

Chapter 4B - USE REGULATIONS

ARTICLE 1. GENERAL PROVISIONS

Section 4B.01 Intent.

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

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

Within planned development districts, all uses requiring permits shall be set out within the development order approved by the Commission, in a manner consistent with the Comprehensive Plan and this Resolution. Refer to Chapter 19 of this Resolution for Uses and development standards in planned development districts.

ARTICLE II. TABLE OF PERMISSIBLE USES

Section 4B.03. Applicability.

Permitted, limited, conditional, accessory and prohibited uses are established in the Table of Permissible Uses at Section 4B.09. The use of all new or existing structures and properties shall conform with the requirements of the Table of Permissible Uses and with all other applicable requirements of this Resolution. The uses listed in the Table of Permissible Uses are supplemented by, and subject to, other provisions of this Resolution, including but not limited to Chapter 23, "SUPPLEMENTARY REGULATIONS," certain provisions of which are designated at the end of the rows containing the Use Categories they are pertinent to.

Section 4B.04. Types of uses.

(a) *Permitted use. (P).* A "P" indicates a use that is permitted upon approval and issuance of a certificate of zoning compliance by the zoning enforcement officer in compliance with Section 27.10 of this Resolution.

1 (b) *Limited use (L)*. An "L" indicates a use that is permitted in the same manner as a permitted
2 use provided that the use meets the additional standards established in this or other
3 referenced Chapters of this Resolution.

4 (c) *Conditional (C)*. A "C" indicates a use that is permitted only where approved with a
5 conditional use permit by the Commission in accordance with the procedures and
6 requirements in Chapter 27 of this Resolution, including the criteria enumerated in Section
7 27.11, provided that the use meets any additional standards established in Chapter 23 or
8 other applicable chapters of this Resolution.

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

12 (e) *Prohibited uses (blank cell)*. A blank cell in the Table of Permissible Uses indicates that a
13 use is not permitted in the respective district. Uses not listed in the Table of Permissible
14 Uses, or provided for elsewhere in this Resolution, are also not permitted, subject to
15 Sections 4B.06, 4B.07, 4B.08.

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

17 The "Standards" column on the Table of Permissible Uses contains cross-references to standards
18 in Chapter 23 that are applicable to the limited or accessory use, or the use allowed by
19 conditional use permit, which is listed in that row. Conditional uses are also subject to the criteria
20 provided in Section 27.11, and all uses are subject to general or applicable standards or
21 requirements in other provisions of this Resolution, including, but not limited to, Chapter 4,
22 "General Provisions."

Section 4B.06. Similar uses.

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

Section 4B.07. Accessory uses.

Whenever two activities or uses occur on the same lot and one use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, and (ii) is commonly associated with the principal use and integrally related to it, then that use which meets the criteria enumerated in (i) and (ii) may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use, provided that the accessory use is of equal or lesser zoning classification. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential lot, residential subdivision or multifamily development and would be regarded as accessory to such principal uses. Some accessory uses are additionally designated as limited or conditional uses. Such uses require permits applicable to that use, independently of the related principal use, and must meet the additional standards designated for such accessory use pursuant to the Table of Permissible Uses, Chapter 23 and any other applicable standards or requirements in this Resolution. All accessory uses must meet any applicable standards for such use pursuant to this Resolution regardless of whether a separate use permit is required for such use.

Section 4B.08. Temporary uses.

Temporary uses are permitted as provided in Chapter 23 of this Resolution.

Section 4B.09. Table of Permissible Uses.

The Table of Permissible Uses is set out below:

Macon-Bibb County, Georgia, Comprehensive Land Development Resolution
 REVISIONS TO ADD NEW CH. 4B: USE REGULATIONS-**FINAL VERSION II 9-2-24**

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	
RESIDENTIAL USES																											
HOUSEHOLD LIVING																											
Additional single-family dwellings on a single lot	L	C	C	C	C	C	C	L	L	L		C	C	C	C	C	C	C	C								\$23.27.01
Dwelling Unit, Accessory / Garage Apartment	C	C	C	C	C	C	C					C	C	C	C	L											\$23.01.01 \$23.01.10
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	L	C							P	\$23.01.02
Dwelling, single-family attached (townhome)								P	P	P		P	P	P	P	C	L	L	C					P	P		\$23.01.02 \$23.01.10
Dwelling, tenant	L																										\$23.01.03
Dwelling, two-family attached (duplex)						C	C	P	P	P			P	P	P	L	L	L	C						P		\$23.01.04 \$23.01.10
Dwelling, multifamily								C	C	P				C		C		P	P					P	P	C	\$23.01.05
Home Occupations	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L					L	L		\$23.01.06
Horses, ponies and poultry, Accessory to RESIDENTIAL uses	P	P	L	L	L	L	L																				\$23.01.07
Manufactured home	L										L																\$23.01.08
Manufactured or mobile home park (or community)											C																

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 REVISIONS TO ADD NEW CH. 4B: USE REGULATIONS-FINAL VERSION II 9-2-24

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Manufactured or mobile home subdivision	L										L																\$23.01.09
Residential over commercial (or live-work)														C	C		C	C						C	C		
Security quarters																					P	P	P				
GROUP HOUSING																											
Assisted living community	C									C					C		C	C	C		C				C	C	
Guest Quarters														C	C												\$23.02.01
Dormitory	C									C						C											\$23.02.02
personal care home	C									C					C		C	C	C		C				C	C	
Independent Living Facility								C	C	P							C	P	P					P	P	C	
Intermediate Care Home										C							C	C	C								
Nursing Home	C									C							C	C	C		C					C	
PUBLIC AND CIVIC USES																											
COMMUNITY SERVICES																											
Adult day care facility										C							C	P	P		P						
Cemetery	C																										\$23.03.01
Childcare facility	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	L	L	L	L				L	L	C	\$23.03.02

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Childcare – in home (aka Day care home)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L					L	L	L	§23.03.03
Community center/civic club	C									C	C						C	P	P	C	C					P	
Community service facility														C			C	C	C		C						
Crematory	C																				P	P	P				
Cultural facility	C	C		C	C	C	C	C	C	C	C	C	C	C	C		C	C	P					P	P	P	
Funeral home																	C	P	P					C	C	C	
Government buildings and facilities	C									C							P	P	P	P	P	P	P			P	
Post Office										C							P	P	P	P	P	P	P			P	
Places of worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	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	C		C	C		C	C	C	
School, secondary (K-12)	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C					C	C		
School, vocational or trade	C																C	P	P		P	P				C	
HEALTH AND MEDICAL																											
Clinic or laboratory	C									C							C	C	C		C			C	C	C	

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Hospital	C									C						C	C	C					C	C	C		
PARKS AND OPEN AREAS																											
Community Garden		P	P	P	P	P	P	P	P	P	P																
Park, community	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	P	P	C							\$23.06.01	
Park, neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P								
TRANSPORTATION AND TRANSPORTATION TERMINALS																											
Private landing strip	C																										
Transportation terminal																	C	C		C	C	P	C	C	C	\$23.07.01	
UTILITIES																											
Broadcasting or communications tower	L	C	C	C	C	C	C	C	C	C	C						C	C	C	C	L	L	L	C	C	C	\$23.08.01
Communication antenna	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	\$23.08.01
Major utilities	C	C	C	C	C	C	C	C	C	C	C						C	C	C	C	L	L	L	C	C	C	\$23.08.02
Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Satellite Earth Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A											\$23.08.03
Solar energy collection facility, large-scale	C																										
Television and radio station	P																P				C			C	C	P	
COMMERCIAL USES																											

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ACCESSORY USES THAT REQUIRE A CONDITIONAL USE PERMIT OR ARE LIMITED USES																											
Drive-through facility															C		C	C	C		L	L		C	C	C	\$23.09.01
Outdoor entertainment enhanced by electronic amplification																	C	C	C		C	C		C	C	C	
Outdoor STORAGE in COMMERCIAL DISTRICTS																		C	C								\$23.09.02
Outdoor DISPLAY in COMMERCIAL DISTRICTS																	L	L	L	L							\$23.09.03
ANIMAL USES																											
Animal kennel	L																	C	C		C	C					\$23.10.01
Veterinary hospital or clinic	L, C																L	L	L		L	L			C	C	\$23.10.02
DRINKING AND ENTERTAINMENT																											
Bars, taverns, and nightclubs																	C	L	L		L	L		L	L	L	\$23.11.01 \$23.11.02
Incidental food and beverage sales																	A	A	A	A	A	A		A	A	A	
Microbrewery or microdistillery																	C	L	L		L	L		L	L	L	\$23.11.01 \$23.11.03
LODGING AND RECREATION																											

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Arena, stadium, or amphitheater	C																	C			C	P				C	
Hotel or Motel	L									C								P	P		C	C		C	C	P	§23.12.01
Recreation facility, indoor																	P	P	P	C	P	P		P	P	P	
Recreation facility, outdoor	L	C	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	C																	C		C					C	§23.12.03
Mainstream Theater																	C	P	P		P	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									L	P				C	P	C	P	P	P	C	P	P		P	P	P	§23.13.03
Bank or financial institution										L							P	P	C		C			P	P	P	§23.13.01
Call center																		P	P		P	P				P	
Contractor's office (includes lawn care, pool and pest control services)																					L	L	L				§23.13.02
Print shops, job printing, bindery, silk screening																	C	P	P		P	P			P	P	

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

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

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Adult Entertainment																			L						L	\$23.19.01	
INDUSTRIAL USES																											
LIGHT INDUSTRIAL																											
Light industrial, except as listed below																	C	C		L	L	L			L	\$23.20.01	
Heavy machinery and equipment sales and repair																				C	C	P					
Newspaper/Periodical Publishing Establishment																	P			C				P	P		
HEAVY INDUSTRIAL																											
Heavy industrial, except as listed below																				C	C	L				\$23.21.01	
Aboveground storage tank																				C	C	L				\$23.21.02	
Asphalt or concrete batching plant																					C	P					
MINING, EXCAVATION AND FILL																											
Mining, excavation, and fill operations	C																				L	L				\$23.22.01	
WHOLESALE, WAREHOUSE, STORAGE AND DISTRIBUTION																											
Wholesaling, warehousing, storage,																	C			P	P			C	C		

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and distribution, except as listed below	A																										
Building supply and lumber sales / contractors' yard																		C	L		L	L	P			L	\$23.23.01
WASTE-RELATED																											
Waste-related uses (including sanitary landfills), except as listed below	C																					C	C				\$23.24.01
Junk, salvage, or recycled metal yard	C																					C	L				\$23.24.02
Storage, transfer, or treatment of hazardous waste																							C				
OPEN USES																											
AGRICULTURE																											
Agriculture/General, includes livestock, and poultry production	L	L									L										C	C	C				\$23.25.01
Agriculture/Limited, excludes livestock or poultry raising	P	P		C														P	C		C	C	C			P	
Commercial Greenhouse Operation	P																					P	P				
Farm Winery	P																				C	C	C				

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Open-air farmers' market	C																	C	C		C	P	P	C	C	C	
Road side Produce Stand	L																										\$23.25.02
Sawmill	L																										\$23.25.03
Stone cutting and splitting	C																										
RESOURCE BASED RECREATION																											
Resource -based recreation	P	P	P	P	P	P	P	P	P	P	P																