles, or other similar vehicles in excess of twelve thousand (12,000) or more  
26 pounds gross vehicular weight.

27 h. Recreational Vehicle / Mobile Home Sales

1  
2  
3  
4

An establishment that provides for the sale of new or used motor homes, recreational vehicles, travel trailers or mobile homes.

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1 **D. Industrial Uses Classification.**

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2 1. Light Industrial Uses. The Light Industrial use category includes use types involved in the  
3 processing, production, fabrication, packaging, or assembly of goods including a research  
4 and development lab. Products may be finished or semi-finished and are generally made for  
5 the wholesale market, made for transfer to other plants, or made to order for firms or  
6 consumers. This use category does not include heavy manufacturing, which generally has  
7 more significant impacts off-site and additional outside storage. Goods are generally not  
8 displayed or sold on-site, but if so, such sales are a subordinate part of total sales.  
9 Relatively few customers come to the site. Accessory uses may include limited retail sales  
10 and wholesale sales, offices, cafeterias, employee recreational facilities, warehouses,  
11 storage yards, repair facilities, and security and caretaker's quarters.

12 a. Heavy machinery and equipment sales and repair

13 An establishment for the repair or servicing of industrial or business machinery  
14 equipment, products, or by-products. Few customers, especially the general public,  
15 come to the site.

16 b. Newspaper/Periodical Publishing Establishment

17 An establishment that reproduces a large quantity or copies of printed material such as  
18 newspapers and magazines.

19 c. Research, development or experimental lab

20 A facility that engages in research, or research and development, of innovative ideas in  
21 technology-intensive fields. Examples include research and development of computer  
22 software, information systems, communication systems, transportation, geographic  
23 information systems, multi-media, and video technology. Development and  
24 construction of prototypes may be associated with this use. Research, development or  
25 experimental labs shall not:

26 1. Cause or result in the dissemination of dust, smoke, gas or fumes, odor, noise,  
27 vibration, or excessive light beyond the boundaries of the lot on which the use is  
28 conducted.



1           2. Menace by reason of fire, explosion, radiation, or other physical hazards.

2           3. Harmfully discharge waste materials; or unusual traffic hazards or congestion due  
3           to type or number of vehicles required by or attached to the use.

4           4. Be dangerous to the comfort, peace, enjoyment, health, or safety of the  
5           community or the abutting areas, or tend to their disturbance or annoyance.

6           2. Heavy Industrial Uses. Manufacturing or other enterprises with significant external effects,  
7           or which pose significant risks due to the involvement of explosives, radioactive materials,  
8           poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other  
9           process.

10          a. Asphalt or concrete batching plant

11          A facility that produces a final mixture of asphalt or concrete batch by batch.

12          4. Mining, Excavation and Fill Uses.

13          The development of natural resources including the removal of surface and subsurface  
14          materials. These may include but are not limited to minerals and natural material.

15          a. Wholesale, Warehouse, Storage and Distribution Uses. The Wholesale, Warehouse,  
16          Storage and Distribution Uses category includes use types involving the storage or  
17          movement of goods for themselves or other firms or businesses. Goods are generally  
18          delivered to other firms or the final consumer, except for some will-call pickups. There  
19          is little on-site sales activity with the customer present. Accessory uses include offices,  
20          truck fleet parking, and maintenance areas. Example use types include separate storage  
21          warehouses (used for storage by retail stores such as furniture and appliance stores),  
22          distribution warehouses (used primarily for temporary storage pending distribution in  
23          response to customer orders), cold storage plants (including frozen food lockers), and  
24          outdoor storage (as a principal use). This use category does not include uses involving  
25          the transfer or storage of solid or liquid hazardous material.

26          b. Building supply and lumber sales / contractor's yard.

1 A lot, yard or a structure or part thereof that is not attached to a home building and  
2 garden supply store (see RETAIL SERVICES) used for the wholesale of building  
3 supply and lumber sales.

4 4. Waste-Related Uses. The waste-related uses category includes any uses involving the  
5 collection, storage, transfer, treatment, sale, recovery, recycling or disposal of waste  
6 materials. This category includes landfills.

7 a. Junk, salvage, or recycled metal yard

8 Junkyard (automobile wrecking yard): A lot, land, or a structure, or part thereof, used  
9 primarily for the collection, storage, and sale of waste paper, rags, scrap metal, or  
10 discarded material; or for the collecting, dismantling, storing, and salvaging of  
11 machinery or vehicles not in running condition, or for the sale of parts thereof.

12 b. Storage, transfer, or treatment of hazardous waste

13 Hazardous waste is any solid waste which has been defined as hazardous waste in the  
14 regulations, promulgated by the administrator of the United States Environmental  
15 Protection Agency pursuant to the federal act, which are in force and effect on  
16 February 1, 1988, codified as 40 C.F.R. § 261.3.

1 **E. Open Uses Classification.**

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2 1. Agriculture Uses. Activities including silviculture, livestock and poultry raising, cattle and  
3 animal grazing, cultivation crops and other commercial production for sale to others,  
4 including apiculture, aquaculture, floriculture, groves and orchards, horticulture, pasturing  
5 of animals, training or instruction of animals, sod farming, tree farming, viticulture, on-  
6 farm composting and similar activities. Preparation and sale of value-added goods made  
7 using products produced onsite shall be considered an agricultural use. A produce stand for  
8 the purpose of seasonal sales of products grown or produced on the premises on which it is  
9 located is allowed as an accessory use to a farm.

10 a. Agriculture/General

11 The use of land predominantly for the cultivation of crops and livestock including  
12 cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas,  
13 groves, confined feeding operations, specialty farms, silviculture, aquaculture,  
14 floriculture, viticulture, forestry, dairy, poultry, bees, and any and all forms of farm  
15 products and farm production.

16 b. Agriculture/Limited

17 Agriculture, general farming, forestry and horticulture uses excluding the commercial  
18 raising of livestock and poultry where commercial raising includes the breeding of  
19 livestock or poultry for wholesale and/or retail sales.

20 c. Commercial Greenhouse

21 A building used for the growing of flowers, vegetables, shrubs, trees and similar  
22 vegetation for wholesale or retail sale.

23 d. Farm Winery

24 A winery licensed as a "farm winery" under O.C.G.A. § 3-6-21.1. Alcoholic beverages  
25 may be sold for consumption on and off the premises to the extent allowed under and  
26 in compliance with applicable state and local law, including O.C.G.A. Title 3, Chapter  
27 6. Food may be served, and events may be held, on the premises. (Added January 24,  
28 2022, ZA21-002)

1 e. Open-air farmers' market

2 A lot or parcel used by farmers for the direct sale of farm and food products to  
3 consumers. For this purpose, the term "farm and food products" means any  
4 agricultural, horticultural, forest or other product of the soil or water, including, but  
5 not limited to, fruits, vegetables, eggs, dairy products, meat and meat products, poultry  
6 and poultry products, fish and fish products, grain and grain products, honey, nuts,  
7 syrups, apple cider, fruit juice, ornamental or vegetable plants, nursery products, fiber  
8 or fiber products, firewood and Christmas trees. However, the term does not include  
9 wines, malt beverages, or distilled beverages.

10 f. Sawmill

11 A sawmill or planing mill used for removing and processing timber on the adjacent  
12 areas.

13 g. Roadside Produce Stand

14 A produce stand larger than 1,000 square feet, or the resale of imported agricultural  
15 produce or products, on an active farm or agricultural use.

16 2. Resource-based Recreation Uses. Recreational activities that are essentially dependent  
17 upon the natural, scenic, or historic resources of the area provided the associated activities  
18 do not have significant adverse impacts on the ecological integrity or ecological or  
19 historical values of the resources in these areas.

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