

Article 4 Zoning Districts and Maps

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Chapter 4.1 Zoning Districts

The zoning districts established in this Article are intended to: promote the orderly future development of Morgan County in accordance with the Comprehensive Plan; discourage the size and type of development that would create excessive requirements and costs for public services; discourage uses which, because of their size or type, would generate an abnormal amount of traffic on minor streets; establish relationships between and among land uses that will ensure compatibility and maintain quality of life; and protect and promote suitable environments for residences, institutions, commercial and other employment centers, and other uses.

Section 4.1.1 Permitted and Conditional Uses

Permitted and Conditional Uses shall be as provided in Table 4.1 "Permitted and Conditional Uses by Zoning District." Uses that are neither permitted nor conditional are not allowed, and uses not specifically listed in the table are not allowed.

Section 4.1.2 Dimensional Requirements

Dimensional Requirements for Agricultural Districts, Residential Districts, Lakeshore Residential Districts and Recreation Conservation Districts shall be as provided in Table 4.2 "Dimensional Requirements by Zoning Districts (Agricultural, Residential, Lakeshore Residential, Recreation Conservation)." Dimensional Requirements for Commercial Districts, Mixed Use Districts and Industrial Districts shall be as provided in Table 4.3 "Dimensional Requirements by Zoning Districts (Commercial, Mixed Use, Industrial, Lakeshore Town Center)."

Chapter 4.2 Agricultural District (AG)

This district is comprised primarily of open farm land and land used for agricultural, livestock and poultry production. The intent of this regulation is to encourage the maintenance of the general rural character.

Residential subdivisions in this district should be designed in a way that is compatible with the rural, agrarian nature of the district.

The sale of items cultivated on the property such as fresh fruits, flowers, and vegetables on premises in produce stand type enterprises to provide income to the property owner is appropriate within this district.

Pursuant to the many goals, objectives, policies, and recommendations of the Comprehensive Plan for the County, the Agricultural District will serve the purpose of continuation of agriculture by restricting the division of farmland so that it does not become broken up into small parcels. This will help avoid the accelerated conversion of land to residential uses, and discourage the shift of the land market from agricultural and rural, to suburban and urban.

These districts are most appropriately located in areas shown as agriculture/forestry/estate residential on the Future Land Use Map of the Comprehensive Plan.

Section 4.2.1 Existing Farm Exemption

An Existing Farm Operation exemption may be allowed as a Conditional Use when a property owner seeks to construct a primary residence on a parcel with an existing agricultural operation. The exemption will allow a parcel to be split (for the residence) from a larger parcel at the dimensional requirements for the Agricultural Residential Zoning District (AR).

Chapter 4.3 Agricultural Residential District (AR)

This district is designed to provide the landowner an opportunity to engage in limited hobby-type agricultural activities for personal use while maintaining a low density, rural, single-family residential character.

Cluster design of subdivisions is encouraged and promoted in this district to reduce the installation of impervious surfaces such as roadways and sidewalks, provide large buffers for properties abutting active, large-scale agricultural operations, and to help provide for the protection of environmentally sensitive and culturally significant areas.

This district is appropriate in a limited fashion in areas shown as agriculture/forestry/estate residential on the Future Land Use Map of the Comprehensive Plan.

Section 4.3.1 Existing Farm Exemption

An Existing Farm Operation exemption may be allowed as a Conditional Use when a property owner seeks to construct a primary residence on a parcel with an existing agricultural operation. The exemption will allow a parcel to be split (for the residence) from a larger parcel at the dimensional requirements for the Low Density Residential Zoning District (R1).

Chapter 4.4 Residential Low Density District (R1)

The Residential Low Density District is intended to provide areas for the development of low density, traditional, single family residential neighborhoods, and certain uses allied to or customarily incidental to traditional residential developments. This district is appropriately located in areas shown as traditional neighborhood residential on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.5 Residential Medium Density District (R2)

This district is intended to provide opportunities for a cohesive mix of dwelling units to diversify the types of housing available in Morgan County.

Residential Medium Density Districts provide for a moderate intensity of use and should therefore serve as transitional areas between less intense uses such as low-density residential districts and higher intensity areas such as high-density residential districts.

Non-residential uses that are complementary to neighborhood development including religious, education, and recreation facilities, are appropriate in this district.

This district is appropriately located in areas shown as traditional neighborhood residential on the future land use map of the Comprehensive Plan.

Chapter 4.6 Residential High Density District (R3)

The Residential High Density District provides areas for higher intensity residential development, including the development of apartment homes, condominiums and townhouses to diversify the housing options available to residents of Morgan County, pursuant to the Comprehensive Plan.

This district is also intended to accommodate open space, convenience services, and community facilities that compliment higher density living.

This district is appropriately located in areas shown as traditional neighborhood residential on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.7 Neighborhood Commercial District (C1)

The Neighborhood Commercial District is intended for the development of small nodes of retail sales and service establishments which, when appropriately located, are designed to provide limited convenience shopping and services for surrounding areas.

These districts are not intended for auto-oriented business or strip center development, Neighborhood Commercial Districts should provide access to pedestrians and vehicles.

This district is appropriately located in areas shown as traditional neighborhood residential and commercial on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.8 General Commercial District (C2)

The General Commercial District is intended to provide locations for commercial development that serves a number of residential areas and shoppers from nearby municipal areas. Due to the intensity of this use, general commercial development districts must be appropriately located along arterial roadways to maximize efficient transportation movement. However, the character of development in these districts should be grouped, and the development of strip style commercial centers is not appropriate.

These districts should be located in appropriate areas designated as commercial on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.9 Heavy Commercial District (C3)

The Heavy Commercial District is intended to provide areas for auto oriented businesses and commercial uses, which benefit from direct access to the county's major transportation routes, including Interstate 20. C3 uses are generally not appropriate for single lot development, and the development of planned commercial nodes, when possible, is encouraged.

Due to the intensity of use and off site impacts, Heavy Commercial Districts are not appropriate for locations abutting single-family residential districts. These districts should be located in appropriate areas designated as commercial on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.10 Reserved

Chapter 4.11 Town Center Overlay District

The purpose and intent of the Town Center Overlay District is to establish a zoning district classification that promotes the public health, safety and general welfare by permitting greater flexibility in site planning and building arrangements within the core area of a mixed-use development guided by an overall master plan. In any case where the standards and requirements of the Town Center Overlay District conflict with those of the Multi-County Mixed Use Business District, the standards and requirements of the overlay district shall govern, and conflicting standards of the base district shall be void.

The Town Center Overlay District is intended to promote the following principles:

- Provide for a variety of supporting and compatible uses in close proximity to major employment centers;
- Provide a clearly defined focal point and center of activity that serves the commercial, civic, social, and recreation needs of the surrounding community within a walkable area;
- Provide a network of connected streets with sidewalks and landscaping to facilitate convenient, efficient, and safe movement within the Town Center and between the Town Center and surrounding neighborhoods and business areas;
- Design streets, sidewalks, and buildings to provide an attractive and lively streetscape that encourages pedestrian activity;
- Integrate parks, open space, and public space into the Town Center;
- Use the placement of civic buildings on key sites to create landmarks and a strong sense of place;
- Provide adequate public facilities and services; and
- Promote quality development of attractive and cohesive design.

Chapter 4.12 Community Mixed Use District (MXD3)

The intent of the Community Mixed Use Development District is to provide an environment where people can live, work and play. These districts shall provide opportunities for the development of commercial and professional centers within close proximity of a variety of residential uses.

Through the co-location of complimentary land uses and implementation of pedestrian-oriented design criteria, Community Mixed Use Districts will promote the protection of environmental resources by reducing the necessity of vehicle trips. Additionally, by using open space as a focal point and required element of community design, Community Mixed Use (MXD3) Districts will aid in the preservation of sensitive environments and cultural resources.

The development of MXD3 Districts will fulfill the land use goals and policies of the Morgan County Comprehensive Plan. The development of MXD3 Districts is only appropriate in areas indicated for mixed use residential/commercial on the Future Land Use Map of Morgan County.

Chapter 4.13 Light Industrial Zoning District (I1)

The Light Industrial Zoning District is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation facilities, and availability of adequate utilities and other public services. Industrial uses that cause obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, glare, fire hazards or other objectionable environmental conditions are prohibited from this zoning district.

Chapter 4.14 Heavy Industrial Zoning District (I2)

The Heavy Industrial Zoning District is established to promote and preserve a suitable environment for heavy industry and manufacturing uses requiring large land areas for production facilities and outside storage. This district requires adequate accessibility to major transportation facilities, availability of adequate utilities and other public services, and isolation from conflicting land uses such as those found in residential or scenic preservation districts.

Chapter 4.15 Large Site Industrial Zoning District (I3)

The intent of the Large Site Industrial Zoning District is to establish zoning standards suitable to the scale of development on large sites, where potential impacts on the surrounding community are proportionally greater than those generated by small, individual parcels, and therefore require the application of standards scaled beyond the standards found in the general districts of the Zoning Ordinance.

Further, the intent of the district is to achieve development which is consistent with the land use goals of Morgan County, to provide for a review process which facilitates the development of new sites allowing for the flexibility to achieve the best possible development, both in terms of achieving the site's economic development potential and in terms of protecting and enhancing the quality of life of the citizens of Morgan County.

Accordingly, the Board of Commissioners finds that the application of the standards contained in this district will help develop the harmonious development of the County, increase the desirability of residences and investment in the County, increase the opportunity to attain the optimum use and value of land and improvements, positively affect the stability and value of property, positively affect the peace, health and welfare of the County, and create a proper relationship between the taxable value of property and the cost of local government services.

Chapter 4.16 Lakeshore Low Density Residential District (LR1)

The purpose of the LR-1 District is to encourage the development of low density, single family residential neighborhoods, and certain uses allied to or customarily incidental to traditional residential developments, while stressing the preservation of the natural beauty of the lakeshore line and surrounding land.

This district is appropriately located in areas shown as lake community on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.17 Lakeshore Medium Density Residential District (LR2)

The LR2 district is intended to provide opportunities for a cohesive mix of dwelling units to diversify the types of housing located in the vicinity of the Lake Oconee shoreline in Morgan County, while preserving the lake and its unique wildlife habitats, environmental, and natural resources.

Residential Medium Density Districts provide for a moderate intensity of uses and should, therefore, serve as transitional areas between less intense uses, such as low-density residential districts, and higher intensity areas, such as Lakeshore High Density Residential/Recreation districts.

This district is appropriately located in areas shown as lake community residential on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.18 Lakeshore High Density Residential/Recreation District (LR3)

The LR3 district provides areas for higher intensity residential development, including the development of apartment homes, condominiums and townhouses to diversify the housing options and provide opportunities for second home properties along the shoreline of Lake Oconee in Morgan County. This district is also intended to accommodate open space, convenience services, and community facilities that compliment higher density living and are appropriate for the recreational theme of lakeside living, as part of a designed master plan and development.

This district is appropriately located in areas shown as lake community residential on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.19 Lakeshore Town Center Overlay District (LTCO)

The purpose and intent of this overlay district is to recognize the unique type of resort, recreational, and second-home development that is occurring in the vicinity of Lake Oconee in Morgan County. The Lakeshore Town Center Overlay is designed to allow a mixture of complementary land uses, including housing, retail, commercial services, civic uses and lakeshore-oriented recreation, to support this emerging community. It functions as an overlay district to land classified as LR1, LR2, and LR3 zoning districts.

This district is appropriately located in areas shown as lake community residential on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.20 Recreation Conservation District (RC)

The purpose and intent of RC District zoning is the conservation and management of open space and the natural environment, while allowing limited use for recreational and open space activities. Building construction will be limited to those structures essential for supporting recreational activities and impervious surfaces will be kept to a minimum.

This district is appropriately located in areas shown as parks/recreation/conservation on the Future Land Use Map of the Comprehensive Plan.

Chapter 4.21 Official Zoning Maps

The boundaries of these districts are hereby established as shown on a map entitled "Official Zoning District Map for Morgan County, Georgia" (latest adoption), which is incorporated into this Resolution by reference. As evidence of its authenticity, the map shall be signed by the Chairman of Morgan County Board of Commissioners and attested to by the Clerk of County Commissioners or Deputy Clerk. A copy of the map shall be available for public inspection in the office of Morgan County Director of Planning and Development.

Chapter 4.22 Map Amendments

If, in accordance with the provisions of this Article, changes are made in the district boundaries or other subject matter portrayed on the Official Zoning Map, such changes shall be made on the official zoning map promptly after the amendment has been approved by the Morgan County Board of Commissioners. All map changes shall be initiated by the Director of Planning and Development.

No changes of any nature shall be made to the map or matters shown thereon, except in conformity with the procedures set forth in this zoning ordinance and by O.C.G.A. §36-66-1 et seq. Any unauthorized change of any kind by any person is considered a violation of this Ordinance and is punishable as provided by law and this Zoning Ordinance.

Chapter 4.23 Rules for Determining Boundaries

The following rules apply where uncertainty exists with respect to the boundaries of any of the zoning districts shown on the Official Zoning District Map for Morgan County, Georgia.

- Unless otherwise indicated, the district boundaries are indicated as approximately following property lines, land lot lines, centerlines of streets, highways, alleys or railroads, centerlines of streams, reservoirs, or other bodies of water, or civil boundaries, and they shall be construed to follow such lines.
- Where district boundaries are approximately parallel to, or extend to the centerlines of streets, highways, railroads, including their rights-of-way, or the centerlines of streams, reservoirs, or other bodies of water, district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, dimensions shall be determined by the scale shown on the atlas.
- Where a district boundary line divides a lot that is under single ownership at the time of enactment of this Ordinance, the use classification of a larger portion may be extended by the Board of Commissioners to the remainder without recourse to the amendment procedure.
- In case the exact location of a boundary cannot be determined by the foregoing methods, the Board of Commissioners shall, upon application, determine the location of the boundary.

Chapter 4.24 Use of Vacated Right-of-Ways

Whenever any public road, street, alley, or other public way is officially vacated or abandoned by action of the Morgan County Board of Commissioners, the zoning district adjoining each side of such public road, street, alley, or the public way shall be automatically extended to the center of the same.

Chapter 4.25 Use Prohibited When Not Specified

If not otherwise stated, any use not specifically permitted as a use by right or specifically indicated as a conditional use in any given zoning district provided under this Zoning Ordinance shall be prohibited in that zoning district, and any such prohibited use constructed or maintained in violation of this zoning ordinance is a violation subject to Penalties under Chapter 2.17.

Table 4.1 Permitted and Conditional Uses by Zoning District

The following table shows uses that are Permitted (P) or Conditionally Permitted (C).

A blank space denotes that the use is prohibited.

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Accessory Buildings	P (p)	P (p)	P (p)	P (p)	P (p)	P	P	P	P (p)	P (p)	P	P	P	P (p)	P (p)	P (p)	P (p)	P	7.1
Accessory Dwellings (r)(s)	P (q)	P (q)	P (q)	P (q)	P (q)				P (q)	P (q)				P (q)	P (q)	P (q)	P (q)		7.2
Adult Entertainment Establishment												C							7.27
Agricultural, Farm, and Animal Structures (l)	P	P	P (d) (o)	P (d) (o)	P (d) (o)									P (d) (o)	P (d) (o)	P (d) (o)			
Agricultural-oriented Businesses, including but not limited to the sale of nursery products and the sale and repair of farm implements, feed and seed sales, warehouses, and storage	C	C (d)																	
Airport, Private Airstrip	C	C						C		C		C	C						
Airport, Public												C	C						
Amphitheater									P										
Apparel or Shoe Store						P	P		P	P									
Apparel and Accessories	P (g)	P (g)	P (g)	P (g)	P (g)	P	P	P						P (g)	P (g)	P (g)			7.20
Appliance Store						P	P	P	P	P									
Animal Processing Facility (i)	C											P							
Arts and Crafts Store						P	P		P	P									
Asphalt/Concrete Plant												C							7.3
Assisted Living Community						C	C		C	C							C		7.4
Auction House								P											
Auction House, Livestock only (i)	C							C											
Automobile and Equipment Rental							P	P											
Automobile Repair Garage, mechanical and body shops, provided all operations are conducted in a building which shall not have any opening, other than a stationary window, within 100 ft. of a residential zoned district.							P	P	P	C									
Automobile Sales							P	P											
Automobile Wrecking Yard												C							
Bakery or Confectionary Store						P	P		P	C							P		
Bank or Financial Institution						P	P		P	P									

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Barber or Beauty Shop	P (g)	P (g)	P (g)	P (g)	P (g)	P	P		P	P				P (g)	P (g)	P (g)	P		7.20
Bed and Breakfast	C	C	C	C	C	C	C		C	C				C	C	C	C		7.6
Bicycle or Motorcycle Shop							P												
Big Box Retail Establishment								C											7.7
Billiards						P	P		P	C									
Book, Stationary or Card Shop						P	P		P	P							P		
Bowling Alley							P	P	P	C									
Building and Lumber Supply establishments, providing the entire storage area is properly screened as required in this ordinance or of a greater height as required to screen such areas. All machine operations must be conducted within a building that does not have any opening, other than a stationary window, within 100 feet of a residentially zoned district.								P											
Bus or Railroad Terminal							P	P											
Cafeteria (serving employees only)													P						
Camera or Photo Supply Store							P		P	P									
Campground and its accessory uses, provided that the site plan is approved by the Morgan County Health Dept. Accessory uses in the campground may include a single family dwelling for use by the on-site manager of the campground and a self-service laundry for use by those camping in the campground. The density of campsites shall not exceed 1 campsite per 2,703 square feet of land and including half of the roadway (approximately 16 campsites per acre). The perimeter of the campsites shall contain a 10 foot vegetative buffer. A natural strip is preferred. If a natural buffer strip is not available, a landscaped buffer strip is required.																		C	

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Car Wash, provided that the paved area for the vehicle awaiting entrance to the washing process is located on the same lot. The paved area must be of sufficient size to adequately contain the number of vehicles (at 200 sq. ft. per vehicle) equal to one-third of the practical hourly capacity of the washing machines. Curb breaks are limited to 2, not to exceed 30 ft. in width, and located no closer than 20 ft. to an intersection.							P	P	P(e)	C(e)									
Catering	P (g)	P (g)	P (g)	P (g)	P (g)		P	P	P	C				P (g)	P (g)	P (g)			7.20
Cemetery-Church or Public	C	C	C	C	C					C	C			C	C	C	C		
Cemetery-Family Burial Plot	C	C																	7.8
Childcare Learning Center	C	C				P	P		C	C							C		7.35
Church, Community	C	C	C	C	C	C	C		P	P				C	C	C	C		7.19
Church, Mega								C											7.19
Church, Neighborhood	C	C	C	C	C	C	C		P	P				C	C	C	C		7.19
Clubs/Fraternal Organizations	C	C	C	C	C		P		P	P				C	C	C			
Cold Storage Plant											P	P							
Commercial Parking Deck							C	C	C	C									
Commercial Parking Lot or Garage, provided no entrance or exit is on the same block as a school, and the curb cuts are limited to 2 for each 100 ft. of storage, each not to exceed 30 ft in width and not located closer than 20 ft. to an intersection.							P	P	P	P							P		
Community Center									P	P									
Community Garden	P	P	P	P	P				P	P				P	P	P	P		
Community Living Arrangement	C	C	C	C										C	C				7.37
Community Recreation Areas, as part of a new or existing plan of common development	C	C	C	C	C									C	C	C	C		
Condominium					P					P						P	P		7.25
Convenience Store						P	P	P		P						C		C	
Country Clubs										C							C		
County, State and Federal Uses, which are necessary to the general public welfare	P	P	P	P	P	P	P	P	P(c)	P(c)	P	P	P	P	P	P	P	P	
Data Management or Processing Facility							P	P			P	P							

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Daycare Center (serving employees only)													C						
Dressmaking and Tailoring						P	P		P	P									
Drug Store/Pharmacy						P	P		P	P							P		
Dry Cleaning or Laundry							P	P	P	C							P		
Dwelling, Tenant, for full time employees of working farms when located on the same lot or tract of land as the principal residence, on the basis of one residential structure per minimum allowable lot acreage in addition to the minimum lot area required for the principal residence, and subject to all dimensional requirements (r)(s)	C	C																	
Dwelling, Multi family					P				P	P						P	C		7.25
Dwelling, Single Family Attached (r)(s)				P	P				P	P					P	P	P		7.25
Dwelling, Single Family Detached (r)(s)	P	P	P	P	P				P	P				P	P	P	P		
Electronics Supply Store							P												
Event Facility	C	C				C	C											C	7.32
Fabric Store							P		P	P									
Family Daycare Home	P	P	P	P										P	P		C		7.15
Farm Equipment Sales								P											
Farmer's Market	P	P (d)				P	P		P	P									
Farmstay	C	C																	7.33
Farm Store	C					P	P												
Fitness Center						P	P			P									
Flea Market							C	P											
Florist						P	P		P	P									
Forestry Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Funeral Home							P		P	P									
Furniture or Home Furnishings Store							P	P	P	P									
Fuel Generation Plant												P							
Grain Elevator	P	P										P							
Greenhouse, Commercial	P	P (d)					p	P	P	P									
Greenhouse, Personal	P	P	P	P										P	P				
Grocery Store/Supermarket						P	P	C	P	P							P		
Group Daycare Home	C	C	C	C					C	C				C	C		C		7.15
Group Residential Facility	C	C	C	C						C				C	C				7.9
Hardware Store (not including building or lumber supply stores)						P	P		P	P									
Heavy Equipment Sales								P											
Helistop	C	C						C		C	P	P	C						
Hospital								P	P	C									

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Hunting Preserve, if the following conditions are met: a) no firing range or buildings shall be located within 500 ft. of a property line; b) the subject property must contain 50 acres; c) all overnight accommodations must be subject to all county ordinances, including the hotel/motel tax ordinance; d) any restaurant operated must be for guests of the hunting preserve only and not open to the general public	C																		
Individual or Private Boat Dock	P	P	P	P	P									P	P	P			
Individual or Public Boat Dock (on Lake Oconee, for one dwelling unit only)														P	P	P	P		
Individual Manufactured Home, Multi-Section	P	P		P	P										P	P			7.10
Individual Manufactured Home, Single Section	C	C			P											P			7.10
Industrialized Building, used a night watch person's quarters													P						
Institutional and Philanthropic Uses										P									
Intermediate Care Home						C	C		C	C							C		7.4
Jewelry Store							P		P	P									
Junk Yard								C											7.5
Landfill, Construction and Demolition Waste												C							7.11
Landfill, Inert Waste												C							7.11
Landfill, Solid Waste												C							7.11
Laundromat							P		P	P									
Library							P		P	P									
Live-Work Unit						C	C		P	P									
Manufacture/Assembly-Appliances											C	P	P						
Manufacture/Assembly-Apparel, Canvas, Cloth or Fabrics											P	P	P						
Manufacture/Assembly-Chemicals or Chemical Products or Pharmaceuticals												P	P						
Manufacture/Assembly-Communication Equipment											P	P	P						
Manufacture/Assembly-Electronic Components											P	P	P						
Manufacture/Assembly-Electronic Transmission or Distribution Equipment											P	P	P						
Manufacture/Assembly-Engineering, Scientific or Research Equipment											P	P	P						
Manufacture/Assembly - Food Products											P	P	P						

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Manufacture/Assembly-Industrial Machinery												P	P						
Manufacture/Assembly-Measuring or Analyzing Equipment											P	P	P						
Manufacture/Assembly-Medical, Dental, Chemical or Pharmaceutical Equipment											C	P	P						
Manufacture/Assembly-Metal or Metal Alloy Products												P	P						
Manufacture/Assembly-Musical Instruments or Parts											P	P	P						
Manufacture/Assembly-Souvenirs and Novelties											P	P	P						
Manufacture/Assembly-Toys, Sporting or Athletic Equipment											P	P	P						
Manufacture/Assembly of Transportation (Airplanes, Cars, Trucks, Boats, Etc.)												P	P						
Manufactured Home Park					C											C			7.12
Manufactured Home Sales Lot								P											
Marinas																C		C	
Medical Clinic or Dental Office							P	P	P	P									
Medical or Dental Laboratory							P	P	P										
Mini Warehouse/Self Storage								P											
Miniature Golf								C											
Mining												C							7.3/7.14
Miscellaneous Repair Service	P	P (d)					P	P											7.21
Mobile Food Truck (n)	P	P	P	P	P	P	P	P						P	P	P	P		7.40
Modular Home, qualifying as Dwelling, Single Family Detached	P	P	P	P	P									P	P	P	P		
Motel or Hotel							P	P	P	P							C	C	
Museum									P	P									
Museum, Non-Profit	C	C				C	P												
News and Tobacco Shop						P	P	P	P	P									
Non-mass Production Custom Fabrication/Welding Repair Services							P	P											7.28
Non-mass Production Woodworking	C	C																	7.21
Nursery	P	P (d)					C	P	P	P									
Nursing Home						C	C		C	C									7.4
Office Supplies Sales or Service						P	P	P		P									
Outdoor Storage of materials directly related to a permitted use											C	C	C						
Paint Store							P		P	P									
Passive Recreation Area	P	P	P	P	P									P	P	P	P	P	
Pawnshops						P	P												

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.
Permanent Sawmill or Planning Mill												P							
Personal Care Home	C	C	C	C											C	C			7.30
Personal Instruction - Classroom	P	P	P	P	P									P	P	P			7.39
Personal Instruction – Workshop	P	P																	7.39
Planned Commercial Development							C	C		C									7.7
Planned Industrial Park											P	P	P						7.16
Portable Band Saw Sawmill, provided the mill and storage areas are not closer than 400 ft. to a property line	C	C																	
Printing and Publishing Plants							P				P	P	P						
Printing, Blueprinting, Bookbinding, Photo Stating, Lithography							P	P	P										
Professional or Business Office						P	P		P	P	P		P(a)				P		
Professional Service Establishment										P									
Public Utility Structures, Buildings and Substations (k)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Radio Station	C							P			P	P							
Recreational Facilities	C		C	C	C				P	P				C	C	C	C		7.17
Recreational Vehicle Parks					C											C			7.18
Recycling Facilities											C	C							7.31
Regional Distribution Headquarters, incl. indoor storage											C	C	C						
Rental, Long Term (Home)	P	P	P	P	P									P	P	P			
Rental, Short Term (Home)	C				C				C	C						C	C		7.29
Research Development and Testing Laboratories									P				P						
Rental Store								P											
Repair Shop-appliances & household									P	P									
Residential Home Occupations	P	P	P	P	P									P	P	P	C		7.20
Restaurant						P	P	P	P	P							P	C	
Restaurant, incl. drive in							P		P	C							C		
Retail Sales for Recreation Oriented Merchandise																	P	C	
Rural Home Occupations	P	P																	7.21
Sale of Products grown, produced or processed on premises owned by seller, provided the Director has determined that there are adequate pull off lanes and parking available, and the use does not adversely affect future adjacent residential uses or impede traffic	P	P (d)				P	P	P			P	P							
Schools, Dance, Martial Arts, Etc.						P	P		P	P									
Schools, Kindergartens & Playschools (j)									P	P					C	C			
Schools, Private (j)	C	C	C	C	C				P	P			C	C	C	C	C		

USE DESCRIPTION	AG	AR	R1	R2	R3	C1	C2	C3	TCO	MXD3	I1	I2	I3	LR1	LR2	LR3	LTCO	RC	See Sec.	
Schools, Public (j)	C	C	C	C	C				P	P				C	C	C	C			
Schools, Secondary, Campus (j)	C	C	C	C	C				P					C	C	C	C			
Schools, Secondary, Satellite (j)	C	C	C	C	C									C	C	C	C			
Service and Fueling Station						P	P	P								C		C	7.22	
Service and Repair Shop							P	P					P(b)							
Shopping Center, less than 80,000 sq. ft								P	P	P										
Skating Rink							P	P												
Solar Energy System- Building mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Solar Energy System-Ground mounted	P	P				P	P	P			P	P	P							
Solar Energy System-Solar Farm	C							C												
Sporting Goods Store							P	P	P	P										
Storm Shelters	P	P	P	P	P									P	P	P	P	P	7.23	
Swimming Pools, Commercial	C	C	C	C	C	C	P							C	C	C	C	C		
Swimming Pools, Residential	P	P	P	P	P									P	P	P	P		7.24	
Tattoo Establishment							P													
Taxi or Passenger Delivery System							P													
Temporary Buildings (m)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Temporary Commercial Use (h)						P	P		P	P										
Theater							P		P	P										
Townhomes					P				P	P						P	P		7.25	
Transmission Towers		7.26
Travel Agency							P		P	P										
Truck Terminals, provided that all acceleration and deceleration lanes of at least 200 ft. are provided for trucks entering or leaving the site and that generated truck traffic will not create a safety hazard or unduly impede traffic.											P	P								
Trucking and Motor Freight Company								P		P										
Veterinary Hospital or Animal Shelter, provided adequate opaque screening by a wall or fence at least 6 ft. high is provided for areas where horses, dogs or other animals are not kept in stalls or cages.							P		P	C										
Veterinary Hospital, Clinic, or Kennel, provided no structure for the keeping of animals is located within 200 ft. of a property line	C	C																		
Warehouse (Commercial, Wholesale Trade, Distribution, or Storage)								P		P	P	P								
Wellness Retreat	C	C																	7.36	
Wholesale Outlet								P												
Woodworking Establishment							P	P	P	P	P	P								
Zoo Facility	C						C												7.34	

- See Section 7.26 for Permitted Tower Types
 - (a) Permitted as an accessory use only
 - (b) Serving the principle use only
 - (c) Excluding uses such as incinerators, sanitary landfills, transfer stations, garages, machine shops, equipment and material storage yards, etc. Approved structures shall be properly screened and architecturally harmonious with the general character of the surrounding area.
 - (d) Minimum five (5) acres required for Permitted Use, use is conditional if under 5 acres
 - (e) Associated with Service & Fueling Station
 - (f) Must include appropriate screening
 - (g) One person only, as a Residential Home Occupation
 - (h) Not to exceed two (2) consecutive months in a calendar year
 - (i) All state and federal licenses must be obtained, and a copy of such provided to the Morgan County Planning and Development Office, prior to operation.
 - (j) Schools must be located on a lot fronting an arterial or collector street. All buildings must be a minimum 50 ft. from any property line. A ten (10) ft. buffer is required along exterior boundary lines that do not border the frontage street and may not extend into the required front yard. Buffers should consist of evergreen trees & shrubs that will grow at least eight (8) feet in five (5) years.
 - (k) A complete development sketch is required showing the following: No storage structure shall be located within 20 ft of a property boundary; a minimum twenty (20) ft vegetated buffer shall be provided along property lines or within sixty (60) ft of the developed area; the buffer shall consist of evergreen trees and shrubs that will grow at least six (6) ft within three (3) years.
 - (l) Confinement areas (open or enclosed) related to confined animal operations (excluding dairies), including but not limited to, poultry houses, feed lots, hog parlors, hog lots, or other structures containing livestock manure shall be set back a minimum of 400 feet from the front property line, 200 feet from the side and rear property lines, 100 feet from state water and 400 feet from any residence not occupied by the owner or caretaker. Poultry houses are limited to eight (8) 25,000 sqft or six (6) 39,200 sqft confinement areas per property. Minimum distance between property lines of confined animal feeding operations is a one half (1/2) mile. Structures related to dairies must be set back 200 feet from any property line. This ordinance does not affect active grandfathered structures (with current production), provided that the above setbacks or formerly approved variances are maintained.
 - (m) May only be used in conjunction with construction work and must be removed immediately upon completion of construction. No temporary building may be used for residential use or maintained for office space or storage.
 - (n) In agricultural or residential zoning districts, Permitted as a Residential or Rural Home Occupation only.
 - (o) Confined Animal Feeding Operations are prohibited in residentially zoned areas.
 - (p) In residential zoning districts, the primary dwelling shall be constructed prior to any accessory building. In the AG zoning district, and in the AR zoning district with 5 acres or more, agricultural structures may be constructed before the primary dwelling.
 - (q) Minimum lot size of three (3) acres and approval of sewage disposal system.
 - (r) No I-beam or tubular steel buildings shall be used for attached or detached single family dwellings, accessory dwelling, or tenant dwellings.
 - (s) No attached or detached single family dwellings, accessory dwelling, or tenant dwellings shall have metal siding.

Table 4.2

Dimensional Requirements by Zoning District (Agricultural, Residential, Lakeshore Residential, Recreation Conservation)

See Table 4.1 Permitted and Conditional Uses by Zoning District for additional dimensional requirements

USE DESCRIPTION	AG	AR	R1	R2	R3	LR1*	LR2*	LR3*	RC
Minimum acres (1)(4)	5	2	1.5	1(2)	1(2)	1.5	1(2)	1(2)	1(2)
Minimum acres for Estate Subdivision	12	5	3						
Minimum acres for Conservation Subdivision									
With water system		0.75	0.75	0.75	0.75	0.75	0.75	0.75	
Without water system		2	1.5	1.5		1.5	1.5		
Minimum acres per two family (duplex) dwelling unit				1.5	1(2)		1.5	1(2)	
Minimum acres per multi-family dwelling unit					(3)			(3)	
Minimum acres for other uses									1
Minimum lot width (feet)(1)	300	300	300	300	300	300	300	300	300
Minimum lot width for Estate Subdivision (feet)	400	300	300						
Minimum lot width for Conservation Subdivision (feet)									
With water system		100	100	100	100	100	100	100	
Without water system		150	150	150		150	150		
Minimum front yard setback(feet)(1)(3)	75	75	30	30	30	30	30	30	
Minimum front yard setback for Estate Subdivision (feet)	100	100	100						
Minimum front yard setback for Conservation Subdivision (feet)		30	30	30	30	30	30	30	
Minimum side yard setback for dwellings (feet) (1)(3)	15	15	15	15	15	15	15	15	
Minimum side yard setback for Estate Subdivision(feet)	100	75	50						
Minimum side yard setback for Conservation Subdivision (feet)		10	10	10	30	10	10	30	
Minimum rear yard setback for dwellings(feet) (1)(3)	40	40	40	40	40	40	40	40	
Minimum rear yard setback for Estate Subdivision (feet)	100	75	50						
Minimum rear yard setback for Conservation Subdivision (feet)		20	20	20	30	20	20	30	
Maximum height for all dwelling units (feet)	35	35	35	35	35	35	35	35	
Minimum distance between buildings on the same lot (feet)	10	10	10	10	10(3)	10	10	10(3)	
Maximum impervious surface per lot (percentage)	25	30	30	35	40	25	35	40	
Minimum heated floor area per dwelling unit (sq. ft.)	1200	1200	1,200	1200	1200	1,200	1200	1200	
					(3)			(3)	
Maximum enclosed floor area for an accessory dwelling (sq. ft.)	1200	1200	1200	1200	1200	1200	1200	1200	

Specific uses may have additional acreage requirements or setbacks and buffering requirements. Please refer to Regulations for Specific Uses.

(1) Unless in Estate or Conservation Subdivision

(2) Permitted only if water and wastewater standards are met.

(3) See 7.25 for multi-family requirements

(4) Unless use is Duplex or Multi-Family

* In all Lakeshore Residential and Lakeshore Town Center Overlay Districts, a forty (40) foot setback is required from all Georgia Power right-of-way property on Lake Oconee.

Table 4.3

Dimensional Requirements by Zoning District (Commercial, Mixed Use, Industrial, Lakeshore Town Center)

See Table 4.1 Permitted and Conditional Uses by Zoning District for additional dimensional requirements

USE DESCRIPTION	C1	C2	C3	MXD1	TCO	MXD3	I1	I2	I3	LTCO
Minimum project size to rezone to this district (acres)(1)	10,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.	1000 (e)		50(f)	20,000 sq. ft.	40,000 sq. ft.	500	
Minimum individual lot width (feet)	100	100	100	50	(3)(g)	50	100	100	4,000	(3)(g)
Minimum front yard setback in non-residential area (feet)	50	50	50	0	0	0	30	30	(h)	0
Minimum front yard setback in residential area (feet)					30(a)	30(a)				30(a)
Minimum side setback in non-residential area (feet)	15	15	15	10(b)	0	0	15	15	(h)	0
Minimum side setback in residential area (feet)					15(a)	15(a)				15(a)
Minimum rear setback in non-residential area (feet)	15	15	15	25	20	20	40	40	(h)	20
Minimum rear setback in residential area (feet)					40(a)	40(a)				40(a)
Minimum setback when abutting any R1, R2, R3, AG, AR, LR1, LR2 or LR3 district (sq. ft.)	50	50	60		45	45				45
Maximum density per project (non-residential) (gross building area per gross acre of project) (percentage)				20,000	(3)	25				(3)
Average density per district (non-residential) (gross building area per gross acre of project)(sq. ft.)				10,000	(3)	500				(3)
Maximum height (feet)(2)	40	75	75	75	60	35	75	75	75	60
Maximum height (stories)				5	4	2				4
Maximum impervious surface per lot (percentage)	60	60	60	60	60	60	60	60	40 per district	60
Maximum impervious surface per project (percentage)				50		60				
Minimum open space set aside (percentage)	10	15	20	15	(3)	15				33
Maximum residential density per project (percentage)					50(a)	70(i)				50(a)
Maximum residential density per acre (units on any single acre in project)						2				
Minimum lot size for residential dwelling (sq. ft.)						10,890 (a)				
Minimum heated floor area per dwelling –single family detached (sq. ft.)					1,200	1,200 (a)				1,200
Minimum heated floor area per dwelling –multi -family (sq. ft.)					(a)	(a)				(a)
Maximum size of accessory buildings (sq. ft.)					600(c)	600(c)				600(c)
Minimum distance between buildings on the same lot (feet)	20	20	20		20	20	20	20	20	20
Minimum landscaped strip required along ROW (width in feet)	(d)	(d)	(d)	5(i)	(3)	(3)	10	15	(d)	(3)
Minimum landscaped strip required along side property lines	(d)	(d)	(d)		(3)	(3)	(d)	(d)	(d)	(3)

(1) Permitted only if water and wastewater standards are met.

(2) Building may not provide any upper floor used for human occupancy (i.e. offices, etc.) due to limitation of fire fighting capacity

(3) Shall be determined by approved conceptual site plan.

(a) See Chapter 6.6.

(b) Minimum 10' from property line, but adjacent buildings must be separated by a minimum of 20', unless greater separation is required by applicable fire codes.

(c) Or 50% of dwelling. Accessory dwellings are prohibited.

(d) See Article 11.

- (e) Must be at least two contiguous counties.
- (f) An administrative variance may be granted by the Director of Planning and Development if the applicant demonstrates an appropriate mix of uses while maintaining compliance with the spirit and intent of the ordinance.
- (g) Minimum of twenty feet unless approved by the Morgan County Board of Commissioners.
- (h) See Section 7.13.
- (i) A minimum of twenty percent (20%) and forty percent (40%) of the total dwelling units in each project must be attached units such as townhomes, condominiums, duplexes or lofts.