

Sec. 102-8. - Use requirements by districts.

8.1. *Agricultural* — (A). This district is intended to preserve the open character of certain land within the county and to promote development of a type which does not require extensive public facilities and services.

1. *Permitted uses*. Within any Agricultural (A) District, the following uses shall be permitted:
 - a. Single family dwelling or two family dwellings (duplex), both conventional and manufactured.
 - b. Commercial forest, agriculture, dairying, poultry and livestock raising provided that buildings used for housing fowls or animals or processing products not be located closer than 200 feet to any property line.
 - c. Non-commercial agriculture, poultry, dairying, horse and livestock raising and greenhouses, as an accessory use to a permitted residential dwelling for the principal benefit of the occupants thereof.
 - d. Schools, colleges, and publicly owned and operated community structures.
 - e. Public utility structures, buildings and land.
 - f. Accessory uses and buildings.
 - g. Public parks, playgrounds, community buildings, golf courses and similar public service facilities
 - h. Privately owned day nurseries, pre-schools, and kindergartens.
 - i. Churches, similar places of worship, and one family burial plot satisfying the requirements and specifications of section 5.15.
 - j. Clubs, private and public, including golf and country clubs, fishing and hunting clubs and other similar enterprises
 - k. *Reserved*.
 - l. Commercial processing of animal products provided that no machinery or housing used for such purposes be located closer than 750 feet to any property line; such processing does not include slaughter houses.
 - m. Borrow pit, as the same is defined in O.C.G.A. § 12-4-72, "The Georgia Surface Mining Act of 1968," or in any successor statute, provided such use or operation does not disturb more than 1.1 acres of land and is not part of a larger common plan with a planned disturbance greater than 1.1 acres of land.
2. *Conditional Uses*. Within any Agricultural (A) District, the following uses may be permitted after application to the governing authority:
 - a. *Reserved*.
 - b. Secondary detached residences for rent, hire, let, or lease provided that all applicable health department regulations and building codes are met.
 - c. Kennels.
 - d. Hospitals, nursing homes, and charitable or philanthropic institutions.
 - e. Athletic fields, commercial recreation areas, including golf driving ranges, swimming pools, private airplane landing fields and accessory facilities.
 - f. Special events facility, limited to either a small special events facility, intermediate special events facility, or large special events facility.
 - g. Borrow pit, as the same is defined in O.C.G.A. § 12-4-72, "The Georgia Surface Mining Act of 1968," or in any successor statute, provided such use or operation disturbs, or is part of a larger common plan to disturb, greater than 1.1 acres of land.
3. *Lot size* — *Minimum*. Within any Agricultural (A) District, the following minimum lot sizes are required:
 - a. Lot width at minimum setback line: 125 feet.
 - b. Lot area: Four acres.

- c. Setback requirements — Minimum.
- d. Front. Setback from center line of:
State or Federal Highway — 125
feet; County Road — 100 feet.
- e. Side — 15 feet.
- f. Rear — 15 feet.

8.2. *Reserved.*

8.3. *Residential (R).* This district is intended to provide for a higher density use than other areas and is situated in places convenient to streets and commercial areas.

1. *Permitted uses.* Within any Residential (R) District the following uses shall be permitted:
 - a. One family conventional dwellings;
 - b. Schools, colleges, and publicly owned and operated community structures;
 - c. Public utility structures, buildings and land;
 - d. Accessory uses and buildings;
 - e. Churches and similar places of worship;
 - f. Public parks, playgrounds, community buildings, golf courses and similar public service facilities serving residential areas; and
 - g. Non-commercial agriculture as an accessory use to a one-family dwelling for the principal benefit of occupants thereof.
2. *Conditional uses.* Within any Residential (R) District, the following uses may be permitted after application to the governing authority:
 - a. *Reserved.*
 - b. Privately operated day nurseries, preschools, and kindergartens;
 - c. *Reserved;*
 - d. Commercial horticultural activities;
 - e. *Reserved;*
 - f. *Reserved;*
 - g. *Reserved.*
3. *Prohibited uses.*
 - a. Secondary detached residential dwellings;
 - b. Principal use signs; and
 - c. Manufactured homes.
4. *Lot size — Minimum.* Within any Residential (R) District, the following minimum lot sizes are required, but shall also be subject to approval by the Georgia Department of Public Health:
 - a. Lot width at minimum building setback line: 200 feet.
 - b. Lot area: One acre.
5. *Yard requirements — Minimum*
 - a. Front. Setback from center line of:
State or Federal Highway — 125 feet;
County Road — 100 feet;

Subdivision Street — 75 feet.

- b. Side — 15 feet; 50 feet if corner lot.
- c. Rear — 20 feet.

8.4. *Reserved.*

8.5. *Multi-Family Residential (MFR).* This District is intended to provide suitable locations for apartments and other multi-family dwelling units such as townhouses, condominiums, and group housing.

1. *Permitted uses.* Within any Multi-Family Residential (MFR) District, the following uses shall be permitted:
 - a. One family conventional dwellings;
 - b. Schools, colleges, and publicly owned and operated community structures;
 - c. Public utility structures, buildings and land;
 - d. Accessory use and buildings;
 - e. Churches, and similar places of worship;
 - f. Public parks, playgrounds, community buildings, golf courses and similar public service facilities serving residential areas; and
 - g. Non-commercial agriculture, excluding poultry, horse and livestock raising as an accessory use to one- family dwelling for the principal benefit of occupants thereof.
 - h. Multi-Family Residential dwelling units such as apartments, row houses, townhouses, patio homes, rooming houses, boarding houses, group homes, and duplexes.
2. *Conditional uses.* Within any Multi-Family Residential (MFR) District, the following uses may be permitted after application to the governing authority:
 - a. Non-commercial poultry, horse, an livestock raising and greenhouses as an accessory use to a one-family dwelling for the principal benefit of the occupants thereof, provided that all related accessory buildings are located in the side or rear yards;
 - b. Privately operated day nurseries, preschools, and kindergartens;
 - c. *Reserved;*
 - d. Commercial horticultural activities;
 - e. Secondary detached residential dwellings;
 - f. Principal use signs; and
 - g. Manufactured homes designed, manufactured, and installed to give the appearance of a one family conventional dwelling. Such appearance would ordinarily include:
 1. Permanent masonry foundation
 2. Pitched, shingled roof
 3. Porches at exterior doors
 4. A floor space commensurate with adjacent dwellings located within the district, and
 5. Exterior appearance of either wood or masonry.
3. *Lot size — Minimum.* Within any Multi-Family Residential (MFR) District, the following minimum lot sizes are required:
 - a. Lot width at minimum setback line: 150 feet plus an additional five feet for every unit over four.
 - b. Lot area: One-half acre per dwelling unit where public water or sewerage is available. One acre per

dwelling unit where no public water or sewerage is available. Ten dwelling units per acre where public water and sewerage is available.

4. *Yard Requirements — Minimum.*

- a. Front — 50 feet plus five feet for each story over two stories.
- b. Side — 20 feet plus five feet for each story over two stories.
- c. Rear — 40 feet plus five feet for each story over two stories.

8.6. *Manufactured Home Subdivisions (MHS).* This district is intended to provide suitable locations for a higher density use than other areas and is situated in places convenient to streets and commercial areas and is intended primarily for the placement of manufactured homes.

1. *Permitted uses.* Within any Manufactured Home Subdivision (MHS) District, the following uses shall be permitted:
 - a. Manufactured homes designed, manufactured, and installed to give the appearance of a one family conventional dwelling. Such appearance would ordinarily include:
 1. Permanent masonry foundation;
 2. Pitched, shingled roof;
 3. Porches at exterior doors;
 4. A floor space commensurate with adjacent dwellings located within the district; and
 5. Exterior appearance of either wood or masonry.
 - b. One family conventional dwellings;
 - c. Schools, colleges, and publicly owned and operated community structures;
 - d. Public utility structures, buildings and land;
 - e. Accessory use and buildings;
 - f. Churches, and similar places of worship;
 - g. Public parks, playgrounds, community buildings, golf courses and similar public service facilities serving residential areas; and
 - h. Non-commercial agriculture as an accessory use to one-family dwelling for the principal benefit of occupants thereof.
2. *Conditional uses.* The following uses may be permitted after application to the governing authority:
 - a. *Reserved;*
 - b. Privately operated day nurseries, preschools, and kindergartens;
 - c. *Reserved;*
 - d. Commercial horticultural activities;
 - e. *Reserved;*
 - f. *Reserved;* and
 - g. *Reserved;*
3. *Prohibited uses.* Within any Manufactured Home Subdivision (MHS) District, the following are expressly prohibited:
 - a. Secondary detached residential dwellings;
 - b. Principal use signs.

4. *Lot size — Minimum.* The following minimum lot sizes are required, but shall also be subject to approval by the Department of Public Health:
 - a. Lot width at minimum building setback line: 100 feet.
 - b. Lot area: One acre.
5. *Yard requirements — Minimum.*
 - a. Front — Setback from center line of:
 - State or Federal Highway — 125 feet;
 - County Road — 100 feet;
 - Subdivision Street — 75 feet;
 - b. Side — 15 feet;
 - c. Rear — 20 feet.
- 8.7. *Reserved.*
- 8.8. *Commercial (C).* This district is intended to provide suitable locations for retail stores and other commercial services.
 1. *Permitted uses.* Within any Commercial (C) District, the following uses shall be permitted:
 - a. Retail business, retail stores, business or personal service establishments, including the making of articles sold at retail on the premises, provided such manufacturing is incidental to the retail business.
 - b. Indoor amusement enterprises, including theater, bowling alleys and skating rinks.
 - c. Offices and clinics.
 - d. Principal use signs.
 - e. Motels and hotels.
 - f. Automobile and manufactured home sales.
 - g. Funeral homes and mortuaries.
 - h. Restaurants and other retail food establishments.
 - i. Clubs and lodges, private and public.
 - j. Churches and other places of worship.
 - k. Publicly owned and operated buildings and lands.
 - l. Public utility structures and land.
 - m. Commercial cemeteries.
 2. *Conditional uses.* Within any Commercial (C) District, the following uses may be permitted after application to the governing authority:
 - a. Outdoor theater provided the theater screens are not visible from an existing road, residence, or thoroughfare.
 - b. Warehousing, wholesaling, storage, and truck terminals, provided all outdoor storage areas are enclosed with a solid fence or buffer strip.
 3. *Lot size — Minimum.* Within any Commercial (C) District, the following minimum lot sizes are required:
 - a. Lot width at minimum setback line: 100 feet.
 - b. Lot area: One-half acre where public water or sewerage is available. One acre where no public water or

sewerage is available.

4. *Yard requirements — Minimum.*

a. Front. Setback from center line of:

State or Federal Highway — 125 feet;

All Other Roads or Street — 100 feet

b. Side. Fifteen feet except that where a commercial building abuts a residential district or a side street there shall be a side yard of not less than 30 feet.

c. Rear. Fifteen required except that where a commercial building abuts a residential district there shall be a rear yard of not less than 50 feet.

8.9. *Industrial (I).* The purpose of this district is to provide suitable areas for industrial development. All uses in the Industrial (I) District shall be constructed, maintained, and operated so as not to be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare: Within 200 feet of a residential district, all processes and storage (except of vehicles) shall be in enclosed buildings.

1. *Permitted uses.* Within any Industrial (I) District the following use shall be permitted:

a. Construction or contractors yards.

b. Storage or warehousing facilities.

c. Offices.

d. Retail, service, and wholesale businesses.

e. Motels and hotels.

f. Building materials, storage or wholesaling.

g. Truck terminals.

h. Automotive, farm implement, manufactured home, and trailer sales, service and repair.

i. Bottling plants or dairies.

j. Manufacturing, fabricating, processing, assembling, repair, or servicing of any product or commodity except fertilizer or explosives.

k. Restaurants.

l. Public utility structures and lands.

m. Public buildings.

n. Principal use and outdoor advertising signs.

2. *Conditional uses.* Within any Industrial (I) District the following uses may be permitted after application to the governing authority:

a. Automobile wrecking and junk yards when screened with a solid fence, wall, or natural screening of such height as will screen all junk or other materials or vehicles from the view of any adjacent property owner or from any public road provided that such fence be at least ten feet from any street right-of-way or any zone district boundary.

b. Manufacture of fertilizer or explosives.

c. Bulk storage of petroleum products.

d. Airports.

- e. Landfills, sewage treatment facilities, or other waste disposal sites.
- f. Surface mining, as the same is defined in O.C.G.A. § 12-4-72, "The Georgia Surface Mining Act of 1968," or in any successor statute, including, but shall not be limited to, rock quarries; provided that :
 - 1. Such operation shall be located on at least 100 acres of land.
 - 2. The areas extracted shall be entirely enclosed within a fence located at least ten feet back from the edge of any excavation and that said fence shall be of adequate strength and height to be demonstrably capable of excluding children and livestock from such areas.
 - 3. The buildings, machinery and other equipment and appurtenances shall not be closer than 1,000 feet to any property line.
 - 4. At the time of application for a permit, the owner or operator shall file comprehensive plans for the reclamation and reuse of the property after operations cease.
- g. Shooting range, indoor, must meet at a minimum, all the following requirements:
 - 1. Shall be required to meet all applicable standards established by The NRA Range Source Book published by the NRA.
 - 2. Shall be required to meet all applicable standards established by Lead Management and OSHA Compliance for Indoor Shooting Ranges published by the National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA).
 - 3. Shall be required to have a NRA Range Technical Team Evaluation and provide a copy of the final report from the range technical team advisor prior to the certificate of occupancy and business license being issued.
 - 4. Liability insurance required. Each application for a license issued under this permit shall be accompanied by evidence that the applicant has obtained a general liability insurance policy in an amount not less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate. Such insurance policy shall remain in force and effect during the term of the license. Such insurance policy shall contain a clause requiring the insurer to immediately notify the county if for any reason, coverage under the policy terminates. The proof of insurance required by this section shall be furnished to the county upon each renewal of the license. Additionally, the licensee shall furnish to the county proof of insurance when requested to do so.
 - 5. Certified instructors required. The owner or operator of an indoor shooting range shall have on the premises at all times during range operation an individual certified as a firearm or range instructor by the National Rifle Association or the Georgia Peace Officers Standards and Training (P.O.S.T.) Council.
 - 6. Shall provide an operating telephone available to range participants and spectators for the purpose of contacting emergency medical services.
 - 7. A first-aid kit containing the items recommended by a certified expert in emergency medical treatment shall be readily available at each shooting sports facility for emergency treatment or care of minor injuries.
 - 8. A management guidebook shall be maintained that includes procedures for operations, maintenance, and lead management and recovery. The management guidebook shall be kept on-site and shall be accessible at all times to those using the shooting sports facility.
- h. Shooting range, outdoor, must meet at a minimum, all the following requirements:
 - 1. Shall be required to meet all applicable standards established by The NRA Range Source Book published by the NRA.
 - 2. Shall be required to meet all applicable standards established by Lead Management and OSHA Compliance for Indoor Shooting Ranges published by the National Association of

Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) and the EPA's Best Management Practices for Outdoor Shooting Ranges.

3. Shall be required to have a NRA Range Technical Team Evaluation and provide a copy of the final report from the range technical team advisor prior to the certificate of occupancy and business license being issued.
 4. Liability insurance required. Each application for a license issued under this permit shall be accompanied by evidence that the applicant has obtained a general liability insurance policy in an amount not less than \$1,000,000.00 per occurrence. Such insurance policy shall remain in force and effect during the term of the license. Such insurance policy shall contain a clause requiring the insurer to immediately notify the county if for any reason, coverage under the policy terminates. The proof of insurance required by this section shall be furnished to the county upon each renewal of the license. Additionally, the licensee shall furnish to the county proof of insurance when requested to do so.
 5. Certified instructors required. The owner or operator of an indoor [outdoor] shooting range shall have on the premises at all times during range operation an individual certified as a firearm or range instructor by the National Rifle Association or the Georgia Peace Officers Standards and Training (P.O.S.T.) Council.
 6. Shall provide an operating telephone available to range participants and spectators for the purpose of contacting emergency medical services.
 7. A first-aid kit containing the items recommended by a certified expert in emergency medical treatment shall be readily available at each shooting sports facility for emergency treatment or care of minor injuries.
 8. A management guidebook shall be maintained that includes procedures for operations, maintenance, and lead management and recovery. The management guidebook shall be kept on-site and shall be accessible at all times to those using the shooting sports facility.
 9. Prior to submitting for the conditional use permit, applicant shall have the NRA Range Development Technical Team advise as to the standard of noise reduction possible and to what decibel level the proposed operation will create. Applicant shall provide NRA documentation of the evaluation including any potential noise levels.
 10. Applicant shall not exceed noise level granted in the conditional use permit. If complaints are received, the planning director shall use the best tools reasonably available to determine the merit of the complaint. If determined by the planning director that a valid noise concern exists, approval from board of commissioners to employ services of a noise consultant shall be requested. All related expenses shall be incurred by the applicant. The planning department shall obtain an estimate of the expenses and the applicant shall pay the estimate in advance. Should the actual costs be less than the estimate, the applicant shall be returned the balance. In addition, applicant will be given 30 days to modify shooting range to reduce noise to approved level or all outdoor shooting range activities shall cease.
 11. All buildings, structures, facilities, processes, and uses shall maintain a minimum setback of 200 feet from the property lines.
3. *Lot size — Minimum.* Within any Industrial (I) District the following minimum lot sizes are required:
- a. Lot width at minimum setback line: 100 feet.
 - b. Lot area: One acre.

4. *Yard requirements — Minimum.*
 - a. Front. Setback from center line of:
 - State or Federal Highway — 100 feet;
 - Other Public Road or Street — 75 feet
 - b. Side. Thirty feet.
 - c. Rear. Thirty feet.