

# Article 2. Use of Land and Structures

Effective January 1, 2009, as Amended through May 26, 2016

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## Article 2. Use of Land and Structures

Effective January 1, 2009, as Amended through May 26, 2016

This Article defines the zoning districts in the County and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed. This Article also sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Code.

### Sec. 201. Establishment of zoning districts.

For the purpose of these regulations, Camden County, Georgia, is hereby divided into the following zoning districts:

- A-F general agriculture-forestry
- A-R residential agriculture
- R-1 single-family residential
- R-2 medium-density residential
- R-3 high-density multifamily residential
- MHP manufactured home park
- PD planned development
- C-N neighborhood commercial
- C-G general commercial
- C-I interchange commercial
- I-R restricted industrial
- I-G general industrial
- CP conservation preservation
- LCI Little Cumberland Island
- RVD recreational vehicle and travel trailer parks
- BD beach and dune protection overlay
- FH flood hazard overlay
- RCP river corridor protection overlay
- QDO quality design overlay

### Sec. 202. Official zoning map.

All property in unincorporated Camden County is placed in the zoning districts as indicated on the Official Zoning Map.

(a) **Official zoning map adopted.**

- (1) The Official Zoning Map is hereby adopted and identified as that map or series of maps, adopted by the Camden County Board of Commissioners, that generally show the property boundaries in the county and the corresponding zoning districts adopted upon those properties, and that are

signed and certified by the Chairman of the Board of Commissioners upon its adoption as the Official Zoning Map, as follows:

This is to certify that this is the Official Zoning Map referred to in the Unified Development Code of Camden County, as adopted by the Camden County Board of Commissioners on (date).

Chairman (signature)

Camden County Board of Commissioners

Date

- (2) A certified copy of the zoning map as adopted pursuant to Sec. 202(a)(1) shall be kept on record in the County Clerk's office.

**(b) Amendments to the official zoning map.**

- (1) The Official Zoning Map, as adopted by the Board of Commissioners and amended from time to time by its action, shall be maintained and available in the Planning Department.
- (2) No changes of any nature shall be made to the Official Zoning Map except in conformity with amendments to the map approved by the Board of Commissioners and in conformity with the procedures set forth in this Development Code or by adoption of a new Official Zoning Map. Such amendments shall be spread upon the minutes of the Board of Commissioners and shall be available for public inspection
- (3) All zoning district boundary changes and amendments to the Official Zoning Map shall be noted on the map maintained in the Planning Department with the date of the zoning change or amendment and reference to the implementing ordinance.
- (4) The Official Zoning Map as amended from time to time by the Board of Commissioners may be kept in an electronic format from which printed copies can be produced.

**(c) Special conditions of previous zoning approvals retained.**

All special conditions and special stipulations imposed as conditions of rezoning of property prior to adoption of the Official Zoning Map are hereby retained and reaffirmed, and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the Board of Commissioners is amended through the rezoning process established by this Code.

**Sec. 203. Determination of zoning district boundaries.**

**(a) Zoning district boundaries; general.**

The boundaries of the districts as shown on the Official Zoning Map shall be determined on the basis of the legal descriptions or boundary surveys associated with approved zoning petitions, or, lacking such legal descriptions or surveys, on the basis of the location of the boundary as depicted on the Official Zoning Map along with any dimensions shown.

**(b) Interpretation of zoning district boundaries.**

Where uncertainty exists with respect to the boundaries of any of the zoning districts, as shown on the official zoning map, the following shall apply:

- (1) Where district boundaries are indicated as approximately following street or highway centerlines, or street or highway right-of-way lines, said boundaries shall be construed as following such lines.
- (2) Where district boundaries are indicated as approximately following lot lines, said boundaries shall be construed as following such lines.
- (3) Where district boundaries are indicated as being approximately parallel to the centerlines of right-of-way lines of streets, or the centerlines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto at the scaled distance indicated on the zoning map.

- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5) Boundaries indicated as following saltwater shorelines shall be construed to follow the low water mark of said shorelines, and in the event of change, the boundary line shall be construed as moving with the actual low water line; boundaries indicated as approximately following the centerline of fresh water rivers, creeks, canals, inlets or other bodies of water shall be construed to follow such centerlines.
- (6) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, the Planning Director shall interpret the district boundaries.
- (7) Camden County has established that all fresh and saltwater marsh areas fall within the conservation preservation zoning district (CP). Where a boundary is indicated as following such fresh or salt marsh area, the boundary line shall be constructed as following the actual limits of said fresh or salt marsh.

(c) **Official zoning map interpretation.**

The Planning Director shall provide interpretations of the official zoning map. In case of any questions as to the location of any boundary line between zoning districts, a request for interpretation of the official zoning map may be made of the Planning Director. All decisions rendered in this regard by the Planning Director shall be based upon the criteria set forth in Sec. 203(b) of this Development Code. Appeals from an interpretation of the Planning Director shall be taken under the procedures of Article 13 of this Development Code as an appeal of an administrative decision.

**Sec. 204. Future land use map.**

*[Amended March 2, 2010]*

All property in unincorporated Camden County is placed in the land use categories as indicated on the future land use map.

(a) **Future land use map adopted.**

- (1) The future land use map is hereby adopted and identified as that map or series of maps, adopted by the Camden County Board of Commissioners, that generally show the property boundaries in the county and the corresponding land use categories of those properties, and that are signed and certified by the Chairman of the Board of Commissioners upon its adoption as the future land use map, as follows:

This is to certify that this is the future land use map referred to in the Unified Development Code of Camden County, as adopted by the Camden County Board of Commissioners on (date).

Chairman (signature)

Camden County Board of Commissioners

Date

- (2) A certified copy of the future land use map as adopted pursuant to Sec. 204(a)(1) shall be kept on record in the County Clerk's office.

(b) **Amendments to the future land use map.**

- (1) The future land use map, as adopted by the Board of Commissioners and amended from time to time by its action, shall be maintained and available in the Planning Department.
- (2) No changes of any nature shall be made to the future land use map except in conformity with amendments to the map approved by the Board of Commissioners in conformity with the procedures set forth in this Development Code or by adoption of a new future land use map. Such

amendments shall be spread upon the minutes of the Board of Commissioners and shall be available for public inspection

- (3) The future land use map as amended from time to time by the Board of Commissioners may be kept in an electronic format from which printed copies can be produced.

(c) **Interpretation of the future land use map.**

The Planning Director shall provide interpretations of the future land use map. In the case of any question as to the location of any boundary line between land use categories, a request for interpretation of the future land use map may be made of the Planning Director. All decisions rendered in this regard by the Planning Director shall be based upon the criteria set forth in Sec. 203(b) of this Development Code for zoning district boundaries, as applied to the land use category boundaries. Appeals from an interpretation of the Planning Director shall be taken under the procedures of Article 13 of this Development Code as an appeal of an administrative decision.

**Sec. 205. Definitions related to land use.**

*Accessory building:* A building customarily incidental to the main buildings and supportive of the principle use on the property. See also the definition of "Principal Building" and Principal Use."

*Accessory structure:* A structure having minimal value and used for parking, storage and other non-habitable uses, such as garages, carports, storage sheds, and including, in A-F and A-R Zoning districts, pole barns, hay sheds and the like. (See also the definition of "Structure" in Sec. 206, and Sec. 228 Summary table - Accessory Uses to an Agricultural Use). [Amended March 22, 2011]

*Apartment:* A dwelling intended for rental occupancy, designed for and occupied by two or more families living independent of each other as separate housekeeping units, including apartment houses, apartments and flats, but not including auto or trailer courts or camps, or hotels. See also the definitions of "Dwelling, Multi-Family" and "Condominium."

*Bed and breakfast inn:* A business establishment operated within a dwelling by the owner or occupant, offering temporary lodging and one or more meals to guests while away from their normal places of residence. In contrast, see the definitions of "Boardinghouse" and "Hotel."

*Boardinghouse:* A dwelling where, for compensation and by prearrangement for definite periods, meals and lodging are provided for residents. See also the definitions of "Bed and Breakfast Inn" and "Hotel."

*Condominium:* A form of ownership distinguished by the absence of individual lots or lot lines and utilizing instead a system of ownership whereby dwelling units are individually owned but where land outside of the building walls is held in common and maintained by a condominium association in accordance with O.C.G.A. Section 44-3-70, known and cited as the "Georgia Condominium Act." In contrast, see the definition of "Apartment."

*Day care center:* See "Licensed Day Care Center."

*Distillery, Craft \*:* The term "craft" brings to mind the idea of smaller batches of distilled liquors being made in a family setting starting with raw materials and creating distilled liquors with the same attention to detail that was normal in the earlier history of the United States. A craft distiller is actively involved in every aspect of the distillation of the spirit, from ingredient selection to bottling and labeling. aka Artisan Distilling. (\* American Craft Distillers Association (ACDA) defines craft distillers as those whose annual production of distilled spirits from all sources does not exceed 100,000 proof gallons removed from bond (the amount on which excise taxes are paid.) [Amended November 19, 2014]

*Distillery, Micro:* A micro distillery is a small distillery established to produce beverage grade alcohol in relatively small quantities. [Amended November 19, 2013]

*Dwelling:* Any building other than a mobile home, travel trailer, camper, motor home or manufactured home, or portion thereof, which is designed or used as living quarters for one or more families.

- Dwelling, single family* [i.e., single-family residence]: A dwelling designed to be occupied by one family for residential use.
- Dwelling, multi-family*: A dwelling designed for occupancy by two or more families living independently of each other, exclusive of an auto or trailer court or camp, or hotels.
- Dwelling, two-family*: A dwelling designed to be occupied by two families living independently of each other.
- Dwelling unit*: One or more rooms within a dwelling constituting a separate, independent housekeeping establishment, with provisions for cooking, eating, personal hygiene (sanitary and bathing facilities) and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.
- Home occupation*: Any activity carried out for profit by the resident and conducted as an accessory use in the resident's dwelling unit. A home occupation is further defined as one of the following:
- a. *Home office*: A home occupation that is limited to an office use and does not involve visits or access by the public, suppliers or customers, and does not involve the receipt, maintenance, repair, storage or transfer of merchandise at the home.
  - b. *Home business*: A home occupation that is limited to the use of a practicing professional or artist, or to the office use of the operator of a business, and may involve very limited visits or access by clients or customers and the maintenance, repair, storage or transfer of merchandise received at the home. Operation of a for-profit agricultural activity or a farm is not considered a home business.
  - c. *Family day care home*: A home occupation in which the occupant of the dwelling provides supervision and non-medical care for up to 6 children or elderly adults with no overnight stays.
  - d. *Home occupation—rural*. A home occupation located in an agricultural area.
- Hotel*: A building or group of buildings other than a bed & breakfast inn, boardinghouse, mobile home, travel trailer, camper, motor home or manufactured home under one ownership, intended or designed to be occupied as the more or less temporary abiding place of persons who may be lodged for compensation, but not including an auto court or trailer court or camp, sanatorium, hospital, asylum, orphanage or building where persons are housed under restraint. The term "hotel" includes the terms "motel," "resort hotel" and "motor court."
- Junkyards*: An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes automobile wrecking yards and includes any area for storage, keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings.
- Kennel, commercial*. Any lot, structure or premises where two or more dogs and/or cats are kept for a fee or for breeding.
- Licensed day care center* means a facility providing day care licensed by the state that provides care, training, education, custody, treatment or supervision for children under 18 years of age, where such children are not related by blood, marriage or adoption to an owner or operator of the facility. Day care facilities include:
- a. *Day-care center* means any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, 19 or more children under 18 years of age; provided, however, that this term shall not include a private school which provides kindergarten through grade 12 education and which provides care before, after, or both before and after the customary school day to its students as an auxiliary service to such students during the regular school year only.

- b. *Group day-care home* means any place operated by any person or group wherein are received for pay not less than seven or more than 18 children under 18 years of age for care and supervision for less than 24 hours per day.
- c. *Family day-care home* means a private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three but not more than six children under 18 years of age who are not related to such person and whose parents or guardians are not residents in the same private residence.
- d. *Child care learning center* means a day-care center that participates in Georgia's Pre-K Program.

*Manufactured home:* A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above requirements except the size requirements and with respect to which the manufacturer voluntarily files a certification pursuant to 24 CFR § 3282.13 of this chapter and complies with the construction and safety standards set forth in 24 CFR Part 3280. The term does not include any self-propelled recreational vehicle. Calculations used to determine the number of square feet in a structure will include the total of square feet for each transportable section comprising the completed structure and will be based on the structure's exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions will include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. Nothing in this definition should be interpreted to mean that a manufactured home necessarily meets the requirements of HUD's Minimum Property Standards (HUD Handbook 4900.1) [January 21, 2014 amendment] [**Editorial Note:** Such Buildings to be permitted shall at a minimum be constructed in accordance with the Federal Manufactured Home Construction and Safety Standard, which came into effect June 15, 1976, and shall bear an insignia issued by the U. S. Department of Housing and Urban Development (HUD).]

*Manufactured home, Length of a:* A Manufactured home's largest overall length in the traveling mode, including cabinets and other projections, which contain interior space. Length does not include bay windows, roof projections, overhangs, or eaves under which there is no interior space, nor does it include drawbars, couplings or hitches. [January 21, 2014 amendment]

*Manufactured home, Width of a:* A Manufactured home's largest overall width in the traveling mode, including cabinets and other projections, which contain interior space. Width does not include bay windows, roof projections, overhangs, or eaves under which there is no interior space. [January 21, 2014 amendment]

*Manufactured home park:* A parcel of land which is used or intended to be used for the rental or lease of spaces or lots and the provision of services for two or more manufactured homes.

*Manufactured home space or lot:* A plot of ground within a manufactured home park designed for the accommodation of one manufactured home.

*Mobile home.* A structure transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on-site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein and manufactured prior to June 15, 1976. In contrast, see the definition of "Manufactured Home."

*Modular home.* A factory fabricated transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears a seal of compliance with regulations of the Georgia Industrialized Building Act.

*Planned center:* A single office, commercial or industrial property that is designed or intended for occupancy by two or more principal businesses that are separately owned and have no corporate relationship.

*Principal building:* A building in which is conducted a principal use, such as a house, an office building, a store or a factory.

*Principal use:* The specific, primary purpose for which land or a building is used, such as residential living, professional services, retail sales or manufacturing.

*Recreational vehicle:* means a vehicle, which is:

- a. Built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

*School:* means a public or private facility where persons regularly assemble for the purpose of instruction or education, including any playground, stadium or other related structure.

*Shipping container:* A reusable steel container having suitable strength to withstand shipment, storage, and handling of intermodal freight. [See Sec. 306 (d) for permitted location] [Amended March 25, 2014]

*Special use:* A special use is a use that would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in zoning districts as special uses, if specific provisions for such special uses are made in this zoning ordinance. Approvals of Special Uses are permanent and run with the land unless in violation of the conditions of approval or UDC code violations. Violations of the conditions of approval or UDC code violations can trigger revocation by the County Commission. Revocation shall be effected by following the same procedure as initial approval. Special use approvals for non-residential uses expire after one year of inactivity. [Amended September 4, 2018]

*Temporary Personal Storage Unit:* A prefabricated unit, made of metal and/or wood, fully fabricated off-site and delivered via truck. It shall be located only on a temporary basis. [See Sec. 306 (d) for permitted location] [Amended March 25, 2014]

## **Sec. 206. Definitions related to lot and building standards.**

*Building* means any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of persons, animals or property.

*Building height:* The vertical distance from the average natural grade of the building footprint or from the base flood elevation established by FEMA, whichever is higher above mean sea level, to the highest point of the roof or other structure of the building not otherwise exempted from height regulations.

*Building, principal:* See "Principal Building."

*Central on-site sewage management system:* An on-site sewage management system serving more than one building, business, residence or other facility designed or used for human occupancy or congregation.

*Community sewer system:* A privately owned system for the collection and disposal of wastewater, such as a community subsurface treatment system, a central on-site sewage management system or a sewage treatment system.

*Community subsurface treatment system:* Any system that treats primarily domestic wastewater other than those dedicated to serving only one single-family residence or non-domestic sewage systems.

*Community water system:* A privately owned system for the provision of piped water to individual lots for human consumption.

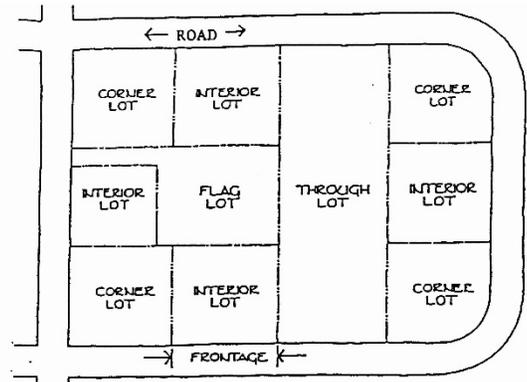
*Floor area, heated:* The gross floor area of all spaces within a building that are heated by mechanical means, known also in dwelling units as “living area.” Heated floor area does not include garages, unheated basements or cellars, attic storage areas, partially unenclosed decks or lanais, and areas open to the sky.

*Frontage, lot:* See “Lot Frontage.”

*Heated Floor Area:* See “Floor Area, Heated.”

*Lot:* A parcel or tract of land held in single or undivided ownership.

- a. *Corner Lot:* A lot or parcel of land abutting upon two or more streets at their intersection or upon two continuous parts of the same street forming an interior angle of less than 135 degrees.
- b. *Double-Frontage Lot (i.e., a “Through Lot”):* A lot bounding on 2 or more streets, but not at their intersection, so that it is not a corner lot unless said corner lot has frontage on 3 or more sides.
- c. *Interior Lot:* A lot having frontage on only one street.
- d. *Flag Lot:* A lot having a street frontage and initial lot width notably less wide than the body of the lot (usually where the principal building is intended to be located), such that the lot appears to be a “flag” on a “pole” extending to the street frontage.

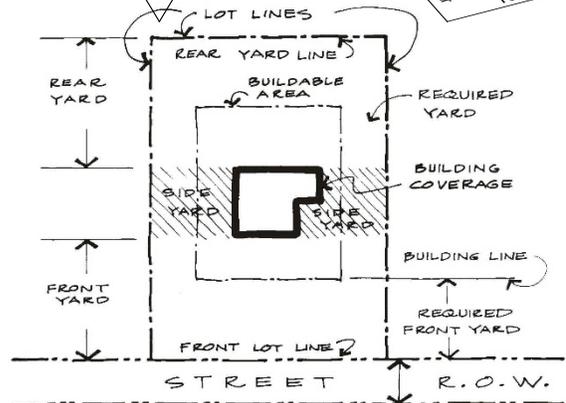
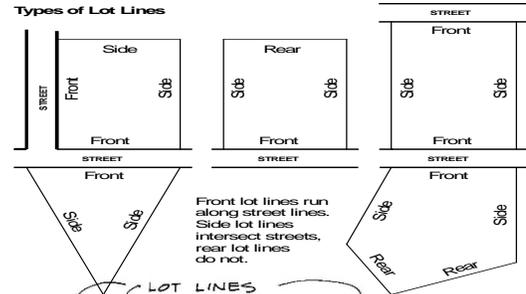


*Lot Area:* The total area included within lot lines.

*Lot frontage:* The distance over which the boundary line of the lot and a street line are coincident.

*Lot line:* The boundary dividing a given lot from the street or adjacent lots; the boundary defining the limit of ownership of a property.

Types of Lot Lines



- a. *Front lot line:* Any boundary line of a lot that abuts a street. A lot adjacent to more than one street will have more than one front lot line.
- b. *Rear lot line:* Any boundary line of a lot that does not intersect with a street right-of-way line and is not a front lot line. [Amended March 25, 2014]
- c. *Side lot line:* Any boundary line of a lot that intersects with a street right-of-way line and is not a front lot line.

*Lot of record:* An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed as filed in the records of the clerk of Camden County Superior Court.

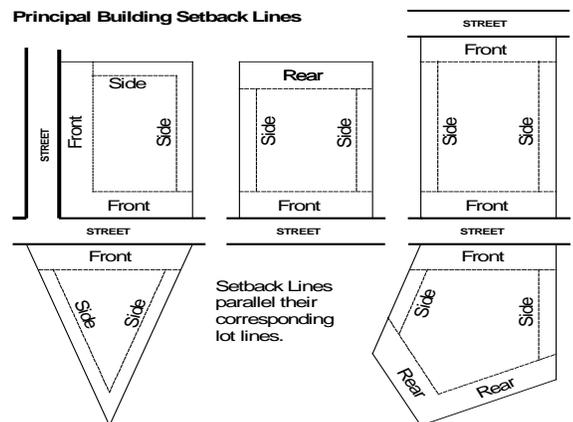
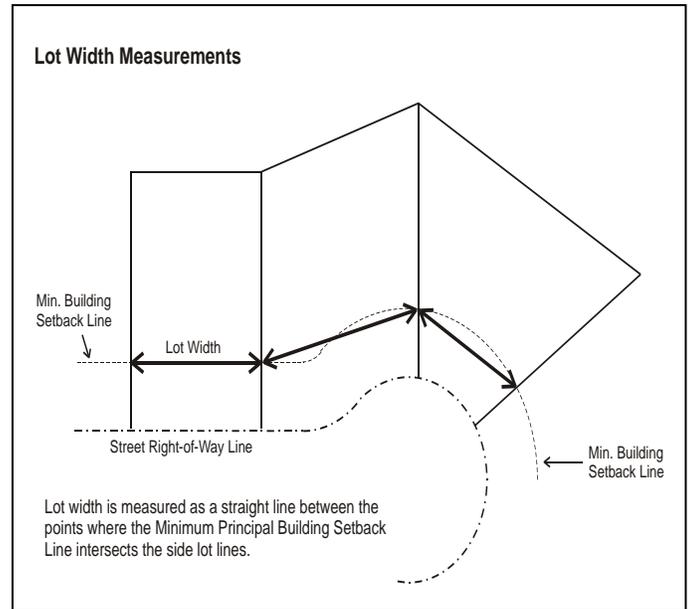
*Lot width:* The distance measured along the front principal building setback line between intersecting lot lines. The lot width shall be measured along a straight line between such points of intersection.

*On-Site Sewage Management System* means a sewage management system other than a public or community sewerage system serving one or more buildings, mobile homes, recreational vehicles, residences, or other facilities designed or used for human occupancy or congregation. Such term shall include, without limitation, conventional and chamber septic tank systems, privies, and experimental and alternative on-site management systems that are designed to be physically incapable of a surface discharge of effluent that may be approved by the Health Department.

*Principal building:* A building in which is conducted a principal use, such as a house, an office building, a store or a factory.

*Principal building setback line:* A line delineating the minimum allowable distance between a property line (or the right-of-way line of an abutting street) and a principal building on a lot. (See also "Setback.")

- a. *Front building setback:* The minimum allowable distance between the right-of-way line of any abutting street and any part of a principal building on a lot. The front setback distance is applied along the full length of the right-of-way line and is parallel to it.
- b. *Rear building setback:* The minimum allowable distance between a rear lot line and any part of a principal building on a lot. The rear building setback extends along and is parallel to the full length of the rear lot line.
- c. *Side building setback:* The minimum allowable distance between a side lot line and any part of a principal building on a lot. The side building setback extends along and is parallel to the side lot line between the front building setback and a rear building setback (if any).



*Principal use:* The specific, primary purpose for which land or a building is used, such as residential living, professional services, retail sales or manufacturing.

**Setback:** The shortest straight-line distance between a street right-of-way or lot line and the nearest point of a structure or building or projection there from, measured at 90 degrees to the street or lot line. The “nearest point of a building” includes such projections as sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps and roof overhangs of 18 inches or less.

**Setback, minimum:** The shortest distance allowed between a street right-of-way line or any other lot line and any principal or accessory building on a lot. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a “side yard setback” is measured from a side lot line. (See the illustration of the definition of “Lot Width” for a depiction of a minimum front building setback line.)

**Septic Tank** An approved watertight tank designed or used to receive sewage from a building sewer and to affect separation and organic decomposition of sewage solids, and discharging sewage effluent to an absorption field or other management system.

**Sewage Treatment System:** A system that provides primary treatment and disposal, including absorption field components, devices and appurtenances intended to be used for disposal of sewage by soil absorption, but does not include a conventional or chamber septic tank system. The system shall be designed to be physically incapable of a surface discharge of effluent.

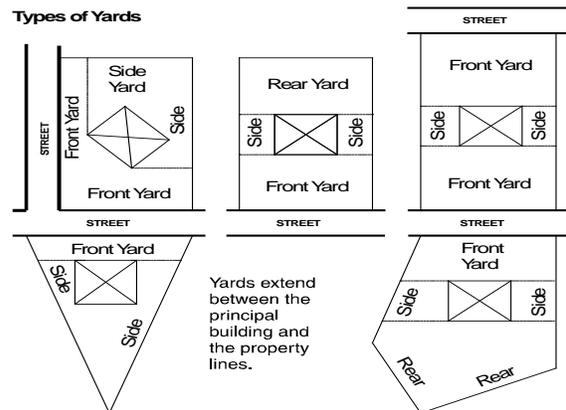
**Structure** means anything constructed or erected, the use of which requires a location on the ground or attached to something having a location on the ground, including but not necessarily limited to, signs, buildings, parking lots, patios, pools, decks, well houses and canopies.

- a. For the purpose of flood damage prevention, a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other manmade facilities or infrastructures.

**Upland property:** That portion of a property that is outside of any primary conservation area required under the Environmental Protection Article of this Development Code, such as but not limited to buffers along state waters, wetlands and flood hazard areas.

**Yard:** An area that lies between the principal building on a lot and the nearest lot line.

- a. **Front yard:** a yard extending the full width of the lot, located between the street line and the front line of a principal building, projected to the side lines of the lot.
- b. **Rear yard:** a yard extending the full width of the lot and situated between the rear lot line of the lot and the rear of a principal building projected to the side lines of the lot.
- c. **Side yard:** a yard located between the side of a principal building and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.



**Sec. 207. Development standards.**

**(a) Minimum street frontage required.**

No building or structure shall hereafter be erected on a lot that does not have frontage for at least 25 feet upon a street that provides vehicular access to the lot, which shall be either a public street, a publicly maintained street, a private street, or an easement to a public street approved under the provisions of this Development Code. See the definition of “lot Frontage,” in contrast to “lot width,” above.

**(b) Area regulations for lots and principal buildings.**

Provisions relating to the minimum area and width and the maximum coverage of a lot, the maximum height of a building, and the minimum setbacks for front, side and rear yards as they relate to a principal building are included under each zoning district to which such provisions apply. Setback provisions for accessory buildings and structures are contained in the following Section.

**(c) Minimum setbacks for accessory buildings and structures.**

Accessory uses or structures shall be permitted only in rear yards and side yards except as otherwise provided in this Code.

**(1) Accessory buildings.**

Minimum setbacks for accessory buildings shall be as follows: *[Amended June 16, 2015]*

- a. Accessory buildings having a floor area of less than 200 square feet must be at least 5 feet from any side or rear property line and must not be located within any front yard. Exceptions will be granted only to well houses which are constructed over wells located in the front yard which can be no closer than 10' from any street right-of-way. *[Amended June 16, 2015]*
- b. Accessory buildings having a floor area of 200 square feet or greater must comply with the same setbacks as required for principal buildings in each zoning district. No such accessory building may be located in the front yard of a lot unless the lot itself is 2 acres or more in size, or the lot is zoned A-F or A-R. *[Amended June 16, 2015]*
- c. When an accessory building is attached to the principal building it shall comply with the minimum setback requirements of the principal building to which it is accessory. This shall not apply to uncovered decks, steps, or ground level patio. *[Amended June 16, 2015]*

**(2) Accessory structures.**

Minimum setbacks for accessory structures shall be as follows: *[Amended June 16, 2015]*

- a. Fences and free-standing walls.
  1. There shall be no minimum setback for fences or freestanding walls; provided that any fence or freestanding wall shall not obstruct visibility at street intersections. (See the requirements for minimum sight distance and visibility in Article 10 of this Development Code.") *[Amended November 18, 2014]*
- b. Recreational facilities. *[Amended June 16, 2015]*

Subject to applicable provisions of a construction permit or an operating permit as required by the Health Department, the following setbacks apply to recreation facilities: *[Amended June 16, 2015]*

  1. An unenclosed recreational facility, such as a swimming pool or tennis court, must comply with the same setbacks as required for principal buildings in each zoning district. Such setbacks apply to the facility itself, but not to any surrounding ground-level patio or deck. *[Amended June 16, 2015]*
- c. Gasoline pumps and pump islands.
 

Gasoline pumps and pump islands must comply with the same setbacks as required for principal buildings in the zoning district applicable to the lot where the pumps are located.
- d. Signs.
 

See the Sign Regulations Article of this Development Code for all setback requirements for the various types of signs.
- e. Parking and loading areas.
 

See the Setback Requirements Section of the Parking and Loading Article of this Development Code for setbacks relating to parking lots and truck loading areas.

- f. All other accessory structures.

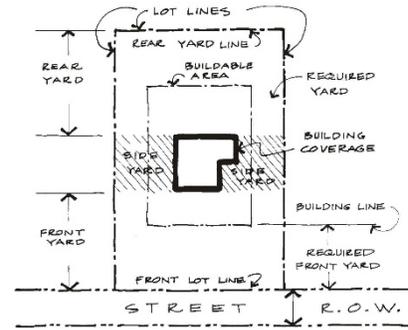
Accessory structures not listed above must be at least 10 feet from any street right-of-way and at least 5 feet from any other property line (except driveways that connect to a street or adjoining property).

- g. Accessory structures shall not encroach upon any easement unless such encroachment is allowed by the terms of the easement.

**(d) Minimum lot size on septic tank.**

If an on-site sewage management system is proposed to serve a lot or building, the County Health Department may require larger lot sizes in individual cases based on a variety of factors,<sup>1</sup> such as:

- (1) The following land areas are not considered as a part of a lot when calculating the required minimum lot size for an on-site sewage management system under State requirements: easements (such as power line or pipe line) that exclude installation of an on-site sewage management system, and land within 50 feet of a lake, river, stream, wetland or other bodies of water.
- (2) Such lots located in groundwater recharge areas are subject to increase. See the Protection of Groundwater Recharge Areas Section of the Environmental Protection Article of this Development Code.
- (3) The minimum lot area per dwelling required by the zoning district may be increased for a home larger than a “typical size home,” which is defined as follows: a 3- or 4-bedroom home with basic appurtenances such as: driveway, minimum number of trees, and water supply line. If larger homes, swimming pools, tennis courts or outbuildings, etc. are proposed to be constructed or if trees would interfere with installation of an on-site sewage management system, the County Health Department may require larger lots to assure useable soil area.
- (4) The County Health Department may also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed land areas for an approved on-site sewage management system and approved replacement system, percolation rates higher than 45 minutes per inch, need for subsurface drainage or adverse topographic features.
- (5) Lots shall be a minimum width of 100 feet or 150 feet measured within the area where an approved on-site sewage management system and replacement system are to be located when served by a public water supply system or non-public water supply system (private well), respectively.
- (6) There must be an unobstructed area on each lot for installation of an approved on-site sewage management system and an area equal in size for a conventional system or larger area, as appropriate, for an approved replacement system; this will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system. All pertinent zoning setbacks and other space requirements must also be met.
- (7) The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gallons per acre per day (gpad) when served by non-public or individual water supply system or 1,200 gpad when served by public water supply system. When sewage flows exceed these quantities (600 or 1,200 gpad as indicated) for a given dwelling structure, the minimum lot size or parcel of land shall be increased proportionally following Health Department guidelines.



<sup>1</sup> Refer particularly to “Section M” of the *Manual for On-Site Sewage Management Systems*, Public Health Division, Georgia Department of Human Resources, latest edition.

(e) **Exceptions.**

(1) Double frontage lots.

On lots having frontage on more than one street, the minimum front yard setback shall be provided from each street in accordance with the regulations for the zoning district in which the lot is zoned.

(2) Exceptions to front yard setback requirements.

The front yard requirements of this Development Code shall not apply to any lot where the average front yard setback of principal buildings on already built-upon lots located within 100 feet on each side of such lot and within the same zoning district and fronting on the same street as such lot, is less than or more than the minimum required setback. In such cases, the minimum setback on such a lot may be no less than the average front yard setbacks on the developed lots. However, in no case shall setback be less than ten feet.

(3) Exceptions to height regulations.

The height limitations of this Code shall not apply to church spires, water towers, electric transmission towers, silos, chimneys and smokestacks.

- a. The above exclusions from height limitations shall not apply in the vicinity of airports, private airstrips and heliports where more stringent FAA Regulations apply. *[Amended November 18, 2014]*

**Sec. 208. Intent of zoning districts and specific zoning district regulations.**

(a) **Use of land, buildings and structures.**

Except for individual nonconformities covered in Article 1 of this Development Code:

- (1) No property shall be used except in accordance with its zoning designation on the Official Zoning Map, applicable conditions of zoning approval for the property, and all applicable provisions of this Development Code.
- (2) The regulations set by this Development Code within each zoning district shall be minimum regulations and shall apply uniformly, and to each class or kind of structure or land, except when modifications are provided.
- (3) Principal uses, accessory uses and temporary uses that are allowed, whether by right or by special use approval, are listed for each zoning district or are as shown on Table 2.2: Allowed Land Uses by Zoning District, as stated in the pertinent Section of this Article for each zoning district. Any principal use, accessory use or temporary use that is not listed as allowed for a zoning district under the pertinent Section of this Article for the zoning district and is not shown as allowed for the zoning district on Table 2.2 is prohibited in that zoning district. *[Amended December 1, 2009]*

(b) **Land use types.**

*[Amended April 6, 2010]*

- (1) Principal use.
- a. A "principal use" is the specific, primary purpose for which land or a building is used, such as residential living, professional services, retail sales or manufacturing.
- b. Except for single-family detached dwellings (which are restricted to only one principal residence and its customary accessory buildings and structures on any one lot), two or more principal uses or buildings can be located on the same property. Examples of such multiple-use properties include: a shopping center containing a variety of stores, an office park with multiple buildings and businesses, and any other property containing uses that would otherwise be considered principal uses independent of other uses on the property.

- c. Each principal use on a multiple-use property must be allowed by the zoning applicable to the property.
- (2) Accessory use.
- a. An “accessory use” is a use customarily incidental, appropriate and subordinate to the principal use of land or buildings located upon the same premises, such as a dog house at a residence, back-room storage for wares on sale at a store, a parking lot at a store or office, or truck loading facilities at a factory.
  - b. Uses that are commonly considered to be a customary accessory use to a dwelling, a church, a commercial establishment or an industrial operation, are listed under the Accessory Uses and Structures Section of Article 3 of this Development Code. The determination that a use not so listed in Article 3 is customarily incidental, appropriate and subordinate to a principal use and therefore acceptable as an accessory use on a property, is made by the Planning Director giving due weight to such factors as:
    - 1. The extent to which the uses are inter-related, with accessory uses normally being dependent on the existence of the principal use; or
    - 2. The amount of floor area or land area devoted to each use, with accessory uses normally occupying less space than the principal use; or
    - 3. The intensity of each use or operation, with accessory uses normally being less intense as to human activity or operations, noise and other environmental impacts, than the principal use.
  - c. Because accessory uses are recognized as such relative to the principal use of a property or building, a principal use must be located on a property for accessory uses to be allowed. Under unusual circumstances, construction or placement of an accessory use or structure prior to or in lieu of a principal use on a property may be approved only as a special exception variance under the provisions of Article 13 of this Development Code, except, however, the Director may grant administrative site plan approval for the location of accessory structures on a parcel zoned A-F or A-R and meeting the UDC requirements. The site plan shall show the following at a minimum:
 

Proposed dwelling, proposed accessory structure(s), planted buffer between the adjacent dwellings and residential subdivisions or roadway, and sewerage locations approved by Environmental Health. *[Amended March 22, 2011]*
- (3) Temporary use.
- a. A “temporary use” is a use that is to be located on a property for a specific period of time, such as Christmas tree sales or a temporary residence while a home is under construction. All uses listed on Table 2.2 under the heading “Temporary Uses” are considered as such and regulated as temporary uses in all zoning districts where allowed.
  - b. A regulated temporary use may be either a principal use or an accessory use, depending on the nature of the use and its relationship to other uses on the property.
  - c. All regulated temporary uses are subject to the provisions and permitting requirements of Article 12 of this Development Code relating to temporary uses.

## **Sec. 209. A-F general agriculture-forestry district.**

### **(a) Purpose and intent of the A-F zoning district.**

The intent of the A-F district is to provide land for the production of agricultural products such as field crops, livestock, poultry and other conventional agricultural and forestry pursuits. The A-F district is also created to assist in the conservation of natural resources by encouraging practices that will conserve soil and water resources. Utilities other than electricity and telephone should be provided by the land user in order to discourage the costly extension of public water supply and sewage disposal facilities.

- (b) **Uses allowed in the A-F zoning district.**
- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
  - (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the A-F general agriculture-forestry districts shall conform to the following requirements:

- (1) Minimum lot area: three acres, including 1 acre of upland property per lot containing soils suitable for an on-site sewage management system. See Sec. 207(d) under which larger lots may be required by the Health Department. *[Amended March 2, 2010]*
- (2) Minimum lot width at building line: 300 feet.
- (3) Minimum front yard setback from right-of-way line: 50 feet.
- (4) Minimum side yard setback from property line: 40 feet.
- (5) Minimum rear yard setback from property line: 50 feet.
- (6) Maximum building height: 35 feet (50 feet for barns and other accessory agricultural buildings).

**Sec. 210. A-R residential agriculture district.**

(a) **Purpose and intent of the A-R zoning district.**

The intent of the A-R district is to provide land primarily for small farms with residences and other limited compatible uses. Commercial, industrial and small lot residential uses are discouraged in order to protect the natural amenities of the area, as well as suppress urban sprawl. It is the purpose of the A-R district to promote compatibility between uses and to encourage and provide an orderly transition from agricultural to urban uses.

(b) **Uses allowed in the A-R zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the A-R residential agriculture districts shall conform to the following requirements:

- (1) Minimum lot area: two acres, including 1 acre of upland property per lot containing soils suitable for an on-site sewage management system. See Sec. 207(d) under which larger lots may be required. *[Amended March 2, 2010]*
- (2) Minimum lot width at building line: 150 feet.
- (3) Minimum front yard setback from right-of-way line: 30 feet.
- (4) Minimum side yard setback from property line: 20 feet.
- (5) Minimum rear yard setback from property line: 30 feet.
- (6) Maximum building height: 35 feet (50 feet for barns and other accessory agricultural buildings).

**Sec. 211. R-1 single-family residential district.****(a) Purpose and intent of the R-1 zoning district.**

The R-1 district is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities needed to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the single-family residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

**(b) Uses allowed in the R-1 zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

**(c) Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the R-1 single-family residential districts shall conform to the following requirements:

- (1) Minimum lot area: *[Amended March 2, 2010]*
  - a. 1 acre of upland containing suitable soils for a lot served by an individual well and on-site sewage management system;
  - b. ½ acre of upland containing suitable soils for a lot served by a public or community water system and on-site sewage management system; and
  - c. 10,000 square feet for a lot served by a public or community water system and sewerage system.
  - d. See Sec. 207(d) under which larger lots may be required by the Health Department for on-site sewage management systems.
- (2) Minimum lot widths:
  - a. At building line: 75 feet with both public/community water and public/community sewerage system; 100 feet with either public/community water, or public/community sewerage system; 150 feet with individual private well and individual sewage disposal system.
  - b. Greater lot widths at the minimum front building line or at the location of an on-site sewage management system may be required to meet Health Department requirements.

There may be other regulations required by the Camden County Environmental Health Department, Environmental Protection Division (EPD) and the Army Corps of Engineers.

- (3) Minimum front yard setback from right-of-way line: 25 feet.
- (4) Minimum side yard setback from property line: 15 feet.
- (5) Minimum rear yard setback from property line: 20 feet.
- (6) Maximum building height: 35 feet.

**Sec. 212. R-2 medium-density residential district.****(a) Purpose and intent of the R-2 zoning district.**

The R-2 residential district is created to provide for the use of individual lots and the creation of neighborhoods for single-family site-built and modular homes, supported by related recreational, religious and educational facilities appropriate to a balanced and attractive residential area; and for manufactured homes and medium density multi-family uses when compatible with nearby uses and consistent with the Future Land Use map. Persons residing in the R-2 district are entitled to protection from other types of uses that are detrimental to the residential characteristics of the R-2 district. The regulations that apply to the R-2 district are designed to encourage the formation and continuance of a stable, healthy living environment for its residents. [Amended April 6, 2010]

**(b) Uses allowed in the R-2 zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

**(c) Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the R-2 multifamily residential districts shall conform to the following requirements:

- (1) Minimum lot area:
  - a. With both public/community water and public/community sewerage system:
    1. Single-family residence: 10,000 square feet for each lot.
    2. Multifamily dwellings: 10,000 square feet for the first unit, plus an additional 2,000 square feet for each dwelling unit more than one.
  - b. With either public/community water or public/community sewerage system:
    1. Single-family residence: a minimum of ½ acre of upland area containing soils suitable for an on-site sewage management system for each dwelling unit. See Sec. 207(d) under which larger lots may be required.
    2. Duplex dwellings: a minimum of 1 acre of upland area containing soils suitable for an on-site sewage management system for each dwelling unit. See Sec. 207(d) under which larger lots may be required.
    3. Multi-family or townhouse developments shall only be allowed with public/community water and public/community sewerage systems in accordance with Sec. 212(c)(1)a.2. minimum requirements. [Amended January 21, 2014]
  - c. With private well and individual sewage disposal system: a minimum of 1 acre of upland area containing soils suitable for an on-site sewage management system for each dwelling unit. See Sec. 207(d) under which larger lots may be required.
- (2) Minimum lot width, at building line:
  - a. For each single-family residence, the minimum lot width shall be 75 feet with both public/community water and public/community sewerage system; 100 feet with either public/community water or public/community sewerage system; 150 feet with private well and individual sewage disposal system.
  - b. For a two-family (duplex) dwelling, the minimum lot width for each dwelling unit shall be 75 feet with both public/community water and public/community sewerage system; 100 feet with either public/community water or public/community sewerage system; 150 feet with private well and individual sewage disposal system.

- c. For a townhouse development in which each dwelling unit occupies a separate lot, the minimum lot width for each dwelling unit shall be 18 feet, provided that the average of all of the units in a single building must be at least 20 feet.
  - d. For a property containing other multi-family dwellings than those enumerated above (such as apartments and condominiums), the minimum lot width shall be 150 feet.
  - e. Greater lot widths at the minimum front building line or at the location of an on-site sewage management system may be required to meet Health Department requirements.
- (3) Minimum front yard setback from right-of-way line: 20 feet.
  - (4) Minimum side yard setback from property line: ten feet, except there shall be no side yard required between attached dwelling units located on separate adjoining lots.
  - (5) Minimum rear yard setback from property line: 15 feet.
  - (6) Maximum building height: 35 feet. *[Amended May 27, 2009]*

### **Sec. 213. R-3 high-density multifamily residential district.**

#### **(a) Purpose and intent of the R-3 zoning district.**

The intent of the R-3 district is to provide areas for medium to high-density residential development. The R-3 district's regulations are designed to encourage the formation and continuance of a stable and healthy residential environment while discouraging the encroachment of uses capable of adversely affecting the R-3 district's character.

#### **(b) Uses allowed in the R-3 zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

#### **(c) Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in R-3 high-density multifamily residential district shall conform to the following requirements:

- (1) All lots within an R-3 zoning district shall be furnished with both community or public water and a community or public sewerage system.
- (2) Minimum lot area:
  - a. Multifamily dwellings: 8,000 square feet for the first unit, plus 2,000 square feet for each additional unit.
- (3) Minimum lot width at building line:
  - a. For a two-family (duplex) dwelling, the minimum lot width **for each dwelling unit** shall be 50 feet.
  - b. For a townhouse development in which each dwelling unit occupies a separate lot, the minimum lot width for each dwelling unit shall be 16 feet, provided that the average of all of the units in a single building must be at least 18 feet.
  - c. For a property containing other multi-family dwellings than those enumerated above (such as apartments and condominiums), the minimum lot width shall be 100 feet.
- (4) Minimum front yard, setback from right-of-way line: 25 feet.
- (5) Minimum side yard setback from property line: 10 feet, except there shall be no side yard required between attached dwelling units located on separate adjoining lots.

- (6) Minimum rear yard setback from property line: 15 feet.
- (7) Maximum building height: 35 feet. *[Amended May 27, 2009]*

## **Sec. 214. MHP manufactured home park district.**

### **(a) Purpose and intent of the MHP zoning district.**

The intent of the MHP district is to provide a sound and healthy residential area sufficient to meet the unique needs of inhabitants living in manufactured homes, to protect manufactured home parks from encroachment by incompatible uses, and to encourage the consolidation of manufactured homes in parks, and to enhance property values in the community by providing distinctive areas for manufactured home parks. It is intended that all manufactured home parks be desirable living areas providing adequate open space, and essentially the same considerations given to residents of R-1 and R-2 districts.

### **(b) Uses allowed in the MHP zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

### **(c) Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the MHP manufactured home park district shall conform to the following requirements:

- (1) Minimum lot area for a manufactured home park is four acres.
- (2) Each manufactured home shall be located on a lot or space having an area of at least 4,000 square feet when both community or public water and community or public sewerage systems serve each lot. At least ½-acre of land shall be available within each lot or serving each space when the property is served by public or community water supply and individual sewage disposal. The County Health Department may require this minimum to be increased depending on the soil type, its ability to drain and water table characteristics.
- (3) Maximum density shall be seven manufactured homes per acre on public water and sewer.
- (4) Each manufactured home park shall be graded and drained so that rainwater will not stand in pools or puddles.
- (5) The minimum distance required for the separation of a manufactured home from any other manufactured home shall be 20 feet from side to side, 20 feet from side to rear and 15 feet from rear to rear; setback from interior driveways shall be at least 15 feet.
- (6) No manufactured home shall be located closer than 30 feet from street right-of-way lines and not closer than 20 feet from property lines.
- (7) Manufactured home parks shall have a minimum of 400 square feet of common open space per manufactured home space; however, no manufactured home park shall have less than 11,000 square feet of total common open space.
- (8) Manufactured home parks shall have visual buffers such as shrubbery and/or fencing at least six feet in height between the park and adjacent residential uses. Buffer strips shall meet the requirements of Article 4 of this Development Code.
- (9) All manufactured home spaces shall abut on an interior drive of gravel or similar all-weather surface; interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street; and parking space of gravel or similar all-weather surface sufficient to accommodate at least two automobiles shall be located on each manufactured home space.
- (10) Additional requirements:

- a. Skirting or fitted with permanent perimeter enclosures.
- b. Dumpsters. All manufactured home parks shall be required to provide one dumpster space for every 25 mobile home lots, or any portion thereof. Each dumpster space shall be enclosed on three sides by a chain link, solid brick, concrete block or uniformly painted board fence, and screened from sight from the adjoining residences and adjacent streets. These spaces should be so designed and developed as to provide easy access to the county maintenance vehicles. The number of dumpsters leased from the county by the mobile home park owner shall be determined by need; additional dumpsters may be required by the Health Department based on usage.
- c. All manufactured home parks shall be submitted for approval using the same guidelines as a final plat approval for a subdivision.

## **Sec. 215. PD planned development district.**

### **(a) Purpose and intent of the PD zoning district.**

This PD district is reserved for establishment of shopping centers, planned residential areas, planned industrial developments and similar types of large-scale compatible use developments. The regulations are designed to permit latitude with respect to internal site planning considerations, and location of these developments within the county in the interest of long-range development. This PD district encourages innovations in residential and nonresidential development so that growing demands for housing and commercial areas may be met by a greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space as well as other natural amenities.

### **(b) Specific requirements.**

In order to qualify for a planned development zoning classification, a proposed planned development must first meet the following specific requirements:

- (1) The site utilized for planned developments must contain an area of not less than 15 acres.
- (2) The site must have a minimum width between any two opposite boundary lines of 300 feet and must adjoin or have direct access to at least one improved public street.
- (3) The application for approval of the planned development shall be filed jointly by all of the owners of the properties included in the planned development.
- (4) A suitable concept plan shall be submitted by the developers for review and approval by the planning commission and the county commission.
- (5) A written report shall be submitted by the developers for review and approval by the planning commission and the county commission.

### **(c) Application for amendment.**

- (1) Any request pertaining to establishing a PD district shall be considered as an amendment to the zoning map and shall be processed in accordance with the regulations set forth in Article 12 for approval of zoning changes.
- (2) If approved by the county commission, all information pertaining to the concept plan for the proposal shall be adopted as a condition of zoning approval and shall establish the standards of development for that particular planned development project.
- (3) An application for approval of a proposed PD project shall be considered prospective. The concept plan map, the description of the project and the allowed uses for the project shall be established as conditions of approval by the Board of Commissioners, and may include modifications to the proposals submitted by the developer as part of the original application for zoning approval.

(d) **Concept plan for PD.**

See the requirements for a PD concept plan under the Approval of Zoning Changes Division of the Procedures and Permits Article of this Development Code.

(e) **Uses allowed in the PD zoning district.**

Only those uses included in the conditions of zoning approval by the County Commission shall be allowed.

(f) **General design criteria and development standards.**

See the provisions regarding Planned Developments in the Subdivisions and Planned Developments Article of this Development Code.

**Sec. 216. C-N neighborhood commercial district.**

(a) **Purpose and intent of the C-N zoning district.**

The C-N district is created to provide nearby residential areas with convenient shopping and service facilities. Uses will include those businesses and services which are desired by neighborhood residents on a day-to-day basis. Regulations are designed to encourage a stable, healthy and compatible environment, reduce traveling and parking inconveniences, avoid strip commercial development, and prevent industrial and other encroachment capable of destroying the neighborhood commercial character of the C-N district.

(b) **Uses allowed in the C-N zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the C-N neighborhood commercial district shall conform to the following requirements:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width at right-of-way line: 100 feet.
- (3) Minimum lot width at building line: 100 feet.
- (4) Minimum front yard setback from right-of-way line: 25 feet.
- (5) Minimum side yard setback from property line: 15 feet.
- (6) Minimum rear yard setback from property line: 10 feet.
- (7) Maximum building height: 35 feet.

**Sec. 217. C-G general commercial district.**

(a) **Purpose and intent of the C-G zoning district.**

The intent of the C-G district is to encourage an economically healthy environment for a wide variety of businesses and services that benefit from close proximity to each other. The regulations shall encourage intense land development and discourage uses requiring large areas of land in proportion to the number of pedestrians. The regulations are concerned with excluding all uses involving heavy trucking that are not related to the predominant retail activity, and particularly in excluding manufacturing and warehousing.

(b) **Uses allowed in the C-G zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.

- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the C-G general commercial district shall conform to the following requirements:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width at right-of-way line: 100 feet.
- (3) Minimum lot width at building line: 100 feet.
- (4) Minimum front yard setback from right-of-way line: 65 feet.
- (5) Minimum side yard setback from property line: 10 feet.
- (6) Minimum rear yard setback from property line: 10 feet.
- (7) Maximum building height: 60 feet.

**Sec. 218. C-I interchange commercial district.**

(a) **Purpose and intent of the C-I zoning district.**

The C-I district is created to serve predominantly the needs of interregional traffic at interchanges on limited access thoroughfares. The uses allowed in the C-I district are focused primarily on the needs of truckers and the traveling public, which are food, commercial services, fuel and lodging.

(b) **Uses allowed in the C-I zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the C-I interchange commercial district shall conform to the following regulations:

- (1) Minimum lot area: 43,560 square feet.
- (2) Minimum lot width at building line: 100 feet.
- (3) Minimum lot width at right-of-way line: 100 feet.
- (4) Minimum front yard setback from right-of-way line: 65 feet.
- (5) Minimum side yard setback from property line: 10 feet.
- (6) Minimum rear yard setback from property line: 15 feet.
- (7) Maximum building height: 35 feet.

**Sec. 219. I-R restricted industrial district.**

(a) **Purpose and intent of the I-R zoning district.**

The I-R district is established to provide land for various types of industrial, manufacturing or warehousing operations that are compatible with adjoining districts. Such uses generally require storage of materials or goods either before or after the manufacturing process, but are of low noise or nuisance level. Land for the I-R district should be located in relation to the thoroughfare network of the community as well as rail and air, if required, and designated so as to not disrupt normal traffic flow. Planned industrial parks are encouraged in the I-R district.

(b) **Uses allowed in the I-R zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the I-R restricted industrial district shall conform to the following regulations:

- (1) Minimum lot area: as required to meet I-R district regulations and intent.
- (2) Minimum lot width at building line: 100 feet.
- (3) Minimum lot width at right-of-way line: 100 feet.
- (4) Minimum front yard setback from right-of-way line: 65 feet.
- (5) Minimum side yard setback from property line: 25 feet.
- (6) Minimum rear yard setback from property line: 25 feet.
- (7) Maximum building height: 60 feet.

**Sec. 220. I-G general industrial district.**

(a) **Purpose and intent of the I-G zoning district.**

The I-G district is created to provide land for industrial, manufacturing and warehousing operations which require buildings and open areas for fabricating, processing, extracting or repairing equipment, raw materials, manufactured products or wastes. The traffic networks of the county and region are to be considered in order to discourage disruption and congestion of traffic. The intensity of uses permitted in the I-G district makes it desirable that they be located downwind (as determined by the prevailing wind direction) and separated from residential and commercial uses.

(b) **Uses allowed in the I-G zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the I-G general industrial district shall conform to the following regulations:

- (1) Minimum lot area: as required to meet the I-G district's regulations and intent.
- (2) Minimum lot width at building line: 200 feet.
- (3) Minimum lot width at right-of-way line: 100 feet.
- (4) Minimum front yard setback from right-of-way line: 65 feet.
- (5) Minimum side yard setback from property line: 40 feet.
- (6) Minimum rear yard setback from property line: 40 feet.
- (7) Maximum building height: 60 feet.

**Sec. 221. CP conservation preservation district.****(a) Purpose and intent of the CP zoning district.**

The CP district is established to preserve and control development within certain land, marsh and water areas of this county. These areas serve as wildlife refuges, possess great natural beauty, are of historical or ecological significance, are utilized for outdoor recreational purposes or provide needed open space for the health and general welfare of the county's inhabitants. The regulations are designed to discourage encroachment of uses capable of destroying the undeveloped character of the CP district.

**(b) Uses allowed in the CP zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

**(c) Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the CP conservation preservation district shall conform to the following regulations:

- (1) Minimum lot area: one-half acre.
- (2) Minimum lot width at building line: 100 feet.
- (3) Minimum lot width at right-of-way line: 100 feet.
- (4) Minimum front yard setback from right-of-way line: 50 feet.
- (5) Minimum side yard setback from property line: 20 feet.
- (6) Minimum rear yard setback from property line: 20 feet.
- (7) Maximum building height: 35 feet.

**Sec. 222. LCI Little Cumberland Island district.****(a) Purpose and intent of the LCI zoning district.**

This district is created to provide specific requirements for low-density single-family residential development on Little Cumberland Island. These areas are defined and protected from the encroachment of uses not performing a function appropriate to environmental protection and single-family residential use. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element. The county recognizes the additional restrictions placed on development on Little Cumberland Island by virtue of the Department of the Interior and the Little Cumberland Island Association's Declaration of Covenants and Restrictions (1965/1966) and the "Agreement" of 1973 between the Association and the Department of the Interior. The Board of Commissioners hereby decrees that land development on Little Cumberland Island best be controlled by using the Little Cumberland Island Association's Declaration of Covenants and Restrictions (1965/1966) and the 1973 "Agreement" between the Association and the Department of the Interior and review by the county. This zoning district specifically includes land use and development review by the Department of Interior through the Covenants and Restrictions applied by the Owners Association, FEMA regulations (construction within a flood zone), state health regulations concerning wells and septic systems, and the building codes of Camden County. In recognition of the nature of Little Cumberland Island and the Association's agreement with the Department of Interior the county recognizes the ability of the Association to move lot lines, to maintain the two-acre minimum lot size, due to erosion of the shoreline. Any movement or adjustment of lot lines will be completed as an amendment to the subdivision plat and will require a survey showing the modifications on the plat to be signed by the Association, affected property owners, the Department of Interior and the County Planning Commission. These revised plats will be approved without Planning Commission review unless the planning

staff finds there are inconsistencies with the Association's covenants and restrictions or the lots violate the area regulations of this zoning district.

(b) **Uses allowed in the LCI zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the LCI single-family residential districts shall conform to the following requirements:

- (1) Minimum lot area: Two acres.
- (2) Minimum lot width at building line: 150 feet.
- (3) Minimum front yard setback from right-of-way line: 25 feet.
- (4) Minimum side yard setback from property line: 15 feet.
- (5) Minimum rear yard setback from property line: 20 feet.
- (6) Maximum building height: 35 feet.

**Sec. 223. RVD recreational vehicle and travel trailer parks district.**

(a) **Purpose and intent of the RVD zoning district.**

The intent of the RVD district is to provide an area, outside the normal use of the commercial district, on which to establish a planned, desirable living area with adequate open space and health considerations for the placement of recreational vehicles on a temporary basis.

(b) **Uses allowed in the RVD zoning district.**

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) **Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the RVD district shall conform to the following requirements:

- (1) Only travel trailers or recreational vehicles shall be permitted to be placed within the RVD district.
- (2) Minimum lot area for a recreational vehicle park shall be four acres.
- (3) Maximum density shall not exceed 15 parking lots per acre with no more than one travel trailer per parking lot.
- (4) Each unit location shall be served by a community or public water system, sewer hookup to either a community engineered sewer (approved by the Camden County Health Department sized for the number of units it is intended to serve) or public sewer system (approved by the water department), and individual electrical hookup connections. If water and sewer services are available within 1,500 feet the park shall be connected to the public services.
- (5) The park shall be graded and drained so that rainwater will not stand in pools or puddles. A master drainage plan shall be required as part of the development review of the park.

- (6) No unit parking space or community building shall be located closer than 30 feet to a right-of-way line or closer than 20 feet to a property line.
- (7) All parks shall have a minimum of 150 square feet of common open space for each unit, with a minimum of 10,000 square feet of common space regardless of the number of units.
- (8) Parks shall establish and maintain an aesthetically pleasing visual buffer such as a continuous planted buffer strip, consisting of shrubbery or a hedgerow, or a solid brick, concrete block or stone wall, or a board fence that is at least six feet in height between the park and adjacent residential uses and property. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.
- (9) All unit parking lot spaces shall be paved and abut on an interior paved drive, interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street. A parking space for additional vehicles shall be constructed of pavement or confined gravel area sufficient enough that automobiles may be located on each unit parking lot space. One space for additional vehicles shall be provided for each five-unit parking space.
- (10) All park accesses to the roadway shall meet the requirements for a commercial driveway.
- (11) All units staying in the park must be attached to or have available a pull vehicle on site or be self-powered so they may be removed in the event of pending inclement weather.
- (12) All units staying in the park must be currently licensed in the state and county in which the unit is registered.
- (13) Stability. All units shall, prior to occupancy or other use, be stabilized in such a way as to prevent tilting of the unit.
- (14) Each park must make private arrangements for garbage collection.
- (15) All park plans shall be submitted for approval using the same guidelines as a final plat approval for a subdivision.
- (16) All parks must obtain an occupational license from Camden County to operate as a business. In addition, there shall be a charge of \$50.00 per parking lot per year, paid at the time the occupational license is renewed, paid to Camden County by the park owner. RV parks existing on April 16, 2002 are exempt from the \$50.00 per parking lot per year fee.
- (17) All parks shall obtain and maintain a Tourist Accommodations Permit from the Health Department.
- (18) No building permits are needed to place a travel trailer or recreational vehicle in the park. However, the park manager must keep a log of spaces rented, to whom, license plate number and for how long, recording arrival and departure date.
- (19) Ownership. The park owner shall be allowed to own and/or maintain no more than one unit in their park.
- (20) Registration. The travel trailer park shall maintain a registration as required by Georgia state law and shall not allow a unit to remain longer than 180 days without re-registering said unit.
- (21)
  - (a) Recreational Vehicles shall not occupy any space in a recreational vehicle park for a period exceeding 180 days in any 12-month period, nor shall the cumulative occupy by such persons of different spaces within the same recreational vehicle park exceed a total 270 days in any 12-month period. This time may be extended up to one year if the recreational vehicle leaves the park for two consecutive weeks or more during the 12-month period.
  - (b) The recreational vehicle park manager shall maintain a log of the names of persons and dates of occupancy of spaces. The log shall be made available to a code enforcement officer if a question arises as to compliance with these occupancy limitations. *[Amended Sept 17, 2019]*

**Sec. 224. BD beach and dune protection overlay district.****(a) Purpose and intent of the BD overlay zoning district.**

It is intended that development within the BD district be protected from tides and high-water storm surges, winds and erosion; that development within the BD district occur without adversely affecting the existence or natural functions of the beach and dune areas; and that development within the BD district occur without subjecting property adjacent and farther inland to additional potential danger from actions of wind and water. The mapped beach protection districts are hereby designated to be used as overlay zoning districts to the underlying zoning districts. Thus, the land may be utilized only under the conditions and regulations of both zones.

**(b) Uses allowed in the BD overlay zoning district.**

The following uses shall be allowed by right within the BD beach and dune protection overlay district:

- (1) Active and passive recreational uses not inherently destructive to the existence of integrity of the beach and dunes.

**(c) Special uses.**

The following uses may be allowed in the BD district in accordance with the provisions contained in Article 12 for approval of a Special Use, and if additional conditions which may be required are met:

- (1) Residences, buildings or other structures shall be permitted if that use is allowed in the underlying zoning district and provided that:
  - a. All development, grading, filling or land alteration shall not occur seaward of the beach and development setback line which is 40 feet landward of the most seaward stable dune (see article three, definitions).
  - b. If the proposed site is lacking an active-stable dune sequence, then the site shall not be developed until the developer establishes an active-stable dune sequence with respect to dune height, dune row spacing, vegetation type, vegetation density, width of high-tide beach, slope and orientation of dunes.
  - c. All permanent structures shall be built so that the first floor elevation is a minimum of 14 feet above mean sea level by means of pilings rather than filling. See the provisions for flood damage prevention in the Erosion Control and Stormwater Management Article of this Development Code.

**(d) Special provisions applicable to the BD overlay zoning district.**

- (1) Categories of dunes.

Dunes along the beaches of Camden County are categorized as "active dunes" or "stable dunes," as follows:

- a. *Active dunes.* Generally, the most seaward dune group (often more than a single row) may also commonly be referred to as primary or foredunes. Dunes remain active, in a state of flux, until finally stabilized by seaward moving inland plant communities. These active dunes may be characterized by sea oats, grasses with spreading, mat-like (though shallow) root systems, scrub vegetation, low-lying shrubs, vines and scattered herbs. On calm days, and during summer months, active dunes accumulate sand and grow. In times of storm and high water, these active dunes lose sand to erosion processes and wave action.
  - b. *Stable dunes.* Generally, the most landward dunes ridges may also commonly be referred to as backdunes. These backdunes are characterized by plant life such as live oak, wax myrtle and holly (all woody plants). Unlike foredunes, these backdunes are stable, not subject to constant shifting and change. An active-stable dune sequence should be characterized by foredunes and backdunes.
- (2) Development setback line.

A setback line, seaward of which no development can take place, is to be drawn 40 feet behind the first (most seaward) stable dune row. The purpose of the setback line is to delimit those areas in which development can be allowed without interfering with natural processes. Ideally, successive rows of stable dunes should be retained for maximum protection of inland properties. The setback line represents the closest conceivable point to which development can proceed without permanent interference with the natural functioning of the dune system.

## **Sec. 225. FH flood hazard overlay district.**

### **(a) Purpose and intent of the FH overlay zoning district.**

The FH district is created to ensure continuance of natural floodplain, streams channels and natural protective barriers that accommodate floodwaters. These regulations are designed to minimize costly flood control, rescue and relief projects undertaken at the expense of the general public, and minimize damage to public facilities and utilities which may be located in floodplain. This FH district will help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas. Furthermore, potential property buyers shall be notified that property within the FH district is subject to flood hazard. The mapped flood hazard areas within the jurisdiction of this Development Code are hereby designated to be used as an overlay zoning district to the various land use districts as delineated by the official zoning map. Thus, the land may be utilized only under the conditions and regulations of both zones.

### **(b) Uses allowed in the FH overlay zoning district.**

The following open space uses shall be allowed by right within the flood hazard district to the extent that they are not prohibited by any other regulations and provided they do not demand structures, fill or storage of materials or equipment. In addition, no use shall adversely affect the efficiency or unduly restrict the capacity of the channels or floodway of any tributary, drainage ditch or other drainage facility or system.

- (1) Agricultural uses, such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming and crop harvesting, but excluding waste impoundment ponds or the spreading of animal waste on the land, such as chicken litter.
- (2) Industrial-commercial uses, such as loading areas, parking areas and airport landing strips.
- (3) Private and public recreational uses, including golf courses, tennis courts, playing fields, driving or archery ranges, picnic grounds, boat landings, ramps, swimming areas, parks, wildlife preserves, shooting ranges, hunting and fishing areas, biking and horseback riding trails.
- (4) Accessory residential uses, such as lawns, gardens, parking areas and play areas.

### **(c) Special uses.**

The following uses may be allowed in FH districts in accordance with the provisions contained in Article 12 for approval of a Special Use:

- (1) The following list of special permit uses may be allowed, provided that no structure, fill (including fill for roads and levees, deposit, storage of materials or equipment), or other activities associated with the use impairs the efficiency or the capacity of the floodway, or unduly increases flood heights.
  - a. Circuses, carnivals and similar transient amusement enterprises.
  - b. Drive-in theaters, new and used car lots, roadside stands and signs.
  - c. Extraction of sand, gravel and other materials.
  - d. Marinas, boat rentals, docks, piers and wharves.
  - e. Railroads, utility lines, streets, bridges and pipelines.
  - f. Storage yards for equipment, machinery or materials.
  - g. Kennels and stables.

h. Other uses similar in nature to the permitted uses or the special permit uses.

(2) Residences may be permitted, provided:

a. Residences are located in a flood fringe area.

b. Residences shall be constructed on fill or other acceptable elevating practice with the first floor or basement floor above the regulatory flood elevation.

c. All area regulations of the underlying land use district are met.

(3) Fill or material deposits, provided:

a. Any fill or materials proposed to be deposited in the floodway must be shown to have some beneficial purpose, and the amount must not be greater than is necessary to achieve that purpose, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials.

b. Such fill or other materials shall be protected against erosion by riprap, vegetation cover or bulk heading.

(4) Accessory structures to permitted uses and special permit uses, provided:

a. Structures shall not be designed for human habitation.

b. Structures shall have a low flood damage potential.

c. Structures shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwater.

d. Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow.

e. Structures shall be firmly anchored.

(d) **Site plan for special uses.**

The applicant may be required to provide information necessary for determining the regulatory flood protection elevation, whether the proposed use is located in the floodway or flood fringe, and other factors necessary to render a decision on the suitability of the particular site for the proposed use. This may include:

(1) Plans drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, flood-proofing measures, and the relationship of the above to the location of the channel and/or coastal flood hazard zone.

(2) A typical cross section showing the channel of the watercourse, elevation of land areas adjoining each side of the channel, cross sectional areas to be occupied by the proposed development, and high-water information or similar information pertinent to a coastal flood hazard situation.

(3) Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and spatial arrangement of proposed and existing structures; locations and elevations of streets, utilities; land uses and vegetation surrounding areas, and soil types.

(4) Profile showing the slope of the bottom of the channel, if applicable.

(5) Specifications for building construction, materials, flood-proofing, filling, dredging, grading, channel improvement, water supply and sanitary facilities.

(e) **Additional floodplain restrictions.**

See Division 4 of Article 11, Erosion Control and Stormwater Management, of this Development Code.

## **Sec. 226. RCP river corridor protection overlay district.**

(a) **Purpose and intent of the RCP overlay zoning district.**

The intent of the RCP district is to provide protection of the river corridors within Camden County through the use of an overlay district. These corridors are of vital importance in that they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation and a source for clean drinking water. These river corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb floodwaters.

**(b) Uses allowed in the RCP overlay zoning district.**

Property and buildings in a RCP district shall be used for the following purposes if allowed by right as a use by right in their underlying land use district:

- (1) Single-family dwelling.
- (2) Timber production and harvesting, subject to the following conditions:
  - a. Forestry activity shall be consistent with best management practices established by the state forestry commission; and
  - b. Forestry activity shall not impair the drinking quality of the river water as defined by the Federal Clean Water Act, as amended.
- (3) Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. § 12-2-8.
- (4) Wastewater treatment.
- (5) Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criteria but a hard-surface tennis court would not be. Parking lots are not consistent with this criterion. Paths and walkways within the river corridor are consistent with this criterion.
- (6) Natural water quality treatment or purification.
- (7) Agricultural production and management, subject to the following conditions:
  - a. Agricultural activity shall be consistent with best management practices established by the state soil and water conservation commission;
  - b. Agricultural activity shall not impair the drinking quality of the river water as defined by the Federal Clean Water Act, as amended; and
  - c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the state department of agriculture.

**(c) Special provisions applicable to the RCP zoning district.**

- (1) Special uses.

The only special use that will be considered in this overlay district is for single-family homes on lots legally existing and recorded prior to adoption of the County's zoning ordinance on October 7, 1977 or legally subdivided and approved under the county's subdivision regulations prior to March 1, 2002 that are less than the minimum size required by this district. No other special uses will be considered within this district.

- (2) Temporary permits.

There shall be no temporary permits issued within the RCP district.

- (3) Variances.

There shall be no variances issued within the RCP district.

**(d) Area regulations.**

Unless otherwise specified in this Development Code, principal uses and lots in the RCP district shall conform to the following requirements:

- (1) Minimum lot area: Three acres or the minimum required in the underlying land use district, whichever is larger (i.e., A-F is 3 acres, thus a parcel would be required to be a minimum of 3 acres in size). *[Amended March 2, 2010]*  
*[Ed. Note: This example changed from 5 to 3 acres with the A-F minimum lot size Amendment March 2, 2010]*
- (2) Minimum lot width throughout the length of the property: 150 feet.
- (3) Minimum front yard (not the river side) setback from the property line: 25 feet.
- (4) Minimum side yard setback from the property line: 20 feet.
- (5) Minimum rear yard (river side) setback from the top of the bank of the river shall be 100 feet.
- (6) Maximum building height shall be 35 feet above natural grade prior to any clearing or construction activity.
- (7) No septic systems, septic drain fields or wells (for drinking water, irrigation, or other use) will be permitted in the 100-foot buffer area.

(e) **Additional river corridor restrictions.**

See Article 9, Environmental Protection, of this Development Code regarding the river corridor protection area.

**Sec. 227. QDO quality design overlay district.**

*[Ed. Note: The North Camden QDO became effective March 2, 2010]*

(a) **Purpose and intent of the QDO district.**

The intent of the QDO district is to maintain high quality, long-lasting and sustainable development within certain portions of Camden County. These standards are intended to enhance the visual aspect, livability and economic vitality of the areas included within the overlay district, foster architectural diversity and interest, and achieve and maintain a consistent, durable and pleasing aesthetic/visual quality.

(b) **Applicability.**

- (1) The design standards contained in this Section apply to all nonresidential, multifamily<sup>2</sup> and mixed-use buildings and projects to be issued project approval, building or development permits under this Development Code within the QDO overlay district, regardless of the underlying zoning of the property. In the case of a property zoned PD planned development, the conditions of zoning approval and the concept plan approved for the PD development shall control when alternate standards are included in such conditions of approval or concept plan; otherwise, the standards contained in this Section shall apply.
- (2) All other standards, requirements and provisions of this Development Code shall apply in accordance with the underlying zoning on a property except as modified, added to or superseded by the provisions of this QDO district.

(c) **Uses allowed in the QDO district.**

All uses allowed by the underlying zoning district on a property are allowed within the Quality Development Overlay district.

(d) **Area regulations.**

The principal building or freestanding canopy on a lot facing and nearest to an existing County or State arterial or major collector road shall be set back at least 25 feet but no more than 35 feet from the right-of-way

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<sup>2</sup> Apartment, condominium or townhouse buildings containing 3 or more dwelling units; two-family dwellings (duplexes) are not subject to the requirements of this Section except for provision of the I-95 corridor setback.

line. The frontage landscape strip required under Article 4 of this Development Code shall be no less than 20 feet wide. A one-way drive may be located between the frontage landscape strip and the principal building or freestanding canopy when required for circulation on a property limited to only one entrance driveway. All vehicular parking or loading areas serving such principal buildings shall be located to the side or rear of the building.

(e) **Streets and roads.**

- (1) Public streets and roads must meet the design and construction requirements for all such roads contained in this Development Code.
- (2) Private roads may be approved with alternate design and construction standards intended to foster “smart growth” concepts and accepted principles of “new urbanism.” Such an alternate design must be approved by the Public Works Director and the Fire Chief, and may require curb and gutter to justify reductions from the 60-foot parcel/easement width required by this Code. Alternate designs may include but are not limited to:
  - a. Roundabouts and traffic circles.
  - b. On-street parking refuges with landscaped “bulb-outs.”
  - c. Traffic calming strategies such as central landscaped islands, speed tables and undulating language created by variations in curb lines.
  - d. Alternate decorative paving materials at entrances and for pedestrian crossings.
- (3) While traffic signs and other traffic control devices must conform to the *FHA’s Manual on Uniform Traffic Control Devices*, street name signs may be decorative in nature when used throughout a development, subject to approval by the Public Works Director and the Fire Chief for readability and ease of identification for emergency vehicles.

(f) **I-95 corridor setback.**

- (1) There shall be maintained a minimum 100-foot setback from the right-of-way of Interstate Highway 95 along both the through-travel lanes and the interchange ramps.
- (2) The I-95 corridor setback shall remain in its natural, pre-development state and shall not contain any principal building, accessory structure, sign, paving or other impervious surface, or storm-water detention facility.
- (3) The I-95 corridor setback may be reduced only through approval of a special exception variance under the procedures of Article 13 of this Development Code, and only if the remaining portion of the setback is improved or maintained as a zoning buffer meeting the requirements of Article 4 of this Development Code and providing full screening of the buildings and other improvements on the property.

(g) **Signage.**

- (1) Principal freestanding signs for any commercial, office, industrial or institutional use must be a monument sign and must conform to the restrictions that apply to such signs in the C-N zoning district, except for properties zoned C-I.
- (2) Project entrance signs for any commercial, office or industrial park or subdivision must be monument signs and must conform to the restrictions that apply to such signs in the C-G zoning district.
- (3) Project entrance signs for any multi-family development must be monument signs and must conform to the restrictions that apply to such signs in the R-3 zoning district.
- (4) All other provisions of the Sign Regulations Article of this Development Code, including requirements for sign approvals and permitting, shall apply, regardless of the underlying zoning of the property.

(h) **Telecommunication towers.**

Telecommunication antennas and towers shall be allowed only as alternative tower structures, as defined and regulated in Article 3 of this Development Code.

(i) **Architectural and design guidelines.**

The use of a common palate of building materials for a specific nonresidential or multi-family project shall be maintained for all building façades to create a consistent and themed architectural identity. For large commercial/retail buildings, variations in façade, roofline and depth must be provided to lend the appearance of multi-tenant occupancy.

(1) Terms used in this subsection:

- a. *Arcade*: A covered walkway or structural canopy extending along the entire length of the front façade of a commercial building.
- b. *Façade*: A vertical exterior face or elevation of a building.
- c. *Front façade*: Any façade with a public entry that faces a public right-of-way. "Facing" a right-of-way shall include being angled 60 degrees or less toward a right-of-way.
- d. *Rear façade*: Any façade without a public entry that does not face a public right-of-way. Such façades may form the "sides" of a building if not facing a right-of-way.
- e. *Side façade*: Any façade without a public entry but facing a public right-of-way or any façade with a public entry but not facing a public right-of-way. A side façade typically connects a front façade with a rear façade.

(2) Building plans:

- a. All building plans submitted as an application for a building permit must clearly indicate all of the proposed building materials and colors for each façade as described herein. The plans must clearly show the location and calculate the amount/percentages of all building materials per façade.
- b. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings. Grouping of similar buildings is encouraged to minimize the number of reviews required and to allow for originality and design flexibility.

(3) General architectural requirements.

- a. Dumpsters shall be screened to a height of six feet with a decorative opaque gate and an opaque screen on all other sides made of brick, stucco or split-face block and located behind the building they serve.
- b. All ground mounted mechanical, HVAC and like systems shall be screened from public street view on all sides by an opaque wall or fence made of brick, stucco or split face block, or with dense landscaping.
- c. For all commercial/retail buildings, roof mounted mechanical, HVAC and like systems shall be screened from public street view on all sides.
- d. Contrasting accent colors on any single façade shall be limited to no more than 10% of the total wall area for any single façade.
- e. Permanent mounted exterior neon lights shall not be allowed. Under-canopy lighting shall be recessed and not directly visible from any public street.
- f. In a nonresidential development with out-parcels, buildings located on the out-parcels shall be constructed of the same primary building material as the principal building with which they are associated.

- g. Back-lit awnings, roof mounted lights, and/or roof mounted flag poles are not permitted. Satellite dishes shall be located and painted to blend with the background as much as practical.

(4) Building materials.

The following building materials may be used and combined to create a consistent, attractive, interesting and long-lasting building design. The quantity and type of building materials is outlined below.

a. Allowed Building Materials:

1. Brick or brick veneers.
2. Stone or stone veneers of natural stone such as, but not limited to, granite, limestone and marble are allowed building materials. Terra Cotta and/or Cast Stone, which simulate natural stone, are also acceptable. Painted stone is not allowed.
3. Tilt/Architectural Pre-Cast Concrete.
4. High Grade Stucco. Simulated or artificial stucco products are not acceptable.
5. Painted Concrete Block.
6. Split-Face Block/Concrete Masonry Unit (CMU).
7. Natural Wood and cement-based artificial wood siding.
8. Structural glass or glass curtain wall.

b. Ratios and amounts of allowed building materials.

The following table outlines the allowed building materials for specific types of uses that apply to each façade.

c. Accent/trim exterior building material.

Small amounts of building materials such as wood, tile, etc., may be used to enhance the elevation of the building or for decorative elements but should not exceed 10% of total wall area per façade.

d. Façade calculations

1. With the exception of accent/trim materials, there shall be no more than two primary building materials used. When a material is restricted as a percentage in Table 2.1, such as stucco, siding, etc., the building material may not be combined with another restricted building material. The allowed façade materials shall not apply to windows, glass-front windows, entry doors and/or roll-up doors.
2. The amount of permitted material shall be calculated using the gross square footage of wall area per façade. A building material that is allowed (such as brick) may be used in any percentage throughout the structure. A material that is restricted (such as stucco) is allowed as a maximum percentage.

For example, a commercial building has a front façade with a gross façade area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. In this case, the front façade of a commercial building with a wall area of 1,200 square feet shall have no more than 300 square feet of stucco on the front façade (1,200 X 25% = 300). The balance shall be brick or other allowed material without a percentage restriction.

<b>Table 2.1: Allowed Building Materials</b>					
	<b>Land Use Categories*</b>				
	Multi-Family	Commercial and Office	Mixed-Use	Industrial	Institutional
Brick	Yes	Yes	Yes	Yes	Yes
Stone	Yes	Yes	Yes	Yes	Yes
Glass	No	Yes	Yes	Yes	Yes
Tilt/Precast	No	No	No	Yes	No
Stucco					
Front/Side	Max. 50%	Max. 25%	Max. 25%	Max. 25%	Yes
Rear	Max. 50%	Max. 50%	Max. 50%	Max. 50%	Yes
Concrete Block					
Front/Side	No	No	No	No	No
Rear	No	Yes	Yes	Yes	Yes
CMU/Split-Face Block					
Front/Side	No	No	No	Yes	Yes
Rear	No	Yes	Yes	Yes	Yes
Siding					
Front/Side	Max. 50%	Max. 25%	Max. 25%	No	Yes
Rear	Max. 50%	Max. 50%	Max. 50%	No	Yes

\*See the definitions under "land use categories" in the Glossary of definitions (Article 15) of this Development Code.

## (5) Roof requirements.

## a. Pitched roofs.

1. All one-story buildings containing less than 10,000 gross square feet of floor area must have a pitched roof (between 3:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required. Provide a pitched roof on front and side façades of the building to screen view of any flat roof. Create arcades, drive-under canopies, porches and other features with a similarly pitched roof.
2. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished standing seam sheet metal.

## b. Mansard roofs.

Mansard roofs shall have a maximum pitch of 12:12 with a minimum 10 foot vertical surface rise. Second stories may simulate a mansard roof but the maximum pitch will not apply.

## c. Flat roofs.

1. Flat roofs may be of any material that meets the Building Code. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze.

- 2. All buildings with flat roofs must include parapet wall articulation on the front and side façades of such building. There shall be articulations or insets at a minimum of one per each 125 feet of parapet wall length by a change in the top line of the parapet by at least 1 foot in height or an inset of at least 1 foot in depth. Additional articulation may occur at any lesser distance or span. If the front or side façade is less than 125 feet long, then a minimum of one articulation must occur.

d. Other

Drive under canopies for gasoline pumps may have a flat roof with vertical or factory formed facing of finished sheet metal.

(6) Arcade for multi-tenant commercial building.

For any multi-tenant commercial shopping center or strip center, a covered arcade shall be provided along the front façade of the building. Arcades are covered walkways connected to or separate from the principal building. They should be designed in a manner that provides architectural depth to the building and includes covered areas for relief from the weather. The arcade must be a minimum of five feet in width.

(7) Alternate standards.

- a. These architectural and design standards are intended to be followed as outlined above. In the event the intent of these standards can be achieved with minor deviations that do not substantially affect the purpose and intent of this Section, the Planning Director has the authority to modify the specific provisions on a case-by-case basis.
- b. If substantial modifications or changes are desired for a particular property or project, the property owner may apply for Special Use approval to modify these requirements. Any application for alternate architectural design standards shall be accompanied with proposed elevations, building material descriptions and renderings necessary for the County Commission to make a determination whether the alternate proposal meets the intent of these requirements. The County Commission, as part of the Special Use approval, may include conditions, modifications or requirements deemed necessary to maintain the high level of development quality intended by the QDO district.

**Sec. 228. Summary table—allowed land uses by zoning district.**

*[Amended March 2, 2010]*

(a) **Land uses related to zoning districts.**

Except for the PD zoning district, principal uses, accessory uses and temporary uses allowed by right or with Special Use approval for each zoning district are shown on Table 2.2. In the PD district, all allowed uses are established for each PD project as conditions of zoning approval in accordance with Sec. 215(d). For overlay districts (BD, FH, RCP and QDO), see the applicable provisions under each such district in this Article.

(b) **Restrictions that apply to particular uses.**

Certain general and specific restrictions that may apply to a particular principal, accessory or temporary use are located in Article 3 of this Development Code, among others, and are often referenced by Section number for informational purposes on Table 2.2 under the column entitled “See Sec.” In all cases, restrictions that apply to a particular use under the provisions of Article 3 or any other Article of this Development Code shall be in effect whether or not referenced on Table 2.2. *[Amended April 6, 2010]*

(c) **Multiple use properties.**

If two or more distinct principal uses are located on the same property, such as a retail store and an unrelated manufacturing use (neither of which can be considered an accessory use to the other), each principal use must be allowed by right or with Special Use approval, as applicable, by the zoning district wherein the property is located.

(d) **Interpretation of land use categories.**

Words and phrases specifically relating to a category of land use not defined in this Development Code shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by reference to the North American Industrial Classification System (NAICS) published by the U.S. Department of Commerce. The 2007 NAICS Code numbers are shown on Table 2.2 where applicable to aid in interpretation.

(e) **Organization of Table 2.2.**

The land uses shown on Table 2.2 are organized under the following headings:

<b>PRINCIPAL LAND USES.....</b>	<b>2-38</b>
Principal Residential Uses.....	2-38
Subdivisions (Residential or Nonresidential).....	2-39
Agriculture, Forestry, Fishing and Hunting.....	2-39
Mining, Quarrying, and Oil and Gas Extraction .....	2-41
Utilities .....	2-41
Construction .....	2-41
Manufacturing.....	2-42
Wholesale Trade.....	2-50
Retail Trade .....	2-51
Transportation and Warehousing .....	2-57
Information .....	2-60
Finance and Insurance.....	2-63
Real Estate and Rental and Leasing.....	2-64
Professional, Scientific, and Technical Services.....	2-65
Management of Companies and Enterprises .....	2-67
Administrative and Support and Waste Management and Remediation Services .....	2-68
Educational Services (Private) .....	2-71
Health Care and Social Assistance .....	2-72
Arts, Entertainment, and Recreation .....	2-75
Accommodation and Food Services .....	2-78
Other Services .....	2-80
<b>ACCESSORY USES to a Principal Use .....</b>	<b>2-85</b>
Accessory Uses to an Agricultural Use .....	2-85
Accessory Uses to a Residential Use .....	2-85
Accessory Uses to a Nonresidential Use .....	2-85
<b>TEMPORARY Principal or Accessory Uses .....</b>	<b>2-87</b>

-- END PAGE --

**Table 2.2: Allowed Land Uses by Zoning District**

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
<b>PRINCIPAL LAND USES</b>																
<b>Principal Residential Uses</b>																
n/a <sup>3</sup>	Single-Family Detached: Site-Built or Modular Home	A	A	A	A											318
n/a	Single-Family Detached: Manufactured Home on individual lot	A	A	S	A/S <sup>4</sup>											314
n/a	Two-Family Dwelling: Duplex				S	A										
n/a	Multi-Family: Townhouses				S	A										
n/a	Multi-Family: Apartments				S	A										
n/a	Manufactured Home Park						A									214
n/a	Fraternity & Sorority Houses					S										
n/a	Residential Lofts in Mixed-Use Building							S	A							

<sup>3</sup> Not applicable – The NAICS does not assign codes to homes and subdivisions.

<sup>4</sup> Allowed by right in the Rural and Rural Residential, or Multi-Family land use areas on the Future Land Use map, and with Special Use approval in the Residential land use area. *[Amended April 6, 2010]*

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
	<b>Subdivisions (Residential or Nonresidential)</b>															
	Minor Subdivisions:															
n/a	<i>Recombination Plat or Non-Development Land Sales</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	501
n/a	<i>Minor Subdivision: 10-Lot Split</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	501
n/a	<i>Minor Subdivision: 4-Lot Rural Subdivision</i>	A														501
n/a	<i>Minor Subdivision: Estate Lot Subdivision</i>	A														501
	Major Subdivisions:															
n/a	<i>Conventional Subdivision</i>	A	A	A	A	A		A	A	A	A	A				503
n/a	<i>Open Space Subdivision</i>	A	A	A	A											504
11	<b>Agriculture, Forestry, Fishing and Hunting</b>															
111	Crop Production, except Greenhouse, Horticultural Nursery, and Floricultural Production	A	A	A	A											
1114	Greenhouse, Horticultural Nursery, and Floriculture Production	A	A													
112	Animal Production, except Cattle Feedlots, Hog & Pig Farming, Poultry & Egg Production and Commercial Kennels	A	A													309
112112	<i>Cattle Feedlots</i>	S														
1122	<i>Hog and Pig Farming</i>	S														
1123	<i>Poultry and Egg Production</i>	S	S													

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
11299	<i>Commercial Breeding Kennels for cats, dogs and other companion animals</i>	A	S						S							309
113	Forestry and Logging (see also temporary sawmills - 321113 - under "Temporary Uses" below).	A	A													320
114	Commercial Fishing and Hunting, except clubs and preserves	A														
1142	Hunting and Fishing Clubs and Preserves	A														
1151	Support Activities for Crop Production															
115112	<i>Soil Preparation, Planting, and Cultivating Businesses, including crop dusting services</i>								A							
115113	<i>Crop Harvesting, Primarily by Machine</i>								A							
115114	<i>Postharvest Crop Activities</i>										A					
115115	<i>Farm Labor Contractors and Crew Leaders</i>								A							
115116	<i>Farm Management Services</i>								A							
1152	Support Activities for Animal Production (other than veterinary)															
11521	<i>Breeding Services for Livestock</i>	S							A							
11521	<i>Boarding Horses, other than a Commercial or Private Riding Stable (71399) or Personal Stable[ed. note: See below accessory use table]</i>	A	S													
11521	<i>Show Arenas for Horses, including accessory barns and temporary RV parking [Ed. Note: See below Accessory Use Table]</i>	S							S							
11521	<i>All Other Support Activities for Livestock Production</i>								A							

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
1153	Support Activities for Forestry								A			A				
<b>21</b>	<b>Mining, Quarrying, and Oil and Gas Extraction</b>															
21231	Stone Mining and Quarrying	S														
21232	Sand, Gravel, Clay, and Ceramic and Refractory Minerals Mining and Quarrying; Borrow Pits	S	S	S	S	S										
213	Support Activities for Mining - Office WITH outdoor storage											A				
213	Support Activities for Mining - Office with NO outdoor storage								A			A				
<b>22</b>	<b>Utilities</b>															
22111	Electric Power Generation (other than solar and wind)											S				
22111	Solar and Wind Electric Power Generation	S	S	S	S	S		S	S	S	S	S	S			
22112	Electric Power Transmission, Control, and Distribution	S	S	S	S	S		S	S	S	A	A	A	S		316
2212	Natural Gas Distribution	S	S	S	S	S		S	S	S	A	A	A	S		316
22131	Water Supply Systems	S	S	S	S	S		S	S	S	A	A	A	S		316
22132	Sewage Treatment Facilities											S				
<b>23</b>	<b>Construction</b>															
236	Building Construction Contractor's Office with NO outdoor storage								A		A	A				

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
236	Building Construction Contractor's Office WITH outdoor storage								S		A	A				
237	Heavy and Civil Engineering Construction Office with NO outdoor storage								A		A	A				
237	Heavy and Civil Engineering Construction Office WITH outdoor storage										S	A				
23822	Plumbing, Heating, and Air-Conditioning Contractors Shops										S	A				
23835	Finish Carpentry and Woodworking Shops										S	A				
238	Other Specialty Trade Contractors Offices with NO outdoor storage								A		A	A				
238	Other Specialty Trade Contractors Offices WITH outdoor storage										A	A				
31-33	<b>Manufacturing</b>															
311	Food Manufacturing, except Bakeries and Animal Slaughtering										A	A				313(a)
3116	<i>Animal Slaughtering and Processing</i>	S									S	S				313(a)
311811	<i>Retail Bakeries</i>							A	A		A	A				313(a)
311812	<i>Commercial Bakeries</i>										S	S				313(a)
312	Beverage and Tobacco Product Manufacturing, except Breweries, Wineries and Distilleries										A	A				313(a)
31212	<i>Breweries</i>											S				313(a)

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
31213	<i>Wineries</i>	S										S				313(a)
31214	<i>Distilleries and (Micro or Craft Distilleries)</i> [Amended November 19, 2013]	(S)							(S)			S				313(a)
313	Textile Mills										S	A				313(a)
314	Textile Product Mills										S	A				313(a)
315	Apparel Manufacturing, except Tailors and Dressmakers										S	A				313(a)
315222	<i>Tailors</i>							A	A		A	A				313(a)
315233	<i>Dressmakers</i>							A	A		A	A				313(a)
316	Leather and Allied Product Manufacturing, except Tanning and Finishing										S	A				313(a)
3161	Leather and Hide Tanning and Finishing											S				313(a)
321	Wood Product Manufacturing, except Sawmills & Wood Preservation, and Manufactured Home and Prefabricated Building Manufacturing										S	A				313(a)
3211	<i>Sawmills and Wood Preservation</i>											S				313(a)
321991	<i>Manufactured Home Manufacturing</i>										S	A				313(a)
321992	<i>Prefabricated Building Manufacturing</i>										S	A				313(a)
322	Paper Manufacturing															
3221	<i>Pulp, Paper, and Paperboard Mills</i>											S				313(a)
3222	<i>Paper Product Manufacturing, except Stationery Products</i>										S	A				313(a)
32223	<i>Stationery Product Manufacturing</i>										S	A				313(a)

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
323	Printing and Related Support Activities															
32311	<i>Commercial Printing, including lithographic, gravure, screen and digital printing, and business forms and book production</i>										S	A				313(a)
32312	<i>Support Activities for Printing, including prepress services and bookbinding</i>										A	A				313(a)
324	Petroleum and Coal Products Manufacturing															
32411	<i>Petroleum Refineries</i>											S				313(a)
32412	<i>Asphalt Paving, Roofing, and Saturated Materials Manufacturing—Permanent (see Temporary Uses, below, for batch plants)</i>	S							S			A				307, 313(a)
32419	<i>Other Petroleum and Coal Products Manufacturing, such as brake fluid, lubricating oils and greases, and re-refining used oils</i>											S				313(a)
325	Chemical Manufacturing															
3251	<i>Basic Chemical Manufacturing</i>										S	S				313(a)
3252	<i>Resin, Synthetic Rubber, and Artificial Synthetic Fibers and Filaments Manufacturing</i>										S	A				313(a)
3253	<i>Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing</i>										S	S				313(a)
3254	<i>Pharmaceutical and Medicine Manufacturing</i>										S	A				313(a)
3255	<i>Paint, Coating, and Adhesive Manufacturing</i>										S	S				313(a)

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
3256	<i>Soap, Cleaning Compound, and Toilet Preparation Manufacturing</i>										S	S				313(a)
3259	<i>Other Chemical Product and Preparation Manufacturing, except Explosives</i>										S	A				313(a)
32592	<i>Explosives Manufacturing</i>											S				313(a)
326	Plastics and Rubber Products Manufacturing															
3261	<i>Plastics Product Manufacturing</i>										S	A				313(a)
3262	<i>Tire Manufacturing or Retreading, Rubber Hoses and Belting, and Other Rubber Product Manufacturing</i>										S	A				313(a)
3271	Clay Product and Refractory Manufacturing															
32711	<i>Pottery, Ceramics, and Plumbing Fixture Manufacturing</i>										S	A				313(a)
32712	<i>Clay Building Material Manufacturing, such as bricks and ceramic floor tiles</i>										S	A				313(a)
3272	Glass and Glass Product Manufacturing										S	A				313(a)
3273	Cement and Concrete Product Manufacturing															
32731	<i>Cement Manufacturing</i>											A				313(a)
32732	<i>Ready-Mix Concrete Manufacturing, except temporary batch plants (see Temporary Uses below)</i>	S							S			A				307, 313(a)
32733	<i>Concrete Pipe, Brick, and Block Manufacturing</i>										S	A				313(a)
32739	<i>Other Concrete Product Manufacturing</i>										S	A				313(a)
3274	Lime and Gypsum Product Manufacturing										S	S				313(a)

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3279	Abrasives, Cut Stone and Other Nonmetallic Mineral Product Manufacturing										S	A				313(a)
331	Primary Metal Manufacturing															
3311	<i>Iron and Steel Mills and Ferroalloy Manufacturing</i>											S				313(a)
3312	<i>Steel Product Manufacturing from Purchased Steel</i>										S	A				313(a)
3313	<i>Alumina and Aluminum Production and Processing</i>											S				313(a)
3314	<i>Nonferrous Metal (except Aluminum) Production and Processing</i>											S				313(a)
3315	<i>Foundries</i>										S	A				313(a)
332	Fabricated Metal Product Manufacturing															
3321	<i>Forging and Stamping</i>										S	A				313(a)
3322	<i>Cutlery and Hand-tool Manufacturing</i>										S	A				313(a)
3323	<i>Architectural and Structural Metals Manufacturing</i>										S	A				313(a)
332313	<i>Plate Work Manufacturing; including Rocket Casings and other Metal Work [Amended September 24, 2014]</i>										S	A				313(a), 1213(b)
3324	<i>Boiler, Tank, and Shipping Container Manufacturing</i>											A				313(a)
3325	<i>Hardware Manufacturing</i>										S	A				313(a)
3326	<i>Spring and Wire Product Manufacturing</i>										S	A				313(a)
3327	<i>Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing</i>										S	A				313(a)
3328	<i>Coating, Engraving, Heat Treating, and Allied Activities</i>										S	S				313(a)

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3329	<i>Valves, Ball Bearings and Other Fabricated Metal Product Manufacturing, except Ammunition</i>										S	A				313(a)
332992	<i>Small Arms Ammunition Manufacturing</i>											S				313(a)
332993	<i>Ammunition (except Small Arms) Manufacturing, such as bombs, grenades, mines and torpedoes</i>											S				313(a)
333	Machinery Manufacturing															
3331	<i>Agriculture, Construction, and Mining Machinery Manufacturing</i>										S	A				313(a)
3332	<i>Industrial Machinery Manufacturing</i>										S	A				313(a)
3333	<i>Commercial and Service Industry Machinery Manufacturing</i>										S	A				313(a)
3334	<i>Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing</i>										S	A				313(a)
3335	<i>Metalworking Machinery Manufacturing</i>										S	A				313(a)
3336	<i>Engine, Turbine, and Power Transmission Equipment Manufacturing</i>										S	A				313(a)
3339	<i>Pumps, Power Tools, Welding Equipment and Other General Purpose Machinery Manufacturing</i>										S	A				313(a)
334	Computer and Electronic Product Manufacturing															
3341	<i>Computer and Peripheral Equipment Manufacturing</i>										S	A				313(a)
3342	<i>Communications Equipment Manufacturing</i>										S	A				313(a)
3343	<i>Audio and Video Equipment Manufacturing</i>										S	A				313(a)

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3344	<i>Semiconductor and Other Electronic Component Manufacturing</i>										S	S				313(a)
3345	<i>Navigational, Measuring, Electromedical, and Control Instruments Manufacturing</i>										S	A				313(a)
3346	<i>Manufacturing and Reproducing Magnetic and Optical Media</i>										S	A				313(a)
335	Electrical Equipment, Appliance, and Component Manufacturing															
3351	<i>Electric Lighting Equipment Manufacturing</i>										S	A				313(a)
3352	<i>Household Appliance Manufacturing</i>										S	A				313(a)
3353	<i>Electrical Equipment Manufacturing</i>										S	A				313(a)
3359	<i>Batteries, Electrical Wire and Other Electrical Equipment and Component Manufacturing</i>										S	A				313(a)
336	Transportation Equipment Manufacturing															
3361	<i>Motor Vehicle Manufacturing</i>										S	A				313(a)
3362	<i>Motor Vehicle Body and Trailer Manufacturing</i>										S	A				313(a)
3363	<i>Motor Vehicle Parts Manufacturing</i>										S	A				313(a)
3364	<i>Aerospace Product and Parts Manufacturing</i>										S	A				313(a)
336412	<i>Aircraft and Rocket Engine and Engine Parts Manufacturing [Amended September 23, 2014]</i>										S	A				313(a)
336415	<i>Guided Missile and Space Propulsion Unit and Propulsion Unit Parts Manufacturing [Amended September 23, 2014]</i>										S	A				313(a)

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336419	<i>Other Guided Missile and Space Vehicle and Auxiliary Equipment Manufacturing and Assembly</i> [Amended September 23, 2014]										S	A				313(a)
3365	<i>Railroad Rolling Stock Manufacturing</i>										S	A				313(a)
3366	<i>Ship and Boat Building</i>										S	A				313(a)
3369	<i>Motorcycle, Bicycle and Other Transportation Equipment Manufacturing</i>										S	A				313(a)
337	Furniture and Related Product Manufacturing															
3371	<i>Household and Institutional Furniture and Kitchen Cabinet Manufacturing</i>	S									S	A				313(a)
3372	<i>Office Furniture (including Fixtures) Manufacturing</i>										S	A				313(a)
3379	<i>Mattresses, Blinds and Other Furniture Related Product Manufacturing</i>										S	A				313(a)
339	Miscellaneous Manufacturing															
3391	<i>Medical Equipment and Supplies Manufacturing, except Dental Laboratories</i>										S	A				313(a)
339116	<i>Dental Laboratories</i>										S	A				313(a)
33991	<i>Jewelry and Silverware Manufacturing</i>										S	A				313(a)
33992	<i>Sporting and Athletic Goods Manufacturing</i>										S	A				313(a)
33993	<i>Doll, Toy, and Game Manufacturing</i>										S	A				313(a)
33994	<i>Office Supplies (except Paper) Manufacturing</i>										S	A				313(a)

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33995	<i>Sign Manufacturing (other than outdoor advertising signs - see 54185)</i>	S	S						A		S	A				313(a)
339991	<i>Gasket, Packing, and Sealing Device Manufacturing</i>										S	A				313(a)
339992	<i>Musical Instrument Manufacturing</i>										S	A				313(a)
339993	<i>Fastener, Button, Needle, and Pin Manufacturing</i>										S	A				313(a)
339994	<i>Broom, Brush, and Mop Manufacturing</i>										S	A				313(a)
339995	<i>Burial Casket Manufacturing</i>										S	A				313(a)
339999	<i>Artificial Christmas Trees Manufacturing</i>										S	A				313(a)
339999	<i>Hair Pieces (e.g., wigs and toupees) Manufacturing</i>										S	A				313(a)
339999	<i>Candles Manufacturing</i>	S	S								S	A				313(a)
339999	<i>Portable Fire Extinguishers Manufacturing</i>										S	A				313(a)
339999	<i>Tobacco Pipes Manufacturing</i>										S	A				313(a)
339999	<i>Coin-Operated Amusement Machines (except jukebox) Manufacturing</i>										S	A				313(a)
339999	<i>Umbrellas Manufacturing</i>										S	A				313(a)
339999	<i>Potpourri, Cigarette Lighters and All Other Miscellaneous Manufacturing</i>										S	A				313(a)
42	<b>Wholesale Trade</b>															
42	Wholesale Trade, with NO on-site product display, storage or repair facilities								A		A	A				

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42	Wholesale Trade, WITH on-site product display, storage or repair facilities, except Junk Yards, Scrap Yards, Farmers' Markets and Livestock Sale Pavilion or Auction Facilities										S	A				
42314	<i>Junk Yards: Motor Vehicle Parts (Used)</i>											S				313(b)
423860	<i>Transportation Equipment and Supplies (except motor vehicle) Merchant Wholesalers; Including Aerospace [Amended September 23, 2014]</i>										S	A				313(a),(b)
42393	<i>Scrap Yards: Recyclable Material Merchant Wholesalers</i>											S				313(b)
42441	<i>Farmers' Market</i>	S							A							
42452	Livestock Sale Pavilion or Auction Facility															
42452	<i>Cattle, Hogs, Goats or Sheep</i>	S							S							
42459	<i>Horses or Mules</i>	S							S							
44-45	<b>Retail Trade</b> [Amended 5-26-2016]															
441	Motor Vehicle and Parts Dealers															
44111	<i>New Car Dealers [Amended 5-26-2016]</i>								A		A	A				315
44112	<i>Used Car Dealers [ " ]</i>								A		A	A				315
44121	<i>Recreational Vehicle and Camper Dealers [ " ]</i>								A		A	A				315
441221	<i>Motorcycle, ATV, and Personal Watercraft Dealers [ " ]</i>								A		A	A				315
441222	<i>Boat Dealers [ " ]</i>								A		A	A				315
441229	<i>Aircraft, Golf Cart and All Other Motor Vehicle Dealers not listed above [ " ]</i>								A		A	A				315

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44131	<i>Automotive Parts and Accessories Stores</i>								A		A	A				
44132	<i>Tire Dealers</i> [Amended May 27, 2014]								A		A	A				
442	Furniture and Home Furnishings Stores							A	A							
443	Electronics and Appliance Stores															
443111	<i>Household Appliance Stores</i>								A							
443112	<i>Radio, Television, and Other Electronics Stores</i>							A	A							
44312	<i>Computer and Software Stores</i>							A	A							
44313	<i>Camera and Photographic Supplies Stores</i>							A	A							
4441	Building Material and Supplies Dealers															
44411	<i>Home Centers</i>								A							
44412	<i>Paint and Wallpaper Stores</i>							A	A							
44413	<i>Hardware Stores</i>							A	A							
44419	<i>Lumber Yards, Retail</i>										A	A				
44419	<i>Rock, Sand and Gravel Supply Stores</i>										A	A				
44419	<i>Kitchen Cabinet (except custom) Stores</i>								A							
44419	<i>Wood or Ceramic Tile Floor Covering Stores</i>								A			A				
44419	<i>Electrical Supply Stores</i>								A			A				
44419	<i>Plumbing Supply Stores</i>								A			A				
44419	<i>Prefabricated Building Dealers</i>								S							315

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
44419	<i>Fencing, Glass Block, Garage Door and Other Building Material Dealers</i>										A	A				
4442	Lawn and Garden Equipment and Supplies Stores															
44421	<i>Outdoor Power Equipment Stores</i>								A							
44422	<i>Plant Nursery, Garden Center, and Farm Supply Stores</i>							S	A							
4451	Grocery Stores															
44511	<i>Supermarkets and Other Grocery (except Convenience) Stores</i>							A	A							
44512	<i>Convenience Stores with NO Gasoline Pumps</i>							A	A							
4452	<i>Specialty Food Stores</i>															
44521	<i>Meat Markets</i>							A	A							
44522	<i>Fish and Seafood Markets</i>							A	A							
44523	<i>Fruit and Vegetable Markets</i>	S	S					A	A							
445291	<i>Pastry Shops and Baked Goods Stores, with no baking on-site</i>							A	A							
445292	<i>Candy, Confectionery and Nut Stores</i>							A	A							
445299	<i>Gourmet Food Stores, Packaged Coffee or Tea Stores, and All Other Specialty Food Stores</i>							A	A							
4453	Beer, Wine, and Liquor Stores								A							
446	Health and Personal Care Stores															
44611	<i>Pharmacies and Drug Stores</i>							A	A							

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44612	<i>Cosmetics, Beauty Supplies, and Perfume Stores</i>							A	A							
44613	<i>Optical Goods Stores</i>							A	A							
446191	<i>Food (Health) Supplement Stores</i>							A	A							
446199	<i>Prosthetic Stores</i>								A							
446199	<i>Hearing Aid Stores</i>								A							
446199	<i>Convalescent Supply, Sick Room Supply and All Other Health and Personal Care Stores</i>								A							
447	Gasoline Stations															
44711	<i>Gasoline Stations with Convenience Stores [Amended 5-26-2016]</i>							S	A	A						308
44719	<i>Gasoline Stations without Convenience Stores [ “ ]</i>							S	A	A						308
44719	<i>Truck Stops</i>									S		A				
44719	<i>Marine Service Stations</i>								A							
448	Clothing and Clothing Accessories Stores															
4481	<i>Clothing Stores</i>							A	A							
4482	<i>Shoe Stores</i>							A	A							
44831	<i>Jewelry Stores</i>							A	A							
44832	<i>Luggage and Leather Goods Stores</i>							A	A							
451	Sporting Goods, Hobby, Book, and Music Stores															
45111	<i>Sporting Goods Stores</i>							A	A							

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45111	<i>Firearms Sales and Service, including indoor shooting ranges as an accessory use</i>								A							
45111	<i>Fishing Supply (Bait) Stores</i>	S	S						A				A			
45112	<i>Hobby, Toy, and Game Stores</i>							A	A							
45113	<i>Sewing, Needlework, and Piece Goods Stores</i>							A	A							
45114	<i>Musical Instrument and Supplies Stores</i>							A	A							
451211	<i>Book Stores</i>							A	A							
451212	<i>News Dealers and Newsstands</i>							A	A							
45122	<i>Prerecorded Tape, Compact Disc, and Record Stores</i>							A	A							
452	General Merchandise Stores and Shopping Centers															
452111	<i>Department Stores (except Discount Department Stores)</i>								A							
452112	<i>Discount Department Stores</i>								A							
45291	<i>Warehouse Clubs and Supercenters</i>								A							
45299	<i>Shopping Centers</i>							S	A							
45299	<i>Dollar Stores</i>							A	A							
45299	<i>Variety Stores (Five and Dime)</i>							A	A							
45299	<i>Catalog Showrooms and All Other General Merchandise Stores</i>								A							
453	Miscellaneous Store Retailers															
4531	<i>Florists</i>							A	A							
45321	<i>Office Supplies and Stationery Stores</i>							A	A							

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45322	<i>Gift, Novelty, and Souvenir Stores</i>							A	A							
4533	<i>Antiques, Used Books, Second-Hand Clothing, Indoor Flea Markets and Other Used Merchandise Stores (not including Pawnshops)</i>								A							
45391	<i>Pet and Pet Supplies Stores</i>							A	A							
45392	<i>Art Dealers</i>							A	A							
45393	<i>Manufactured (Mobile) and Modular Home Dealers</i>								S							315
453991	<i>Tobacco Stores</i>							A	A							
453998	<i>Accessory Utility Structures, Prefabricated Sheds and Gazebo Dealers</i>	S							S		A	A				315
453998	<i>Art Supply Stores</i>							A	A							
453998	<i>Auction Houses for General Merchandise</i>								A							
453998	<i>Cemetery Memorial (e.g., headstones, markers, vaults) Dealers</i>								S							
453998	<i>Collectors' Items (e.g., autograph, coin, card, stamp) Shops</i>							A	A							
453998	<i>Farm Equipment and Implements</i>	S							A							
453998	<i>Home Security Equipment Stores</i>								A							
453998	<i>Swimming Pool Supply Stores</i>								A							
453998	<i>Candle Shops, Hot Tub Stores, Trophy Shops and All Other Miscellaneous Store Retailers</i>							S	A							

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454	Non-store Retailers															
4541	<i>Electronic Shopping and Mail-Order Houses</i>	S	S	S	S	S			A							
4542	<i>Vending Machine Operators</i>										A	A				
45431	<i>Fuel Dealers</i>											A				
45439	<i>Bottled Water Providers, Locker Meat Providers and Other Direct Selling Establishments (except Outdoor Flea Market)</i>								A			A				
45439	<i>Outdoor Flea Market or Street Vendor</i>							S	S							
48-49	<b>Transportation and Warehousing</b>															
481	Air Transportation Company - Passengers								A							
481	Air Transportation Company - Freight								A		A	A				
481	Airports															
4811	<i>Airports with Scheduled Air Transportation</i>	S										S				
4812	<i>General Aviation Airports (Nonscheduled Air Transportation) see also 9271 10 Space Research and Technology [Amended September 23, 2014]</i>	S										S				
481219	<i>Private Airstrips and Heliports, and Other Nonscheduled Air Transportation</i>	S														
482	Rail Transportation Company - Passengers or Cargo											A				
483	Water Transportation Company - Passengers or Cargo											A				
484	Truck Transportation															

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4841	<i>General Freight Trucking Company, with NO vehicle storage or maintenance facilities on-site</i>								A		A	A				
	<i>General Freight Trucking Company, WITH vehicle storage or maintenance facilities on-site</i>										A	A				
4842	<i>Specialized Freight Trucking Company, including Used Household and Office Goods Moving</i>										A	A				
485	Transit and Ground Passenger Transportation Offices, with NO vehicle storage or maintenance on-site (see 48849)															
4851	<i>Urban Transit Systems, including Local Bus Transportation Company Offices</i>								A							
4852	<i>Interurban and Rural Bus Transportation Company Offices</i>								A							
4853	<i>Taxi or Limousine Service Dispatch</i>								A	A						
4854	<i>School and Employee Bus Transportation</i>								A							
4855	<i>Charter Bus Industry</i>								A							
48599	<i>Special Needs Transportation and All Other Transit and Ground Passenger Transportation Companies</i>								A							
486	Pipeline Transportation Company, with NO pipeline construction materials storage or vehicle storage or maintenance facilities on-site								A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
486	Pipeline Transportation Company, WITH pipeline construction materials storage or vehicle storage or maintenance facilities on-site											A				
487	Scenic and Sightseeing Transportation Company								A			A				
4881	Support Activities for Air Transportation															
48811	<i>Airport-Based Support Operations</i>	S										S				
48819	<i>Aircraft Maintenance and Repair, and Other Support Activities for Air Transportation</i>	S										S				
4882	Support Activities for Rail Transportation															
48821	<i>Servicing, Routine Repairing, and Maintaining Rail Cars</i>											A				
48821	<i>Rail Yard Operations – Loading and Unloading Rail Cars</i>											A				
48821	<i>Operating Terminal Facilities</i>											A				
4883	Support Activities for Water Transportation															
48831	<i>Port and Harbor Operations</i>											A				
48832	<i>Marine Cargo Handling</i>											A				
48833	<i>Navigational Services to Shipping</i>											A				
48839	<i>Dry docks, Ship Scaling and Other Support Activities for Water Transportation</i>											A				
4884	Support Activities for Road Transportation															
48841	<i>Motor Vehicle Towing and Wrecker Services</i>									S	S	S				
48849	<i>Bus Passenger Stations</i>								A	A		A				

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
48849	<i>Bus, Trucking and Other Transit Vehicle Storage, with or without Maintenance and Repair facilities</i>											A				
48849	<i>Pilot Car Services, Driving Services and Other Support Activities for Road Transportation</i>											A				
4885	Freight Forwarders and Other Freight Transportation Arrangement								A		A	A				
4889	Other Support Activities for Transportation															
488991	<i>Packing and Crating</i>										S	A				
488999	<i>Vanpooling or Carpooling Companies and All Other Support Activities for Transportation</i>											A				
491	Postal Service							A	A							
492	Couriers and Messengers								A		A	A				
493	Warehousing and Storage (except Mini-Warehouses and Self Storage Units – see 53113)															
49311	<i>General Warehousing and Storage</i>										A	A				
49312	<i>Refrigerated Warehousing and Storage</i>										A	A				
49313	<i>Farm Product Warehousing and Storage</i>	S									A	A				
49319	<i>Bulk Petroleum Storage</i>										S	S				
49319	<i>Document Archival Storage</i>										A	A				
49319	<i>Other Warehousing and Storage</i>										A	A				
51	<b>Information</b>															

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
511	Publishing Industries (except Internet)															
5111	<i>Newspaper, Periodical, Book, and Directory Publishers</i>											A				
5112	<i>Software Publishers</i>								A		A	A				
5121	Motion Picture and Video Industries															
51211	<i>Motion Picture and Video Production</i>										A	A				
51212	<i>Motion Picture and Video Distribution</i>										A	A				
512131	<i>Motion Picture Theaters (except Drive-Ins)</i>								A							310
512132	<i>Drive-In Motion Picture Theaters</i>								S							311
512191	<i>Teleproduction and Other Postproduction Services</i>								A		A	A				
512199	<i>Film Laboratories, Film Libraries and Other Motion Picture and Video Industries</i>										A	A				
5122	Sound Recording Industries															
51221	<i>Record Production</i>											A				
51222	<i>Integrated Record Production/Distribution</i>								A			A				
51223	<i>Music Publishers</i>								A							
51224	<i>Sound Recording Studios</i>								A		A	A				
51229	<i>Audio Recording and Other Sound Recording Industries</i>								A							
515	Broadcasting (except Internet)															
5151	<i>Radio and Television Broadcasting Stations</i>	S	S								A	A				
51511	<i>Radio and Television Broadcasting Towers</i>	S	S								A	A				

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
5152	<i>Cable and Other Subscription Programming</i>										A	A				
517	Telecommunications															
5171	<i>Wired Telecommunications Carriers' Offices, including telephone, broadband internet and cable TV companies</i>								A		A	A				
5171	<i>Telephone Sales and Service</i>							A	A							
5171	<i>Telephone Switching Stations</i>								A		A	A				
5171	<i>Telephone and Cable Line Installation and Maintenance Facility</i>											A				
5172	<i>Wireless Telecommunications Carriers' (except Satellite) Offices</i>								A		A	A				
5172	<i>Wireless Telecommunications Antennae and Towers [Amended 4-17-12]</i>	A,S	A,S						A,S	A,S	A,S	A,S				328, 330 & 1249
5174	<i>Satellite Telecommunications Companies</i>											A				
517911	<i>Telecommunications Resellers</i>								A		A	A				
517919	<i>Satellite Tracking or Terminal Stations, Radar Installations</i>											A				
517919	<i>Internet Service Providers and All Other Telecommunications companies not listed above</i>								A		A	A				
518	Data Processing, Hosting and Related Services								A		A	A				
519	Other Information Services															
51911	<i>News Syndicates</i>								A							
51912	<i>Libraries and Archives</i>								A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
51913	<i>Internet Publishing and Broadcasting and Web Search Portals</i>								A							
51919	<i>News Clipping Services, Answering Services, Stock Photo Agencies and All Other Information Services</i>								A							
<b>52</b>	<b>Finance and Insurance</b>															
52211	Commercial Banking							A	A	S						
52212	Savings Institutions							A	A	S						
52213	Credit Unions							A	A	S						
52221	Credit Card Issuing								A							
52222	Sales Financing								A							
52229	Consumer Lending and Other Non-depository Credit Intermediation, except Pawnshops								A							
522298	Pawnshops								S							
5223	Mortgage Brokers, Financial Transactions Processing and Other Activities Related to Credit Intermediation								A							
52311	Investment Banking and Securities Dealing								A							
52312	Securities Brokerage								A							
52313	Commodity Contracts Dealing								A							
52314	Commodity Contracts Brokerage								A							
5232	Securities and Commodity Exchanges								A							
5239	Other Financial Investment Activities															

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
52391	<i>Investment Clubs, Venture Capital Companies and Other Miscellaneous Intermediation</i>								A							
52392	<i>Portfolio Management</i>								A							
52393	<i>Investment Advice</i>								A							
52399	<i>Trust, Fiduciary and Custody Activities, and All Other Financial Investment Activities</i>								A							
524	Insurance Carriers and Related Activities															
5241	<i>Insurance Carriers</i>								A							
5242	<i>Insurance Agencies, Brokerages, and Other Insurance Related Activities</i>							A	A	S						
525	Funds, Trusts, and Other Financial Vehicles								A							
53	<b>Real Estate and Rental and Leasing</b>															
531	Real Estate															
5311	<i>Leasing Agents for Real Estate</i>					S			A							
53113	<i>Mini-Warehouses and Self-Storage Units</i>										A	A				
5312	<i>Offices of Real Estate Agents and Brokers</i>							A	A	S						
53131	<i>Real Estate Property Managers Office</i>								A							
53132	<i>Offices of Real Estate Appraisers</i>								A							
53139	<i>Listing Services and All Other Activities Related to Real Estate</i>								A							
532	Rental and Leasing Services															

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
5321	<i>Car, Truck and Other Automotive Equipment Rental and Leasing</i>								A	A						
5322	<i>Video DVDs, Formal Wear, Furniture and All Other Consumer Goods Rental</i>							A	A							
5323	<i>Home Repair Tools, Lawn &amp; Garden Equipment and Other General Rental Centers</i>								A							
53241	<i>Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing</i>											A				
53242	<i>Office Machinery and Equipment Rental and Leasing</i>								A			A				
53249	<i>Motion Picture, Telecommunications and Other Nonconsumer Machinery and Equipment Rental and Leasing</i>								A			A				
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								A							
<b>54</b>	<b>Professional, Scientific, and Technical Services</b>															
5411	Legal Services							A	A	S						
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	S						A	A	S						
5413	Architectural, Engineering, and Related Services															
54131	<i>Architectural Services</i>							A	A	S						
54132	<i>Landscape Architectural Services</i>							A	A	S						
54133	<i>Engineering Services</i>							A	A	S						

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54134	<i>Drafting Services</i>							A	A	S						
54135	<i>Building Inspection Services</i>							A	A	S						
54136	<i>Geophysical Surveying and Mapping Services</i>							A	A	S						
54137	<i>Land and Topographic Surveying and Mapping Services</i>							A	A	S						
54138	<i>Physical, Chemical and Other Analytical Testing Laboratories</i>										A	A				
5414	Interior, Industrial, Graphic and Other Specialized Design Services							A	A	S						
5415	Computer Systems Design, Programming and Related Services							A	A	S						
5416	Management, Scientific, and Technical Consulting Services							A	A	S						
5417	Scientific Research and Development Services															
54171	<i>Research and Development in the Physical, Engineering, and Life Sciences</i>										A	A				
54172	<i>Research and Development in the Social Sciences and Humanities</i>								A		A	A				
5418	Advertising, Public Relations, and Related Services															
54181	<i>Advertising Agencies</i>								A							
54182	<i>Public Relations Agencies</i>								A							
54183	<i>Media Buying Agencies</i>								A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
54184	<i>Media Representatives</i>								A							
54185	<i>Display Advertising</i>										A	A				
54186	<i>Direct Mail Advertising</i>	S	S	S	S	S					A	A				
54187	<i>Advertising Material Distribution Services</i>	S	S	S	S	S					A	A				
54189	<i>Sign Lettering, Store Window Dressing and Other Services Related to Advertising</i>	S	S	S	S	S					A	A				
5419	<b>Other Professional, Scientific, and Technical Services</b>															
54191	<i>Marketing Research and Public Opinion Polling</i>								A							
541921	<i>Photography Studios, Portrait</i>	S	S	S	S	S		A	A							
541922	<i>Commercial Photography</i>	S	S	S	S	S			A		A	A				
54193	<i>Translation and Interpretation Services</i>	S	S	S	S	S			A							
54194	<i>Veterinarian's Office and Clinic, Small Animal, with NO overnight boarding of animals or animal hospital</i>	S							S							321
54194	<i>Veterinarian's Office and Clinic, Small Animal, WITH overnight boarding of animals and/or animal hospital</i>	S							S							321
54194	<i>Veterinary Services: Large Animal</i>	S							S							321
54194	<i>Veterinary Services: Testing Laboratory</i>										A	A				
54199	<i>Consumer Credit Counseling, Commodity Inspection and All Other Professional, Scientific, and Technical Services</i>								A	A						
55	<b>Management of Companies and Enterprises</b>															

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
551111	Offices of Bank Holding Companies							S	A	S	A	A				
551112	Offices of Other Holding Companies							S	A	S	A	A				
551114	Corporate, Subsidiary, and Regional Managing Offices							S	A	S	A	A				
56	<b>Administrative and Support and Waste Management and Remediation Services</b>															
5611	Office Administrative Services							S	A	S	A	A				
5612	Facilities Support Services								A	S	A	A				
5613	Employment Services							S	A	S	A	A				
5614	Business Support Services															
56141	<i>Document Preparation Services</i>							S	A	S	A	A				
56142	<i>Telephone Call Centers</i>								A		A	A				
56143	<i>Business Service Centers (including photocopying shops, blueprinting shops, mailbox rental, etc.)</i>							S	A	S	A	A				
56144	<i>Collection Agencies</i>								A	A	A	A				
56145	<i>Credit Bureaus</i>								A		A	A				
56149	<i>Repossession Services, Court Reporting and All Other Business Support Services</i>								S		A	A				
5615	Travel Arrangement and Reservation Services															
56151	<i>Travel Agencies</i>							A	A	S	A	A				
56152	<i>Tour Operators</i>								A							

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561591	<i>Convention and Visitors Bureaus</i>								A							
561599	<i>Time Share Companies, Ticket Agencies, Automobile Clubs and All Other Travel Arrangement and Reservation Services</i>								A							
5616	Investigation and Security Services															
561611	<i>Investigation Services</i>								A		A	A				
561612	<i>Security Guards and Patrol Services</i>								A		A	A				
561613	<i>Armored Car Services</i>										A	A				
561621	<i>Alarm Systems and Other Security Systems Services (except Locksmiths)</i>								S		A	A				
561622	<i>Locksmiths</i>							A	A		A	A				
5617	Services to Buildings and Dwellings															
56171	<i>Exterminating and Pest Control Services</i>										A	A				
56172	<i>Janitorial Services</i>										A	A				
56173	<i>Landscaping Care, Maintenance or Installation Services</i>										A	A				
56174	<i>Carpet and Upholstery Cleaning Services</i>								A		A	A				
56179	<i>Building Exterior Cleaning, Swimming Pool Cleaning &amp; Maintenance, and Other Services to Buildings and Dwellings</i>										A	A				
5619	Other Administrative Support Services															
56191	<i>Packaging and Labeling Services</i>										A	A				

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56192	<i>Convention and Trade Show Organizers</i>								A							
56199	<i>All Other Administrative Support Services</i>								A		A	A				
5621	Waste Collection															
562111	<i>Solid Waste Collection Company Offices</i>										A	A				
562111	<i>Transfer Stations for Solid Waste or Recyclable Materials</i>	S							S	S	S	A				
562112	<i>Hazardous Waste Collection</i>											S				
562119	<i>Brush or Rubble Removal and Other Waste Collection</i>											A				
5622	Waste Treatment and Disposal															
562211	<i>Hazardous Waste Treatment and Disposal</i>											S				
562212	<i>Solid Waste Landfill -- Municipal Waste</i>											S				
562212	<i>Solid Waste Landfill -- Construction/Demolition Materials</i>	S										A				
562212	<i>Solid Waste Landfill -- Inert Waste</i>	S										A				
562212	<i>Solid Waste Landfill -- Earthen Fill Only</i>	S	S	S	S	S		S	S	S	S	S				
562213	<i>Solid Waste Combustors and Incinerators</i>											S				
562219	<i>Compost Dumps and Other Nonhazardous Waste Treatment and Disposal</i>											S				
5629	Remediation and Other Waste Management Services															
56291	<i>Remediation Services for contaminated buildings or sites</i>											A				

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56292	<i>Materials Recovery Facilities for separating and sorting recyclable materials (other than Scrap Yards – see 42393)</i>											A				
562991	<i>Septic Tank Pumping and Related Services, such as renting or servicing portable toilets</i>											A				
562998	<i>All Other Miscellaneous Waste Management Services</i>											A				
61	<b>Educational Services (Private)</b>															
6111	Elementary and Secondary Schools	S		A	A				A							
6112	Junior Colleges								A							
6113	Colleges, Universities, and Professional Schools								A							
6114	Business Schools and Computer and Management Training								A		A	A				
6115	Technical and Trade Schools															
611511	<i>Cosmetology and Barber Schools</i>								A							
611512	<i>Flight Training</i>								A							
611513	<i>Apprenticeship Training</i>								A							
611519	<i>Truck Driving, Broadcasting, Real Estate, Computer Repair, Graphic Arts and Other Technical and Trade Schools</i>								A							
6116	Other Schools and Instruction															

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61161	<i>Fine Arts Schools, such as Art, Drama, Music and Dance Studios</i>							S	A							
61162	<i>Sports and Recreation Instruction</i>								A							
61163	<i>Language Schools</i>								A							
611691	<i>Exam Preparation and Tutoring</i>								A							
611692	<i>Automobile Driving Schools</i>								A		A	A				
611699	<i>Survival Training</i>	S														
611699	<i>Public Speaking, Speed Reading and All Other Miscellaneous Schools and Instruction</i>								A							
6117	Educational Support Services, such as educational testing services and guidance counseling								A							
62	<b>Health Care and Social Assistance</b> <i>[Amended 5-26-2016]</i>															
6211	Offices of Physicians							A	A	S						
6212	Offices of Dentists							A	A	S						
62131	Offices of Chiropractors							A	A	S						
62132	Offices of Optometrists							A	A	S						
62133	Offices of Mental Health Practitioners (except Physicians)							A	A	S						
62134	Offices of Physical, Occupational and Speech Therapists, and Audiologists							A	A	S						
62139	Offices of All Other Health Practitioners															
621391	<i>Offices of Podiatrists</i>							A	A	S						

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621399	<i>Offices of Licensed Massage Therapists [Amended 5-26-2016]</i>								A							
621399	<i>Offices of All Other Miscellaneous Health Practitioners</i>							A	A	S						
6214	Outpatient Care Centers															
62141	<i>Family Planning Centers</i>							A	A	S						
62142	<i>Outpatient Mental Health and Substance Abuse Centers [ “ ]</i>								A							
621491	<i>HMO Medical Centers</i>							A	A	S						
621492	<i>Kidney Dialysis Centers</i>							A	A	S						
621493	<i>Freestanding Ambulatory Surgical and Emergency Centers</i>							A	A	S						
621498	<i>Community Health Centers and Clinics, Sleep Disorder Centers and All Other Outpatient Care Centers</i>							A	A	S						
6215	Medical and Diagnostic Laboratories										A	A				
6216	Home Health Care Services								A							
62191	Ambulance Services								A		A	A				
62199	Blood Banks and All Other Ambulatory Health Care Services not listed above							A	A	S						
622	Hospitals															
6221	<i>General Medical and Surgical Hospitals</i>								A							
6222	<i>Psychiatric and Substance Abuse Hospitals</i>								S							
6223	<i>Specialty (except Psychiatric and Substance Abuse) Hospitals</i>								A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
623	Nursing and Residential Care Facilities															
6231	<i>Nursing Care Facilities</i>					A			A							
6232	<i>Residential Mental Retardation, Mental Health and Substance Abuse Facilities</i>								S							
623311	<i>Continuing Care Retirement Communities with on-site nursing care facilities</i>					A			A							
623312	<i>Assisted-Living Facilities and Other Homes for the Elderly without on-site nursing care facilities</i>					A			A							
6239	<i>Boot or Disciplinary Camps for Delinquent Youth</i>	S							A							
6239	<i>Personal Care Homes for the Disabled without nursing care (6 or fewer persons under care)</i>	A	A	A	A				A							
6239	<i>Personal Care Homes for the Disabled without nursing care (7 or more persons under care)</i>					A			A							
6239	<i>Halfway Group Homes for Delinquents or Ex-Offenders</i>								S							
6239	<i>All Other Residential Care Facilities, such as orphanages, group foster homes and homes for unwed mothers</i>					A			A							
624	Social Assistance															
6241	<i>Individual and Family Services</i>								A							
62421	<i>Community Food Banks</i>								A							
624221	<i>Temporary Shelters</i>					A			A							

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624229	<i>Companies Providing Other Community Housing Services</i>								A							
62423	<i>Emergency and Other Relief Services</i>								A							
6243	<i>Job Training and Other Vocational Rehabilitation Services</i>								A							
6244	Child Day Care Services															
6244	<i>Group Day-Care Home (up to 18 children)</i>			S	S	A		A	A							
6244	<i>Day-Care Center (19 or more children)</i>			S	S	A		A	A							
6244	<i>Child Care Learning Center (19 or more children)</i>			S	S	A		A	A							
71	<b>Arts, Entertainment, and Recreation</b>															
7111	Performing Arts															
71111	<i>Performing Arts Theaters, Dinner Theaters and Comedy Clubs</i>								A							310
71112	<i>Dance Companies' Studios</i>								A		A	A				
71113	<i>Musical Groups and Artists Music Clubs and Symphony Halls</i>								A							310
71119	<i>Other Performing Arts Companies' Offices and Facilities</i>								A		A	A				
7112	Spectator Sports															
711211	<i>Stadiums for Sports Teams and Clubs</i>	S						A	A	A	A	A				
711212	<i>Racetracks</i>	S							S							
711219	<i>Other Spectator Sports</i>	S														

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
7113	Promoters of Performing Arts, Sports, and Similar Events								A							
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures								A							
7115	Independent Artists, Writers, and Performers Studios								A		A	A				
712	Museums, Historical Sites, and Similar Institutions															
71211	<i>Museums</i>							A	A				A			
71212	<i>Historical Sites</i>	S	S	S	S	S		A	A	A	A	A	A			
71213	<i>Zoos and Botanical Gardens</i>	S							A							
71219	<i>Nature Parks, Wildlife Sanctuaries and Other Similar Institutions</i>												A			
7131	Amusement Parks and Arcades															
71311	<i>Amusement and Theme Parks</i>								S							
71312	<i>Amusement Arcades, Electronic Gaming</i> [Ed. Note: Amended April 4, 2012, then OCGA 2012 outlawed Gaming Promotions]															
7139	Other Amusement, Fitness, Sports and Recreation Uses															
71391	<i>Golf Courses with or without Country Clubs</i>	A	A	A	A											
71391	<i>Country Club</i>	A	A	A	A											
71393	<i>Marinas</i>								A				A			
71394	<i>Aerobic Dance, Physical Fitness or Exercise Centers</i>							A	A							
71394	<i>Gymnasiums</i>								A		A	A				
71394	<i>Health Spa</i>							A	A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
71394	<i>Handball, Racquetball, or Tennis Club Facilities</i>								A							
71394	<i>Ice or Roller Skating Rinks</i>								A							
71394	<i>Paintball Competition Courses</i>	S							A							
71394	<i>Softball, Baseball, Football or Soccer Fields</i>								A							
71394	<i>Swimming or Wave Pools</i>								A							
71394	<i>Tennis Clubs and Tennis Centers</i>								A							
71395	<i>Bowling Centers</i>								A							
71399	<i>Archery or Shooting Ranges, Outdoor</i>	S							S							
71399	<i>ATV or Motor Bike Riding and Competition Parks</i>	S							A							
71399	<i>Billiard or Pool Parlors</i>								A							
71399	<i>Commercial Riding Stables or Academies</i>	A	S						A							309
71399	<i>Dog Parks</i>								A							
71399	<i>Fee Fishing Lakes</i>	A							A							
71399	<i>Go Cart Tracks</i>	S							A							
71399	<i>Golf Driving Ranges</i>	A							A							
71399	<i>Miniature Golf Courses</i>	A							A							
71399	<i>Mud Bogging Pit</i>	S							A							
71399	<i>Private Riding Stables</i>	S	S						A							
71399	<i>Recreational Day Camps (except instructional)</i>	S	S						A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
71399	<i>Amusement Rides and All Other Amusement and Recreation Uses (except Recreation Centers)</i>	S	S						A		S	A				
71399	Recreation Centers															
71399	<i>Community Recreation Facility (non-profit) such as a YMCA or Senior Center</i>								A							
71399	<i>Community Recreation Centers (for profit), including Private Playgrounds, Tennis, Community Swimming Pools or Other Recreation Amenities</i>	S	S	S	S	S			A							
71399	<i>Neighborhood Recreation Center that is a part of and serves a residential development but located on a separate lot.</i>	A	A	A	A	A							A			
72	<b>Accommodation and Food Services</b> <small>[Amended 5-26-2016]</small>															
7211	Traveler Accommodation															
72111	<i>Hotels and Motels</i>								A	A			S			
72111	<i>Resort Hotels</i>								A	A			S			
72119	<i>Bed-and-Breakfast Inns and Other Traveler Accommodation</i>	S							A	A						
7212	RV (Recreational Vehicle) Parks and Recreational Camps															
721211	<i>RV (Recreational Vehicle) and Travel Trailer Parks and Campgrounds</i>														A	
721211	<i>Tent and Tent Trailer Campgrounds</i>														A	

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
721214	<i>Fishing Camps, Hunting Lodges, Wilderness Camps and Other Overnight Recreational and Vacation Camps (except Campgrounds)</i>	A	S													
7213	Rooming and Boarding Houses					A										
7221	Full-Service Restaurants															
7221	<i>Family Restaurants</i>							S	A	A						317
7221	<i>Quality Restaurants</i>							S	A	A						317
7222	Limited-Service Eating Places <i>[Amended 5-26-2016]</i>															
722211	<i>Fast-Food Restaurants, with NO drive-through window</i>							S	A	A						317
722211	<i>Fast-Food Restaurants, WITH drive-through window [ " ]</i>							S	A	A						317
722211	<i>Delicatessen Restaurants</i>							S	A	A						317
722211	<i>Drive-In Restaurant (in car service) [ " ]</i>							S	A	A						317
722211	<i>Pizza Delivery Shops</i>								A	A						317
722211	<i>Limited-Service Pizza Parlors</i>							S	A	A						317
722211	<i>Takeout Eating Places and Sandwich Shops</i>							S	A	A						317
722211	<i>All Other Limited-Service Restaurants</i>							S	A	A						317
722212	<i>Cafeterias, Grill Buffets, and Buffets</i>							S	A	A						317
722213	<i>Coffee Shop, Doughnut Shop, Ice Cream Parlor and Other Snack and Nonalcoholic Beverage Bars</i>							S	A	A						317
7223	Special Food Services															
72231	<i>Food Service Contractors</i>								A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
72232	<i>Caterers</i>								A		A	A				
72233	<i>Mobile Food Services</i>								A		A	A				
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)							S	A	A						317
<b>81</b>	<b>Other Services</b>															
8111	Automotive Repair and Maintenance															
81111	<i>Automotive Mechanical and Electrical Repair and Maintenance</i>									A	A	A				
81112	<i>Automotive Body, Paint, Interior, and Glass Repair</i>									A	A	A				
811191	<i>Automotive Oil Change and Lubrication Shops</i>									A	A	A				
811192	<i>Car Washes</i>									A	A	A				
811198	<i>Tire Repair, Dent Removal and All Other Automotive Repair and Maintenance</i>										A	A				
8112	Electronic and Precision Equipment Repair and Maintenance							A	A		A	A				
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance															
81131	<i>Welding Shop</i>										A	A				
81131	<i>Commercial and Industrial Machinery Blades and Saws, Sharpening and Installation</i>										S	A				

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81131	<i>Agricultural and Other Heavy and Industrial Machinery and Equipment Repairs</i>											A				
81131	<i>All Other Commercial and Industrial Machinery and Equipment Repair and Maintenance</i>											A				
8114	Personal and Household Goods Repair and Maintenance															
811411	<i>Home and Garden Equipment Repair and Maintenance</i>	S						A	A		A	A				
811412	<i>Appliance Repair and Maintenance</i>	S							A		A	A				
81142	<i>Reupholsters and Furniture Repair</i>	S						A	A		A	A				
81143	<i>Footwear and Leather Goods Repair</i>							A	A		A	A				
81149	<i>Other Personal and Household Goods Repair and Maintenance, such as watches, jewelry, musical instruments and bicycles</i>							A	A		A	A				
8121	Personal Care Services															
81211	<i>Hair, Nail, and Skin Care Services</i>							A	A							
812111	<i>Barber Shops</i>							A	A							
812112	<i>Beauty Salons</i>							A	A							
812113	<i>Nail Salons</i>							A	A							
812191	<i>Diet and Weight Reducing Centers</i>								A							
812199	<i>Saunas and Steam or Turkish Baths</i>								A							
812199	<i>Tanning Salons</i>								A							
812199	<i>Massage Parlors</i>								S							

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812199	<i>Tattoo Parlors</i>								S							
812199	<i>Depilatory or Hair Replacement Salons, and All Other Personal Care Services</i>								A							
8122	Death Care Services															
81221	<i>Funeral Homes and Funeral Services, with NO Crematories</i>								A							
81221	<i>Funeral Homes and Funeral Services, WITH Crematories</i>								S							
81222	<i>Cemeteries and Mausoleums, not including Crematories</i>	A	S	S	S								S			
81222	<i>Crematories (stand-alone)</i>								S							
8123	Dry-cleaning and Laundry Services															
81231	<i>Coin-Operated Laundries and Drycleaners</i>						A	A	A							
81232	<i>Dry-cleaning and Laundry Services (except Coin-Operated)</i>										A	A				
81232	<i>Dry-cleaning and Laundry Services Drop-Off Station</i>							A	A							
812331	<i>Linen and Uniform Supply</i>										A	A				
812332	<i>Industrial Launderers of work clothing and dust control items</i>										A	A				
812332	<i>Dry Cleaning Plant</i>											A				
8129	Other Personal Services															
81291	<i>Pet Care (except Veterinary) Services, such as grooming, training and boarding pets</i>							A	A							

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812921	<i>Photofinishing Laboratories (except One-Hour)</i>										A	A				
812922	<i>One-Hour Photofinishing</i>								A		A	A				
81293	<i>Parking Lots and Garages for fee</i>							A	A							
81299	<i>Bail Bonding Services</i>								S							
81299	<i>Consumer Buying Services</i>								A							
81299	<i>Dating Services</i>								A							
81299	<i>Palm Reading or Fortune Telling Establishment</i>								A							
81299	<i>Shoeshine Stands</i>							A	A							
81299	<i>Social Escort Services</i>								A							
81299	<i>Wedding Planning Services</i>								A							
81299	<i>All Other Personal Services</i>								A							
813	Religious, Grant making, Civic, Professional, and Similar Organizations															
8131	<i>Churches, Mosques, Temples, Synagogues and Other Facilities for Religious Worship</i>	A	A	S	S			S	A	S			S			310
8132	<i>Grant making and Giving Services</i>								A							
8133	<i>Social Advocacy Organizations</i>								A							
8134	<i>Civic and Social Organizations, such as social clubs, fraternal lodges and veterans' membership organizations</i>							S	A	S						310
8139	<i>Business, Professional, Labor, Political, and Similar Organizations</i>								A							

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
927	<i>Space Research and Technology [Amended September 23, 2014]</i>															
927110	<i>Government/private establishments engaged in administration and operations of space flights, assembly operations, research, exploration, launch and recovery of space craft; NASA. [Amended September 23, 2014]</i>											S				313,1213 (b)

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NAICS Code		A-F	A-R	R-1	R-2	R-3	MHP	C-N	C-G	C-I	I-R	I-G	CP	LCI	RVD	SEE SEC.
<b>ACCESSORY USES to a Principal Use</b>																
<b>Accessory Uses to an Agricultural Use</b>																
	Accessory Structures to a Working Farm, such as a barn, stable, silo, corral, shed, etc.	A	A	S	S											
<b>Accessory Uses to a Residential Use</b>																
	Accessory Uses Customary to a Dwelling	A	A	A	A	A	A							A		306(a)
	Home Occupation:															
	<i>Home Office</i>	A	A	A	A	A	A							A		312(b)
	<i>Home Business</i>	S	S	S	S											312(c)
	<i>Family Day Care Home (6 or fewer children)</i>	A	A	A	A		A									312(d)
	<i>Home Occupation--Rural</i>	A	A													312(e)
	Horse Stable, Personal	A	A	S	S											309
<b>Accessory Recreation Amenities to a Residential Development:</b>																
	Originally Approved as Part of the Development	A	A	A	A	A	A								A	
	Proposed Subsequent to Construction of the Development	S	S	S	S	S	A								A	
<b>Accessory Uses to a Nonresidential Use</b> [Amended 5-26-2016]																

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	Accessory Uses Customary to a Church or Other Place of Worship	A	A	A	A			A	A	A			A			306(b)
	Accessory Uses Customary to Commercial and Industrial Uses							A	A	A	A	A				306(c)
6244	Day-Care Group Facility (up to 18 children) accessory to a Business or Institutional Use							A	A	A	A	A				
6244	Day-Care Center (19 or more children) accessory to a Business or Institutional Use							A	A	A	A	A				
	Accessory Retail Uses within an Office, Hospital, Hotel or Multi-Family Building					S		S	A	A						
71211	Museum or Exhibit Area related to a use of historic, aesthetic or educational significance	A	S						A				A			
71219	Caretaker Residence in a Nature Preserve or Wildlife Sanctuary	A	S										A			
721110	Health Spa within a Resort Hotel, WITH Massage Therapy [Amended 5-26-2016]]								A	A						
721110	Health Spa within a Resort Hotel, with NO Massage Therapy								A	A						
	Accessory Uses Customary to a Golf Course, except Golf Driving Range	A	A	A	A											

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<b>TEMPORARY Principal or Accessory Uses<sup>5</sup></b>																
	Temporary Housing while a home is under construction	A	A	A	A											1243
	Emergency Housing after destruction of a residence	A	A	A	A											1243
81311	Religious Meeting or Other Gathering in a Tent or Other Temporary Structure	A	A						A							1243
45439	Temporary Outdoor Sales Events, such as the seasonal sale of Pumpkins and Christmas Trees, Swap Meets and Flea Markets							A	A	A	A	A				1243
71119	Temporary Entertainment Events, such as travelling carnivals and circuses, and outdoor musical concerts								A	A	A	A				1243
71132	Seasonal Outdoor Events, such as turkey shoots, holiday festivals, county or agricultural fairs, etc.	S	S					A	A	A	A	A				1243
	Temporary Contractors Office and Real Estate Sales Office for a Development while Under Construction	A	A	A	A	A	A	A	A	A	A	A			A	319 & 1243
321113	Temporary Sawmill or Chip mill	A	A	S	S	S	S	S	A	A	A	A			A	1243
324121	Temporary Asphalt Batch Plant	S							S			A				307
32732	Temporary Ready-Mix Concrete Batch Plant	S							S			A				307

-- END PAGE--

<sup>5</sup> Temporary Use Permit required -- see Sec. 1243.