

Article 2. Use of Land and Structures

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Article 2. Use of Land and Structures

Sec. 201 Purpose of Article 2.

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. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply. Restrictions on particular uses are presented in Article 3 of this Code.

Sec. 202 Zoning Map.

The boundaries of the various zoning districts are shown on a map entitled "Official Zoning Map of the Jackson County, Georgia" adopted on the date of adoption of this Development Code, and as amended thereafter from time to time.

202 (a) Official Zoning Map adopted.

- (1) The "Official Zoning Map of Jackson County, Georgia" (referred to in this Code as the "Zoning Map") is adopted as the Official Zoning Map and is hereby made a part of this Development Code, and all notations, references and other information shown on it shall be a part of this Development Code.
- (2) The Official Zoning Map as adopted at the time of adoption of this Development Code or as subsequently readopted in its entirety shall be identified as that map or series of maps signed by the Chairman in office at the time of adoption, and attested by the Clerk of the Board of Commissioners. A certified copy of the zoning map as originally adopted shall be kept on record in the County Clerk's office. [Amended 2004]
- (3) The Zoning Map as adopted and as may be amended by the Board of Commissioners from time to time sets forth the location of all zoning districts in the County.

202 (b) Amendments to the Zoning Map.

- (1) The 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 & Development 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 or by adoption of a new Official Zoning Map of Jackson County. 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 Zoning Map shall be noted on the map maintained in the Planning & Development Department with the date of the zone change or amendment and reference to the implementing ordinance.

202 (c) Determination of zoning district boundaries.

- (1) The boundaries of the districts as shown on the 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 Zoning Map along with any dimensions shown.

- (2) All property in the County is placed in the zoning districts as indicated on the Zoning Map, and no property shall be used except in accordance with its zoning designation on the Zoning Map, conditions of zoning approval and the provisions of this Code. Where uncertainty exists as to the boundaries of any zoning district, the following rules shall apply:
- a. Where a zoning district boundary line is shown as approximately following the County limits line, a militia district line, a land lot line, a lot line or the center line of a street, a state highway, a railroad right-of-way, or stream or drainage way, or such lines extended, then such lines shall be construed to be the zoning district boundary lines.
 - b. Where a zoning district boundary line is shown as being set back from a street, a state highway, a railroad right-of-way, or a stream or drainage way, and approximately parallel thereto, then such zoning district boundary line shall be construed as being at the scaled distance from the center line of the street, county road, state highway, railroad right-of-way, stream or drainage way, and as being parallel to it.
 - c. Where a zoning district boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the zoning district in which the greater portion of the lot is located may be extended to the balance of the lot except that such extension shall not include any part of a lot that lies more than 50 feet beyond the zoning district boundary line.
 - d. In the case of a through lot (a "double-frontage" lot) fronting on two separate streets that is divided by a zoning district boundary line approximately paralleling the streets, the restrictions of the zoning district in which each frontage of the through lot lies shall apply to that portion of the lot.
 - e. In case the exact location of a boundary cannot be determined by the foregoing methods, the Board of Adjustment shall, upon application, determine the location of the boundary.
 - f. Where a public road, street or alley is officially vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street, or alley.

202 (d) 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 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 Implementation and adoption of a Comprehensive Plan.

Contemporaneously with the adoption of this Development Code, the County Commission implements and adopts the *Future Land Use Map* of the *Jackson County Comprehensive Plan*, and as subsequently amended from time to time.

Sec. 204 Zoning districts; established.

For purposes of this ordinance, the following Zoning Districts are established as listed in Table 2.1 along with the Zoning Map symbol and the Comprehensive Plan Future Land Use Map designation that is being implemented by the Zoning District.

Sec. 205 Zoning districts; relationship to Comprehensive Plan.

205 (a) Application of the Comprehensive Plan.

The *Jackson County Comprehensive Plan* in combination with its *Future Land Use Map* establishes appropriate land use categories and a range of development intensities, composed of densities, floor area ratios, or similar measures, for each land area in the County. This Unified Development Code and the County’s individual project approvals provide development standards, plan requirements and other factors that shall determine the development intensity of each project within the Comprehensive Plan range. The County reserves the right to limit projects to intensities below the Comprehensive Plan’s upper limits. The Zoning Districts and the corresponding Comprehensive Plan Future Land Use Map designations are listed in Table 2.1.

Table 2.1: Zoning Districts

Zoning District	Zoning Symbol	Comprehensive Plan Future Land Use Plan Map Category
Agricultural Districts		
Planned Commercial Farm District	PCFD	Agricultural Preservation
Agricultural Rural Fringe District	A-1	Agricultural Preservation, Rural Places
Agricultural Rural Farm District	A-2	Agricultural Preservation, Rural Places
Agricultural Fringe District	A-3	Rural Places
Residential Districts		
Agricultural Residential	AR	Rural Places
Low Density Single-Family Residential	R-1	Rural Places, Residential Growth Areas, Urban Residential
Medium Density Residential District	R-2	Residential Growth Areas, Urban Residential
Multi-Family Residential District	R-3	Urban Residential, Community Activity Center
Manufactured Housing District	MH	Rural Places, Urban Residential
Commercial Districts		
Neighborhood Retail Commercial	NRC	Neighborhood Activity Center, Community Activity Center
Community Retail Commercial	CRC	Community Activity Center, Gateway Corridor, Industrial Workplace
Highway Retail Commercial	HRC	Gateway Corridor, Industrial Workplace
Industrial Districts		
Light Industrial	LI	Industrial Workplace
General Industrial	GI	Industrial Workplace w/direct access to an Arterial or Major Collector Road
Heavy Industrial	HI	Intensive Industrial w/ direct access to a State or U.S. highway or county industrial road
Overlay Districts		
Airport Zone Overlay District	AZ	

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205 (b) Restrictions on the rezoning of land.

- (1) No land shall be rezoned to a particular zoning district unless the property is located within the Comprehensive Plan land use category designated for the zoning district on Table 2.1, as shown on the Future Land Use Map.
- (2) For the purposes of this restriction, “within” shall mean that at least 50% of the land area contained in the property shall be located within the boundary of the land use category as delineated on the Future Land Use Map.

Sec. 206 Zoning Districts, purpose of each.

206 (a) PCFD Planned Commercial Farm District

The land within Jackson County designated as Planned Commercial Farm District shall be represented by large district areas of at least 35 acres or more that are devoted to intensive agricultural production, in the areas of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production. Individual farms within the district area cannot be smaller than 5 acres. Areas within this zone are not intended to be used for small scale farming, gardening, small poultry operations or idle pasture land that are more appropriately located in the Agricultural Rural Farm District or other zoning districts. The land should be in use for good faith farming or agricultural uses worthy of protection and preservation.

The use of areas designated in PCFD may result in odors, dust, noise or other effects that may not be compatible with single-lot residential development. Specific setback requirements designated for PCFD shall apply, just as they do with commercial and industrial districts to minimize the adverse effect of the farm uses.

If, after a tract is rezoned to PCFD, and the land is not actively used for intensive commercial agricultural purposes, the County may, at its discretion, initiate procedures for a zoning review and possible rezoning of the property. An automatic review of the zoning will occur at the end of the first year after the date of the original zoning to PCFD.

206 (b) A-1 Agricultural Rural Fringe District

The Agricultural Rural Fringe District was originally designed as a transitional district between existing agricultural uses and residential development. Because of the similarities between the A-1 and other zoning districts in terms of density, lot size and use, this district will be considered an inactive zoning district. All properties that are currently within this district will remain A-1 until rezoned to another district, but no new applications for rezoning to A-1 will be accepted after the effective date of this Code. (Added 10/15/2007)

206 (c) A-2 Agricultural Rural Farm District.

The Agricultural Rural Farm District is composed chiefly of open land, small agricultural uses and individual single-family houses. The regulations for this district are designed to encourage compatibility between existing agricultural uses and the development of limited low-density residential development while maintaining the rural character of the district. This district is characterized by large acreage residential lots and farms. Institutional uses (such as churches) that are compatible with the rural environment and compatible commercial farm uses are allowed as special uses.

Master Planned Developments are allowed within this district with special use approval. Flexibility as to lot size and configuration is allowed provided that the maximum density of the development meets the requirements of the A-2 District. A master planned development shall be restricted to single-family detached residences and accessory uses. See Article 5 of this Code.

206 (d) A-3 Agricultural Fringe District

The Agricultural Fringe District was originally designed as a transitional district between existing agricultural uses and residential development. Because of the similarities between the A-3 and other zoning districts in terms of density, lot size and use, this district will be considered an inactive zoning district. All properties that are currently within this district will remain A-3 until rezoned to another district, but no new applications for rezoning to A-3 will be accepted after the effective date of this Code.

206 (e) AR Agricultural Residential.

The Agricultural Residential District is established to provide a transition between agricultural uses and residential uses. This district provides a location for light agriculture, single-family residential, residentially compatible institutional and recreational uses, and selected agricultural related commercial areas within a rural setting. When residentially compatible institutional, recreational and commercial uses are developed within the AR District, they are to be designed and built to ensure density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this Code.

Master Planned Developments may be applied subject to special use approval, thereby allowing a smaller lot size and preservation of natural conservation areas. Flexibility as to lot size and configuration is allowed provided that the maximum density of the development meets the requirements of the AR District. A master planned development shall be restricted to single-family detached residences and accessory uses. See Article 5 of this Code.

206 (f) R-1 Low Density Single-Family Residential.

The Low Density Single-Family Residential District is established to provide locations for single-family detached residential uses on individual lots, conventional subdivisions, master planned developments, and residentially compatible institutional and recreational uses. When residentially compatible institutional and recreational uses are developed within the R-1 District, they are to be designed and built to ensure density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this Code.

Master Planned Developments are allowed within this district subject to special use approval. Flexibility as to lot size and configuration is allowed provided that the maximum density of the development meets the requirements of the R-1 District. Single-family detached residences and accessory uses, along with limited institutional uses and neighborhood commercial uses may be included as part of the master planned development site plan. See Article 5 of this Code.

206 (g) R-2 Medium Density Residential.

The Medium Density Residential District is established to provide locations for various types of residential dwellings, including single-family detached residential uses or subdivisions, duplexes, townhouses and residentially compatible institutional and recreational uses. When residentially compatible institutional and recreational uses are developed within the R-2 District, they are to be designed and built to ensure density compatibility with adjacent residential dwellings and otherwise to implement the stated purpose and in Code.

Master Planned Developments are allowed within this district subject to special use approval. Flexibility as to lot size and configuration is allowed provided that the maximum density of the development meets the requirements of the R-2 District. Single-family detached residences, two-family dwellings and limited townhouse development, along with limited institutional uses and neighborhood commercial uses may be included as part of the master planned development site plan. See Article 5 of this Code.

206 (h) R-3 Multi-Family Residential.

The Multi-Family Residential District is established to provide locations for a mix of housing types, including single-family detached residential, attached single-family residential uses, duplexes, triplexes, quadraplexes and townhouses, and condominiums. The intention of this district is to incorporate multi-family residential within small complexes that will not create a large impact on services within the community. When

residentially compatible institutional and recreational uses are developed within the Medium Density Residential District, they are to be designed and built to ensure density compatibility with adjacent residences and otherwise to implement the stated purpose and intent of this Code.

Master Planned Developments are allowed within this district subject to special use approval. Flexibility as to lot size and configuration is allowed provided that the maximum density of the development meets the requirements of the R-3 District. The intent of the master planned developments within this district is to accommodate residential, office and community commercial uses in a well planned, mixed use development; allow the opportunity for an integrated mixture of residential and commercial uses within the same structure or site; provide the opportunity for upper floor residential over ground floor commercial or office uses; and encourage mixed use development that reduces vehicle use. Master planned developments within the R-3 district must be predominantly residential in character, but may include single-family detached residences, two-family dwellings and limited townhouse development. See Article 5 of this Code.

206 (i) MH Manufactured Housing District

The Manufactured Housing District is established to provide locations for manufactured home subdivisions and manufactured home parks, in addition to single family, two family or multi-family residential developments. When residentially compatible institutional and recreational uses are developed within the Manufactured Housing District, they are to be designed and built to ensure density compatibility with adjacent residences and otherwise to implement the stated purpose and intent of this Code.

206 (j) NRC Neighborhood Retail Commercial

The Neighborhood Retail Commercial District is established to provide locations for individual businesses that reflect a neighborhood level of intensity and serve a small geographic area, that are compatible with the surrounding residential neighborhoods, and that are not traffic intense. Uses are to consist primarily of convenience shopping facilities and services that serve a neighborhood oriented market and which supply necessities and/or services that usually require frequent purchasing with a minimum of consumer travel. When located within a MPD, the NRC District should provide for uses that are lower intensity in nature, or design features implemented in order to ensure compatibility with adjacent dwellings.

The following use restrictions apply to all uses in the NRC Neighborhood Retail Commercial District:

- (1) Overnight parking of commercial vehicles (except for cars and vans used for a permitted use) is prohibited.
- (2) Outside storage of any vehicles or automobiles that are being repaired or serviced in conjunction with a permitted use is prohibited in the NRC District.
- (3) No light automotive repair establishment or full service gasoline station shall provide outside repair of vehicles except for replacing taillights, wiper blades, batteries and tires, and routine inspections.
- (4) Any veterinary office use permitted within this district shall not have outside runs or dog kennels.

206 (k) CRC Community Retail Commercial.

The Community Retail Commercial District is established to provide locations for office, commercial and service uses that serve several neighborhoods or a portion of the county. Uses within this District are more impact-intensive than neighborhood com-

mercial uses, and should be located at the perimeter of residential areas and along major thoroughfares. The CRC District is intended to accommodate a range of commercial, retail, service and office uses, from a more community serving level including: medical office developments, banking and financial institutions, professional offices, community retail and services, and shopping centers anchored by grocery or drug stores.

Master Planned Developments are allowed within this district subject to special use approval. The intent of the master planned developments within this district is to accommodate residential, office and community commercial uses in a well planned, mixed use development; allow the opportunity for an integrated mixture of residential and commercial uses within the same structure or site; provide the opportunity for upper floor residential over ground floor commercial or office uses; and encourage mixed use development that reduces vehicle use. Master planned developments within the CRC district may be predominantly nonresidential in character, but must include residential uses such as single-family detached residences, two-family dwellings, or limited townhouse or multi-family development. See Article 5 of this Code.

The following restrictions apply to all uses in the CRC Community Retail Commercial District:

- (1) CRC uses are intended to be developed as planned shopping centers or other coordinated development or villages that will incorporate a higher level of design and land use relationships along with greater flexibility in site planning and minimum property restrictions. Strip commercial patterns of development are discouraged.
- (2) Overnight parking of commercial vehicles (except for cars and vans) is prohibited.
- (3) All business, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible.
- (4) Any accessory use involving the storage of equipment, refuse, or spare parts, or motorized vehicles under repair, shall be kept inside an enclosed building or otherwise fully shielded from public view by a fully opaque fence at least 6 feet high kept in good repair.
- (5) All refuse and designated recycling collection location facilities must be contained within completely enclosed facilities that screens the trash receptacles from view, such as a fence or wall and opaque gate 6 feet high or higher.

206 (I) HRC Highway Retail Commercial District.

Within the Highway Retail Commercial District, land uses are oriented to those, which are designated to serve the automotive traveling public. This district provides locations for retail commercial and service uses that are land intensive and have a need for major road access and visibility. The District is intended to serve the automobile, its passengers and highway users rather than individuals who use an automobile as convenience to perform necessary daily and weekly personal needs. The District is intended to be restricted to major arterials and collectors which may also have other businesses located on them. Major planned shopping centers, specialty shopping centers, big box commercial centers and villages incorporating shared access, parking and design are encouraged.

- (1) Restrictions within the Highway Retail Commercial District.
 - a. All business, servicing, storage and processing shall be conducted within a completely enclosed building except where the nature of the activity makes it

impossible. For example: Off street loading, automobile parking for customers while on the premises and the sales of automobile fuel at service stations.

- b. All vehicles in outside storage at auto repair shops, garages, or service stations awaiting repairs must be currently licensed by individuals other than the owner of the property of the business.
- c. Land uses, processes, or equipment employed shall be limited to those that are not objectionable by reason of odor, dust, lights (which are bright), smoke, noise or vibration.
- d. Truck terminals and truck stops must provide acceleration and deceleration lanes of at least 200 feet, plus a 50-foot taper, for trucks entering and leaving the site, and provide that truck traffic generated will not create a safety hazard or unduly impeded traffic movement.
- e. Automobile laundry or car wash areas are provided on a paved area, along with sufficient area to contain a number of vehicles (at 200 per vehicle) equals to one third of the practical hourly capacity of the washing machines.

206 (m) LI Light Industrial District.

- (1) The Light Industrial District is established to provide locations for office, business park, light manufacturing and distribution/service facilities that are located on or have ready access to a major collector or arterial street. Light manufacturing facilities shall not involve heavy manufacturing or the conversion of raw materials into finished products. Light manufacturing uses shall generally consist of establishments for processing, assembling, fabricating, preparing, cleaning, servicing, testing, or repairing of materials, goods or products. Such uses should be encouraged near existing like uses, in accordance with policies outlined in the Jackson County Comprehensive Land Use Plan, and are required to be developed as planned industrial developments, except as specified below:
- (2) Individual industrial uses are allowed under the following conditions:
 - a. Such proposed use will not substantially affect or alter nearby property values;
 - b. Such proposed use is not inconsistent with the goals and policies of the Jackson County Comprehensive Plan;
 - c. The site plan for such uses provides for adequate ingress and egress of vehicular traffic and will not cause health, safety or unreasonable traffic problems in the area;
 - d. The proposed use is justified based on facts presented to indicate the need for such use.
- (3) A business requiring a permit from the Georgia Department of Natural Resources for the handling or storage of hazardous materials is not allowed in the LI District.

206 (n) GI General Industrial District.

- (1) The General Industrial District is established to provide locations for intensive industrial uses such as automobile repair and service, heavy manufacturing, uses involving chemicals, warehousing and storage, and other industrial uses that are not public nuisances and are not dangerous to the health, safety or general welfare of the inhabitants of Jackson County. Sites within this district shall have direct access from an arterial or major collector road. When located at the perimeter of a Future Land Use Map Industrial category, the GI District should provide for uses that are lower in intensity and scale to ensure minimal impact to adjacent properties.

- (2) The following use restrictions apply to all uses in the GI General industrial District:
 - a. A heavy manufacturing use shall not be located closer than 500 feet from any residential property line.
 - b. The subject use shall be carried on entirely within an enclosed building, with no outside storage except for vehicles used for the operation, unless the storage is screened from view by an opaque fence or free-standing wall no less than 8 feet in height. See additional requirements within the “Restrictions” chapter.
 - c. Where liquid waste is generated from the manufacturing process or air pollutants emitted, compliance with all applicable anti-pollution federal and state laws must be demonstrated.
 - d. Only incidental on-site sale of manufactured materials shall be permitted.
- (3) A business requiring a permit from the Georgia Department of Natural Resources for the handling or storage of hazardous materials is not allowed in the HI District unless approved as a special use by the Board of Commissioners.

206 (o) HI Heavy Industrial District.

The Heavy Industrial District is established to provide locations for intensive industrial uses such as landfills, quarries, and other industrial uses that are potential public nuisances and are potentially dangerous to the health, safety or general welfare of the inhabitants of Jackson County. Sites within this district shall be located with access only from a State or U.S. numbered highway, or a county road meeting industrial road standards. When located at the perimeter of a Future Land Use Map Industrial category, the HI District should provide for uses that are lower in intensity and scale to ensure minimal impact to adjacent properties. In addition to other restrictions, the following shall apply:

- a. Bulk storage tanks including natural gas or fuel storage stations with no above ground storage facilities may not be located closer than 500 feet to a Residential District. All such storage must meet Fire Department Standards.
- b. A well impact and soil analysis is required and subject to approval by the Board of Commissioners for any bulk storage tank facility.

206 (p) AZ Airport Zone Overlay District.

The Airport Zone Overlay District is created to established certain zones that include all of the land lying beneath the flight approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Jackson County airport, in accordance with Federal Aviation Administration requirements. The AZ District overlays the zoning classification of properties under these flight zones in order to restrict heights of buildings and other obstructions to safe aviation operations, and to avoid certain land uses that would impede flight safety or increase the risk of injury or property loss on the ground.

206 (q) SR 124 and SR 53 Corridor Overlay District

The purpose of the Highway Corridor Overlay District is: to create additional aesthetic development requirements along Hwy 53 and Hwy 124, between the city limits of Braselton and Doster Road, that will provide orderly and consistent development for the citizens. Additionally it is intended to:

- 1. To promote the general health, safety, and welfare of the community.
- 2. To improve the efficient operation of traffic around Jackson County.

3. To promote safe and efficient movement within the Overlay District for persons using all modes of travel – motorized vehicles, bicycles, and walking.
4. To create an attractive gateway that is aesthetically appealing and environmentally responsible.
5. To encourage innovative development projects that set high standards for landscaping, open space, community design, and public amenities.
6. To establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive visual quality of the SR 124 and SR 53 corridors.

Sec. 207 Uses allowed in each zoning district.

207 (a) Allowed principal and accessory uses.

- (1) A *Principal Use* is the specific, primary purpose for which land or a building is used.
- (2) An *Accessory Use* is a use that is permitted on a property in conjunction with a principal use. An accessory use is incidental to the principal use and would not exist independent of the principal use.
- (3) Principal uses that are allowed by right or allowed only by special use approval in each zoning district are shown on the following Table 2.2. Accessory uses that are allowed in conjunction with a principal use are shown on Table 2.3.

207 (b) Restrictions on particular uses.

- (1) Requirements that apply to specific uses are listed in the Restrictions on Particular Uses Article of this Code. For convenience, those uses are identified by a separate symbol on the following Tables 2.2 and 2.3 for uses that would otherwise be allowed by right. The restrictions also apply to special uses unless specifically waived or modified as a stipulation of special use approval. For those uses that have specific restrictions associated with them, a reference is given on the two tables to the pertinent Section in Article 3.
- (2) The following Sections of Article 3 apply to all or a variety of individual uses, however, and are not indicated on either of the two tables.
 - a. Sec. 303. Environmentally hazardous uses.
 - b. Sec. 306. Separation between agricultural and residential uses.
 - c. Sec. 307. Standards for Single Family and Two Family Dwellings.
 - d. Sec. 308. Standards for Multi-family Dwellings (including townhouses).
 - e. Sec. 309. Standards for Manufactured Home Parks.
 - f. Sec. 310. Standards for Preowned Manufactured Housing.
 - g. Sec. 311. Timbering and forestry.
 - h. Sec. 338. Heavy Manufacturing.
 - i. Sec. 349. Sexually Oriented Adult Uses.

207 (c) Special uses.

Principal uses that are special uses may be allowed subject to special use approval procedures as set forth in the Procedures and Permits Article of this Code.

207 (d) Prohibited uses.

- (1) Any principal use not shown on the following Table 2.2 as allowed in a zoning district, whether by right or with approval as a special use or as a use permitted with restrictions, is specifically prohibited.
- (2) Any accessory use not shown on the following Table 2.3 as allowed in a zoning district, whether by right or with approval as a special use or as a use permitted with restrictions, is specifically prohibited.
- (3) In addition, uses, products and manufacturing processes that are specifically prohibited in all zoning districts are listed in the Prohibited Uses Division of the Restrictions on Particular Uses Article of this Code

207 (e) Interpretation of principal and accessory land uses.

- (1) In addition to other generally accepted references and resources, the *North American Industrial Classification System* (NAICS), published by the U.S. Department of Commerce (latest edition), may be referred to in order to interpret the definition of uses listed on Table 2.2 and Table 2.3 and to identify similar uses that may be allowed along with each listed use. The NAICS classification number is shown on the tables for each applicable use category for reference and interpretation only; the NAICS is not adopted as part of this Code.
- (2) The NAICS assigns classification numbers to businesses and industries based on the primary business activity in which the company is engaged. While business activity usually corresponds to land use type, and therefore can be easily assigned to appropriate zoning districts, there are exceptions. Some businesses may be primarily engaged in a certain industry—such as telecommunications, for instance, like BellSouth—but individual locations host notably different activities. For a company like BellSouth, for instance, different facilities may include retail stores for telephones, offices for administrative functions, satellite and exchange switching stations, and repair and installation staging lots where heavy equipment vehicles, telephone poles, wire spools and materials are stored. As a result, interpretation is occasionally needed for an individual use, regardless of the business activity in which the parent company is engaged.
 - a. If no NAICS classification number is shown on the table, there is no corresponding category to the land use listed. The use may be residential in nature (there are no NAICS categories for residences) or may be a land use activity not generally recognized as a business activity or industry type.
 - b. In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and similarity to the array of listed uses that are allowed in the district as to their character and intensity.

Sec. 208 Definitions of land use categories.

Land use categories referred to in this Development Code have the following meanings. The use of the term “property” relative to a land use category includes both developed and undeveloped properties, while the term “use” means a property that is developed, occupied or otherwise in operation under the land use category.

208 (a) Agricultural.

A property used primarily for the cultivation of crops, dairying or the raising of live-stock, or a vacant property zoned or offered for sale or lease for such purpose. Agri-

cultural uses are all uses listed on Table 2.2 under the category “Agricultural, Forestry, Fishing and Hunting.”

208 (b) Single- and two-family residential.

A property occupied primarily by one or more single-family dwellings or duplex dwellings, or a vacant property zoned or offered for sale or lease for such purpose. Single and two-family residential uses are listed as “Single-Family Detached” and “Single-Family Attached: Duplex” on Table 2.2 under the category “Residential Uses.”

208 (c) Multi-family residential.

A property occupied primarily by one or more residential buildings containing three or more dwelling units, or a mobile home park, or a vacant property zoned or offered for sale or lease for such purposes. Multi-family residential uses are all uses listed on Table 2.2 under the category “Residential Uses” other than “Single-Family Detached” and “Single-Family Attached: Duplex.”

208 (d) Commercial.

A property occupied by one or more business establishments that are primarily engaged in the sale of goods; the provision of personal, professional, business, entertainment or other commercial services; the management of a business enterprise; or the provision of temporary housing to the traveling public (such as a motel); or a vacant property zoned or offered for sale or lease for such purposes. Commercial uses are all uses listed on Table 2.2 under the categories “Administrative and Professional Offices,” “Commercial Services,” “Arts, Entertainment and Recreation,” and “Retail Trade.”

208 (e) Industrial.

A property occupied by one or more business establishment that are primarily engaged in the fabrication, manufacture or production of durable or nondurable goods, or a vacant property zoned or offered for sale or lease for such purpose. Industrial uses are all uses listed on Table 2.2 under the categories “Manufacturing, Wholesaling and Warehousing” and “Transportation, Communications and Utilities.”

208 (f) Public or institutional use.

A property occupied by a nonprofit religious, recreational or philanthropic organization, club or institution. Public or community uses are all uses listed on Table 2.2 under the category “Public and Institutional Uses.”

Table 2.2 organizes the various **principal uses** under the following headings:

- Agriculture, Forestry, Fishing and Hunting
- Residential Uses
- Administrative and Professional Offices
- Commercial Services
- Arts, Entertainment and Recreation
- Retail Trade
- Manufacturing, Wholesaling and Warehousing
- Transportation, Communications and Utilities
- Public and Institutional Uses

Table 2.3 presents the various **accessory uses** allowed in each zoning district.

Table 2.2: Principal Uses Allowed by Zoning District

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **SU**
 Use is not Allowed

NAICS Code: PRINCIPAL USES

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

	Agriculture, Forestry, Fishing and Hunting																		
111	Crop Production, except Greenhouse, Nursery, and Floriculture Production	P	P	P	P	P													
1114	Crop Production: Greenhouse, Nursery, and Floriculture Production	P	P	P	P	P							P	P	P				
112	<i>Animal Production:</i>																		
1121	Cattle Ranching and Farming, except Feedlots	PR	SU	PR	SU	SU													306, 319
112112	Cattle Feedlots	PR		PR															306, 319
1122	Hog and Pig Farming	PR		PR															306, 319
1123	Poultry and Egg Production	PR		PR															306, 319
1124	Sheep and Goat Farming	PR		PR															306, 319
1125	Animal Aquaculture	PR	SU	PR	SU	SU													306, 319
1129	Other Animal Production, such as Horses, Bees, Rabbits, etc.	PR	SU	PR	SU	SU													306, 319
113	Forestry and Logging	PR		PR		PR													311

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **SU**
 Use is not Allowed

NAICS Code: **PRINCIPAL USES**

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

623	<i>Nursing and Residential Care Facilities:</i>																			
6231	Nursing Care Facilities																			
6232	Residential Mental Retardation, Mental Health and Substance Abuse Facilities																			
6233	Retirement Community																			
6239	Personal Care Homes, Family (up to 6 under care)																			
6239	Personal Care Homes, Group (up to 15 under care)																			
6239	Personal Care Homes, Congregate (more than 15 under care)																			
	Manufactured Home Park																			
	<i>Residential Subdivisions:</i>																			
	Minor Subdivision: 2-Lot Split																			
	Minor Subdivision: 5-Lot Split																			
	Minor Subdivision: Large Lot																			
	Conventional Subdivision—Residential																			
	Conventional Subdivision--Nonresidential																			

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **SU**
 Use is not Allowed

NAICS Code: **PRINCIPAL USES**

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

	Private Street Subdivision			SU	SU	SU												
	Open Space Subdivision			PR	PR	PR	PR	PR	PR									Art. 5
	Master Planned Development			SU	SU	SU	SU	SU			SU							Art. 5
	Administrative and Professional Offices																	
55	Corporate Management Offices											P						
5111	Newspaper, Periodical, Book, and Database Publishers										P	P						
5112	Software Publishers										P	P						
51223	Music Publishers										P	P						
514191	On-Line Information Services										P	P						
5222	Credit Card Issuing and Sales Financing										P	P						
52231	Mortgage and Nonmortgage Loan Brokers									P	P	P						
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities											P						
52239	Mortgage Servicing and Other Activities Related to Credit Intermediation										P	P						

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **SU**
 Use is not Allowed

NAICS Code: **PRINCIPAL USES**

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

	<i>Day Care Services:</i>																		
6244	Day Care Center (more than 18 persons in care)		SU	SU	SU			SU	SU	SU	SU	SU							326
6244	Group Day Care Home (18 or fewer persons in care)		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU							326
	<i>Transient Lodging:</i>																		
7211	Hotels and Motels											SU	P	SU					
721191	Bed-and-Breakfast Inns		SU	SU		SU	SU	SU	PR	PR	PR								318
7212	RV (Recreational Vehicle) Parks and Recreational Camps		SU										SU						344
8111	<i>Automotive Repair and Maintenance:</i>																		
811111	General Automotive Repair											PR	PR	PR	PR				316
811112	Automotive Exhaust System Repair												PR	PR	PR				316
811113	Automotive Transmission Repair												PR	PR	PR				316
811121	Automotive Body, Paint, and Interior Repair and Maintenance												PR	PR	PR				317
811122	Automotive Glass Replacement Shops												PR	PR	PR				316
811191	Automotive Oil Change and Lubrication Shops											PR	PR	PR	PR				316

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **SU**
 Use is not Allowed

NAICS Code: **PRINCIPAL USES**

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

	<i>Construction Services:</i>																		
236	Building Construction & General Contracting, office only																		
236	Building Construction & General Contracting, with outdoor storage																		
237	Heavy Construction & Land Development																		
238	Specialty Trade Contractors, except Grading & Site Preparation, office only																		
238	Specialty Trade Contractors, except Grading & Site Preparation, with outdoor storage																		
23891	Grading & Site Preparation																		
6114	Private Schools: Business Schools and Computer and Management Training																		
6115	Private Schools: Technical and Trade Schools																		
6116	<i>Private Schools: Personal Enrichment:</i>																		
61161	Fine Arts Schools (Art, Drama, Music and Dance Studios)																		
61162	Sports and Recreation Instruction																		
61163	Language Schools																		

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated **P**

Use is Allowed with Restrictions (see Section indicated) **PR**

Use Requires Special Use Approval **SU**

Use is not Allowed

NAICS Code: **PRINCIPAL USES**

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

44421	Outdoor Power Equipment Stores	P	P										P	P			
44422	Nursery and Garden Centers	P	P	PR									P	P	P		
445	<i>Food and Beverage Stores:</i>																
44511	Supermarkets and Other Grocery (except Convenience) Stores												P	P	P		
44512	Convenience Food Stores with fuel pumps												PR	PR	PR	PR	PR
44512	Convenience Food Stores without fuel pumps												P	P	P	P	P
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Candy Stores												P	P	P		
4453	Beer, Wine, and Liquor Stores													P	P	P	
311811	Retail Bakeries												P	P	P		
446	<i>Health and Personal Care Stores:</i>																
44611	Pharmacies and Drug Stores												P	P	P		
44612	Cosmetics, Beauty Supplies, and Perfume Stores													P			
44613	Optical Goods Stores												P	P			
446191	Food (Health) Supplement Stores												P	P			

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **SU**
 Use is not Allowed

NAICS Code: PRINCIPAL USES

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

22	<i>Utilities:</i>																
22111	Electric Power Generation																P
22112	Electric Power Transmission, Control, and Distribution	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	353
2212	Natural Gas Distribution	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	353
22131	Water Supply and Irrigation Systems																P
22132	Sewage Treatment Facilities																P
	Public and Institutional Uses																
8131	Churches and Other Places of Worship	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	SU	SU		322
8132	Charitable Organization Offices												P				
8133	Social Advocacy Organizations												P				
8134	Civic and Social Organizations, with Private Bar or Restaurant												PR	PR			324
8134	Civic and Social Organizations, without Private Bar or Restaurant											PR	PR	PR			324
8139	Business, Professional, Labor, Political, and Similar Organizations												P	P			

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated	P
Use is Allowed with Restrictions (see Section indicated)	PR
Use Requires Special Use Approval	SU
Use is not Allowed	<input type="checkbox"/> <input type="checkbox"/>

NAICS Code: **PRINCIPAL USES**

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI* See also Sec.:

[Amended 9/20/04 and 10/15/07]

Table 2.3: Accessory Uses Allowed by Zoning District

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **S**
 Use is not Allowed

NAICS Code:	ACCESSORY USES	PCFD	A-1	A-2	A-3	A-R	R-1	R-2	R-3	MH	NRC*	CRC	HRC	LI	GI	HI	See also Sec.:
	Accessory Housing for Family Care	PR	PR	PR	PR	PR	PR	PR	PR	PR							312
	Accessory Uses Customary to Principal Use	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	302
	Accessory Uses Customary to a Dwelling	PR	PR	PR	PR	PR	PR	PR	PR	PR							302
	Accessory Uses Customary to a Church or Other Place of Worship	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		302
	Accessory Uses Customary to Commercial/Industrial Uses	PR									PR	PR	PR	PR	PR	PR	302
	Accessory Uses Customary to a Golf Course			PR		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		330
	Accessory Retail Uses (within an Office, Hotel or Mixed-Use)											P	P	P			302
	Agricultural Produce Stand	PR	PR	PR	PR												313
	Community Food or Housing Shelter in a Church										PR	PR	PR				325
6244	Day Care Centers, Adult & Child (above 18)											PR	PR	PR	PR		326
6244	Day Care Services Adult & Child, Group (7-18)										PR	PR	PR	PR	PR		326
6244	Day Care Services Adult & Child, Family (up to	PR	PR	PR	PR	PR	PR	PR	PR	PR							326

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **S**
 Use is not Allowed

NAICS
Code:

ACCESSORY USES

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI See also Sec.:

NAICS Code	Description	PCFD	A-1	A-2	A-3	A-R	R-1	R-2	R-3	MH	NRC*	CRC	HRC	LI	GI	HI	See also Sec.:
	6)																
	Fallout Shelter	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	328
	Golf Driving Range (Internal to Golf Course)											SU	SU				330
	Guest House	PR	PR	PR	PR	PR	PR	PR	PR	PR							331
481219	Helicopter or Aircraft Landing Strip	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	332
	Home Occupation - Home Office	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR	PR				333
	Home Occupation - Home Business	SU	SU	SU	SU	SU	SU	SU	SU	SU		SU	SU				333
	Manufacturing or Fabrication Uses Accessory to Retail											PR	PR				337
	Neighborhood Centers, including Private Playgrounds, Tennis, Pools and Other Recreation Amenities, and Accessory Food and Beverage Sales			PR		PR	PR	PR	PR	PR							324
	Night Watchman Residence													PR	PR	PR	339
	Outdoor Display Area										PR	PR	PR				304
	Outdoor Storage Area												PR	PR	PR	PR	305
	Personal Horse Stable (4 stalls or less)	PR	PR	PR	PR	PR	PR										334

Principal & Accessory Uses

Use is Allowed by Right in the District Indicated **P**
 Use is Allowed with Restrictions (see Section indicated) **PR**
 Use Requires Special Use Approval **S**
 Use is not Allowed

NAICS Code:

ACCESSORY USES

PCFD A-1 A-2 A-3 A-R R-1 R-2 R-3 MH NRC* CRC HRC LI GI HI See also Sec.:

Private Parks, Playgrounds and Other Open Space Amenities, including Squares, Greens and Pocket Parks		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Temporary Events - Circus or Carnival											PR	PR	PR	PR	PR		350
Temporary Events - Limited Commercial Filming											PR	PR	PR	PR	PR		350
Temporary Events - Community Fair	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	350
Temporary Events - Religious Assemblies	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	SU	SU	350
Temporary Events - Retail Sales of Seasonal Items										PR	PR	PR	PR	PR	PR		350
Temporary Events - Swap Meets & Outdoor Markets											PR	PR	PR	PR	PR		350
Temporary Events - Yard and Garage Sales	PR	PR	PR	PR	PR	PR	PR	PR	PR								350
Temporary Offices for a Development	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	351
Tenant Dwellings	PR	PR	PR	PR													352
Utility Structures (electric, telephone, gas, etc.)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	353

[Amended 9/20/04 and 10/15/07]