

Chapter 22

ZONING*

Sections:

- 22-105A** **ARTICLE IV. PERMITTED USES**
22-106 **Schedule of permitted uses.**
22-107 **22-107--22-130. Reserved.**

***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; streets and sidewalks, Ch. 16; subdivisions, Ch. 17; taxation, revenue and miscellaneous business regulations, Ch. 18; trees and landscaping, Ch. 20.

State law references--City's authority to adopt plans and exercise the power of zoning, Ga. Const., art. 9, sec. 2, par. 4; The Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; local government zoning powers, O.C.G.A. § 36-66-2; conflicts of interest in zoning actions, O.C.G.A. § 36-67A-1 et seq.; effect of zoning laws on covenants running with the land, O.C.G.A. § 44-5-60.

Section 22-105A **ARTICLE IV. PERMITTED USES**

Section 22-106 Schedule of permitted uses.

(a) *Table of permitted uses.* Within the various zoning districts as indicated on the comprehensive zoning map Thomasville, Georgia, no building, structure, or land shall be constructed, erected, altered, or used except as indicated in the following schedules.

(b) *Uses permitted by right.* Uses permitted as a matter of right are indicated on the following schedule by the letter "X" in the appropriate column.

(c) *Conditional uses.* Uses permitted only after special review and approval of the city council and planning commission (see section 22-382) are indicated on the following schedule by the letters "CU" in the appropriate column.

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD
<u>RESIDENTIAL AND RELATED USES</u>														
1. ACCESSORY BUILDINGS OR USES	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2. BED AND BREAKFAST HOMESTAY	X	X	X	X	X	X	X	X	X			X	X	X
3. BOARDING OR ROOMING HOUSE, provided that the property has included thereon one (1) rear parking space and provides at least three														

thousand six hundred thirty (3,630) sq. ft. of lot area per each bedroom unit with a minimum lot size of fifteen thousand (15,000) sq. ft.						C U	CU	C U	C U	C U				
3(a) Personal Care Home (family) limited to not more than 6 persons in a residential zoning district and meet parking requirements as listed in the City of Thomasville zoning ordinances				X	X	X	X	X	X	X				
3(b) Personal Care Home (group) limited to not more than 16 persons in a residential zoning district and meet the parking and landscaping requirements as listed in the City of Thomasville zoning ordinances. minimum lot size in a residential zoning district is 15,000 sq. feet				X	X	X	X	X	X	X				
3. (c) Institutional Care (Group) housing for more than 16 persons on a 24 hour basis; meet the parking and landscaping requirements as listed in the City of Thomasville Zoning Ordinances							X	X	X	X				
4. CHURCH OR OTHER PLACE OF WORSHIP, including Sunday school buildings, parish houses, convents, nursery schools, kindergarten, and other related uses on the same premises and operated by the church provided that within an A, R-1A, R-1B, R-1, R-2, R-2A, and C-1A, the lot size shall be no less than two (2) acres	C U	CU	CU	C U	CU	X	X	X	X	X				

5. DWELLING, SINGLE-FAMILY	X	X	X	X	X	X	X	X	X	X			X	X	X
6. DWELLING, MULTIFAMILY					X	X	X	X	X						
7. DWELLING, TWO-FAMILY					X	X	X	X	X						
8. FRATERNITIES AND SORORITIES, located on a major or secondary street as specified on the Official Street and Road Classification and Major Thoroughfare Plan of Thomasville, Georgia	C	U													
						X	X	X	X	X					

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD
9. GARAGE APARTMENT, provided no more than one (1) shall be permitted on a lot with another dwelling and provided such shall be permitted only within a rear yard and provided that the lot on which such use is to be established meets the minimum lot area requirements for two-family dwelling						X	X	X	X					
10. GUEST QUARTERS OR SERVANT QUARTERS, provided no more than one (1) shall be permitted on a lot with another dwelling and provided such shall be permitted only within a rear yard and provided that the lot on which such use is to be established meets the minimum lot area requirements for a two (2) family dwelling and provided further that said property is not used as rental property	X	X												
11. HOME				X	X	X	X	X	X	X				

OCCUPATION															
12. RECREATION VEHICLE PARKS	C U	C U	CU	C U	CU	C U	CU	C U	C U	C U					
13. MANUFACTURED HOUSING SUBDIVISION													X		
14. PUBLIC OWNED RECREATION CENTERS, Y.M.C.A., AND INSTITUTIONS OF A SIMILAR NATURE	C U	C U	CU	C U	CU	C U	CU	X	X	X					
15. SCHOOLS, ELEMENTARY, JUNIOR AND SENIOR HIGH, PUBLIC OR PRIVATE	C U	C U	CU	C U	CU	C U	CU	X	X	X					
16. SCHOOLS, KINDERGARTEN, provided that: (a) Off-street loading and unloading spaces are supplied; and, (b) At least one hundred (100) square feet of outdoor play area is supplied for each child accompanied; and (c) The entire play area is enclosed by a fence having a minimum height of four (4) feet and constructed in such a manner that maximum safety to the children is ensured.	C U	C U	CU	C U	CU	C U	CU	X	X	X					
<u>BUSINESS USES</u>															
17. AMBULANCE SERVICE OR RESCUE SQUAD						C U	X	X	X	X					
18. AMUSEMENT OR RECREATIONAL ACTIVITIES (COMMERCIAL), carried on outside a building such as a golf or baseball driving range, miniature golf course,								X	X	X		X	CU	CU	

softball field, and uses of similar nature															
19. AMUSEMENT OR RECREATIONAL ACTIVITIES (COMMERCIAL), carried on wholly within a building, such as cinema, theater, auditorium and uses of a similar nature								X	X	X	X				

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD
20. ANIMAL HOSPITAL, COMMERCIAL KENNELS, VETERINARY CLINIC OR ANIMAL BOARDING PLACE, located at least two hundred (200) feet from the nearest residential zoned district								X	X	X				
21. ART STUDIO							CU	X	X	X				
22. AUTOMOBILE, TRUCK, FARM EQUIPMENT, OR MOTORCYCLE SALES, REPAIR OF UPHOLSTERY; AUTO WASHETERIA, PAINT SHOPS, OR TIRE RECAPPING (Including rebuilding or parts or sales of parts and equipment indoors only, no outside storage of equipment or parts except for M district)								X	X	X				

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD
23. AUTOMOBILE PARKING LOT OR PARKING GARAGE (COMMERCIAL)								X	X	X				
24. BAKERY								X	X	X				

<p>25. BANKS, FINANCIAL INSTITUTIONS. Off-street parking requirements may be supplemented in R-2 zones provided that: (a) The parking lot is located within four hundred (400) feet of the property upon which the principal building is located on; and (b) Not more than fifty (50) percent of the required off-street parking shall be located in a R-2 zone</p>								X	X	X	X						
<p>26. BARBER OR BEAUTY SHOP</p>								X	X	X	X						
<p>27. BARN,SILOS,AND FARM BUILDINGS</p>	X																
<p>28. BOOKBINDING, PRINTING, ENGRAVING, BLUEPRINTING, PHOTOSTATING, OR LETTER SHOP</p>									X	X	X						

29. BUILDING CONTRACTOR AND RELATED ACTIVITIES SUCH AS SALE AND STORAGE OF BUILDING SUPPLIES AND MATERIALS, provided there shall be no outside storage of equipment or materials on the premises within any district other than an M district										C U	X						
30. BUSINESS SCHOOLS							X	X	X	X							
31. CLOTHING AND DRY GOODS STORES, including shoe stores, men's shops, women's shops, variety stores and stores of a similar nature							CU	X	X	X							
32. CLUBS OR LODGES (PRIVATE)							X	X	X	X							
33. COLLEGE AND UNIVERSITIES, including dormitories and fraternity or sorority houses if located on main campus	C U	C U	CU	C U	CU	C U	CU	C U	C U	C U			X	CU	CU		
34. CULTURAL FACILITIES, libraries, museums, and similar facilities								X	X	X	X						
35. DANCE SCHOOL OR STUDIO									X	X	X						
36. DEPARTMENT STORES									X	X	X						

37. DRIVE-IN RESTAURANTS								X	X	X					
38. DRIVE-IN THEATRE								X	X	X					
39. DRUG STORES							X	X	X	X					
40. ELECTRICAL REPAIR and similar repair of a heavy commercial nature									C	X					
41. EXPERIMENTAL LABORATORY								X	X	X					
42. FREIGHT EXPRESS OFFICE								X	X	X					
43. FARMERS MARKET										X					
44. FEED SEED, AND INSECTICIDES, AND FERTILIZER RETAIL SALES								X	X	X					
45. FLOWER SHOP (RETAIL)							X	X	X	X					
46. FLOWER SHOP (WHOLESALE)								X	X	X					
47. FOOD STORES, including retail bakeries, meat markets, dairy products, confectioner shops, liquor stores, and stores of a similar nature								X	X	X					
48. FUNERAL HOME							X	X	X	X					
49. FURNITURE UPHOLSTERY SHOP								X	X	X					

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M	R-TH	R-CD
50. GENERAL OFFICES							X	X	X	X				

51. GLASS SALES AND STORAGE								X	X	X				
52. GOLF COURSE								X	X	X				
53. GOLF COURSE, provided that: (a) It shall be for daytime use only; and (b) All greens and fairways shall be set back at least one hundred (100) feet from any property line; and (c) All tees and structures shall meet minimum setback requirements for single-family residences within the district	C U	C U	CU	C U	CU	C U	CU	X	X	X				
54. GROCERY, FRUIT, OR VEGETABLE MARKET								X	X	X				
55. GROUP DEVELOPMENT PROJECTS					CU	C U	X	X	X					
56. GROWING OF CROPS, GARDENS (COMMERCIAL)	X							X	X	X				
57. HARDWARE APPLIANCE STORE OR ELECTRICAL								X	X	X				
58. HOME FURNISHINGS AND HARDWARE, such as appliance sales and repairs, hardware stores, paint stores, sporting goods stores, furniture stores, and stores of a similar nature								X	X	X				
59. HOSPITALS, NURSING AND SENIOR CITIZEN HOMES, provided that: (a) The lot size for hospitals and nursing homes shall be no less than eighty thousand (80,000) square feet, in area; (b) The lot size for														

senior citizen homes shall be no less than sixty thousand (60,000) square feet in area; (c) The setback shall be twenty-five (25) feet more than required for other structures within the same district						X	X	X	X	X								
60. JEWELRY STORE								X	X	X								
61. HOTELS								X	X	X								
62. LABORATORY SERVICE PROFESSIONAL REQUIREMENTS-MEDICAL, DENTAL						X	X	X	X	X								
63. LAUNDERETTE OR WASHETERIA (Self-service laundries)								X	X	X								
64. LIVESTOCK, such as horses, cows, chickens but not including pigs or hogs	X																	
65. LOCKSMITH, GUNSMITH								X	X	X								
66. MEDICAL, DENTAL, OR SIMILAR CLINIC						X	X	X	X	X								
67. MINI-STORAGE BUILDING provided that: (a) a solid fence, no less than 7 feet and no more than 8 feet in height, constructed of approved materials as defined in Sec. 22-182, shall be erected so as to screen the mini-storage buildings from view. Any portion of any mini-storage buiding which is more than 14 feet above ground shall be required to meet the architectural standards of Sec. 22-182. (b) a 6 foot landscaped perimeter adjacent of the								X	X	X								

<p>fence required in (a) above, but no farther away from the fence than 10 feet, shall be required in order to provide an additional buffer. The landscaped perimeter shall meet the following requirements:</p> <p>(1)the total tree requirement within the perimeter area shall be determined by using a ratio of 1 tree for each 25 linear feet of required landscape area or major portion thereof, with no less than 75% of said trees being shade trees. Said trees are not required to be equally spaced 25 feet apart. Creative design and spacing is encouraged. All trees shall be provided at least 100 square feet of planting area each.</p> <p>(2) Grass or other ground cover shall be placed on all areas within the perimeter landscape area not occupied by other landscape materials or permitted accessways. A list of approved planting materials for ground cover shall be maintained by the City Planning department.</p>																			
68. MOTELS								X	X	X									
69. MUSIC TEACHING STUDIO							X	X	X	X									
70. NEIGHBORHOOD DRYCLEANING PLANTS								X	X	X									
71. NEWSPAPER																			

OR MAGAZINE PUBLISHING AND DISTRIBUTION							X	X	X	X				
72. NEWSPAPER STAND								X	X	X				
73. NURSERY SCHOOLS, provided that: (a) Off-street loading and unloading spaces are supplied; and					X	X	X	X	X					

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD
(b) At least one hundred (100) feet of outdoor play area is supplied for each child accommodated; and, (c) The entire play area is enclosed by a fence having a minimum height of at least four (4) feet and constructed in such a manner that maximum safety to the children is ensured.														
74. OFFICE EQUIPMENT SALES AND SERVICE								X	X	X				
75. PAWN SHOPS								X	X	X				
76. PERSONAL SERVICE SHOPS, such as shoe repair, laundry pickup stations, watch repair and services of a similar nature							X	X	X	X				
77. PEST CONTROL, providing no outside storage other than within an M district							X	X	X	X				
78. PHOTOGRAPHY STUDIO							X	X	X	X				
79. PROFESSIONAL OFFICES, such as tax consultant, attorney, insurance agent, real estate agent, or						X	X	X	X	X				

89. SHELL HOME DISPLAY YARDS									X	X	X				
90. SHOPPING CENTERS									X	X	X				
91. SMALL MOTOR REPAIR SHOPS									X	X	X				
92. SHRUBBERY SALES									X	X	X				
93.SPECIALTY SHOPS, such as novelty shops, gift shops, and stores of similar nature							X	X	X	X					
94.SWIMMING POOL (COMMERCIAL)									X	X	X				
95. SWIMMING POOL (RESIDENTIAL)	X	X	X	X	X	X	X	X	X	X	X			X	X
96. TAILOR									X	X	X				
97. TAXIDERMIST									X	X	X				
98. TAXI OFFICE									X	X	X				
99. TELEGRAPH OR MESSENGER SERVICE									X	X	X				
100. TRADE SCHOOLS									X	X	X				
101. UTILITY TRAILER RENTALS AND RENT-ALLS									X	X	X				
102. VARIETY STORE									X	X	X				
103. VEGETABLE OR FLOWER GARDENS (RESIDENTIAL)	X	X	X	X	X	X	X	X	X	X	X		X	X	X
	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD	
104. VENDING MACHINES, of a size not to exceed H80", W40", D36" located out-of-doors subject to yard and setback requirements for the respective districts								X	X	X	X	X	X		
105. VENDING															

MACHINE DISTRIBUTOR								X	X	X						
<u>MANUFACTURING, WHOLESALING & INDUSTRY</u>																
106. ACID STORAGE AND MANUFACTURING											C U	C U				
107. FEED, GRAIN, OR FERTILIZER WHOLESALING AND STORAGE											X	X				
108. FREEZER LOCKER SERVICE, ICE STORAGE										C U	X					
109. GREENHOUSE AND PLANT NURSERY (COMMERCIAL). Heavy equipment allowed only in M district	X							X	X	X						
110. HEAVY MANUFACTURING, any manufacturing, packaging, processing or handling of materials provided that any uses such as the manufacturing of cement, corrosive acids, bone distillation, drop forge industry, fat rendering, fertilizer manufacturing, organic material reduction, meat processing plants, and the like which produce noise, odors, dust, fumes, fire hazards, or other nuisance features shall be set back not less than five hundred (500) feet from any M district boundary											C U	CU				
111. JUNKYARD OR AUTO GRAVEYARD, provided that: (a) Said use shall not be located within eight hundred (800) feet of a																

120. ICE MANUFACTURING											C U	X	X				
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	A	R- 1A	R- 1B	R- 1	R- 2A	R- 2	C- 1A	C- 1	C- 2	M	M- 1	M H	R- TH	R- CD
121. LAUNDRY, cleaning and dyeing plants								X	X	X	X			
122. LIGHT SHEET METAL PRODUCTS such as ventilating ducts and eaves									C U	X	X			
123. MACHINE SHOP and related activities									C U	X	X			
124. MUSICAL INSTRUMENTS, toys, novelties, and similar products									C U	X	X			
125. TINSMITH AND ROOFING SERVICE									C U	X				
126. OTHER MANUFACTURING PROCESSING, packaging, or handling of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration or fumes than the uses listed herein									C U	X				
127. LUMBER YARD, COAL STORAGE YARDS, OR OTHER STORAGE NOT SPECIFICALLY LISTED IN THIS COLUMN, such yards if within an M district shall be enclosed by a fence and no storage shall be permitted outside such fence											X			
128. PETROLEUM BULK PLANT (storage and refining)										C U	CU			
129. PLANING OR SAW MILL										X	X			
130. RAILROAD CLASSIFICATION AND										X	X			

REPAIR YARD														
131. RAISING OR SALE OF LIVESTOCK (STOCK YARD)										C U				
132. SANITARY FILL OR INCINERATION										C U	CU			
133. TRUCK TERMINAL									C U	X				
134. WAREHOUSING (Not related to sales on the premises) provided that the requirements set forth for Mini-Storage Buildings in Sec. 106 (c)(67) are met.									C U	X	X			
135. WHOLESALING OF A LIGHT COMMERCIAL NATURE when operated in conjunction with or as part of a retail outlet								X	C U	X	X			
136. WHOLESALING (Not covered in other parts of this list)								C U	C U	X	X			
<u>MISCELLANEOUS</u>														
137. ARMORIES, for meetings and training of military organizations								C U	C U	X				
138. TEMPORARY STRUCTURES, but not including tents for religious meetings								X	X	X				

	A	R-1A	R-1B	R-1	R-2A	R-2	C-1A	C-1	C-2	M	M-1	M-H	R-TH	R-CD
139. TEMPORARY BUILDINGS AND STORAGE OF MATERIALS (in conjunction with construction of a building), on a lot where construction is taking place or on adjacent lots,	X	X	X	X	X	X	X	X	X	X	X	X	X	X

such temporary uses to be terminated upon completion of construction															
140. PUBLIC UTILITIES AND PUBLIC SERVICES including the construction, installation, operation, and maintenance for public utility purposes, of water and gas pipes, mains and conduits, electric light and electric power transmission and distribution lines, telephone and telegraph lines, oil pipe lines, sewer mains, incidental appurtenances and substation where permanent personnel will not be required	X	X	X	X	X	X	X	X	X	X	X	X			
141. MUNICIPAL STRUCTURES	C U	C U	CU	C U	CU	C U	CU	C U	C U	C U	CU	C U			
142. CEMETERIES. Cemeteries of a conventional type and nature serving the public and administered by a church or a group serving the public for general usage and also provided that a satisfactory site plan is submitted with evidence that: (a) The proposed cemetery is reasonably compatible with the existing land use and character of the neighborhood. (b) That traffic can be handled efficiently and with respect to existing conditions. (c) That appropriate landscaping, fencing and screening can be included if required in the site review	C U	C U	CU	C U	CU	C U	CU	C U	C U						

<p>143. SATELLITE RECEIVING DISH ANTENNA. There are special requirements for satellite dish antennae. These requirements can be found in Section 22-39, standards for satellite receiving dish antennae</p> <p>144. TATTOO PARLORS OR STUDIOS. There are special requirements for tattoo parlors or studios which can be found in Sections 18-270 through 18-280. Tattoo parlors or studios are not allowed in any Historic District.</p>	X	X	X	X	X	X	X	X	X	X	X	X				
									X	X	X	X				

(Code 1958, § 24-8; Ord. of 2-28-72; Ord. of 4-23-73; Ord. of 1-14-74; Ord. of 4-9-79; Ord. of 7-12-82; Ord. of 1-12-87(4); Ord. of 3-22-87, § I; Ord. of 12-28-87; Ord. of 1-23-89(3); Ord. of 8-28-95, § V; Ord. of 2-23-98, § I.
(2006 (22-144), Added, 02/13/2006; 2005[22-106#2,5,6,7,9,55], Amended, 03/14/2005; 22-106 (c) (67 & 134), Amended, 02/14/2005; 22-106(55), Amended, 11/22/2004; 2003 (3a,b,c), Amended, 07/14/2003; Ord. 2003 (22-104), Amended, 06/26/2003; Ord. 2000 (22-106), Amended, 11/27/2000; Ord. 2000 (22-106-81), Amended, 09/25/2000)

Section 22-107 22-107--22-130. Reserved.