

2.01.001. - Establishment of zoning districts.

For the purpose of this ordinance, Commerce, Georgia is divided into zoning districts as follows:

Agricultural District

- AF Agricultural Farm District
- AR Agricultural-Residential District

Residential Districts

- R1E Single-family Estate Residential District (very low density)
- R1 Single-family Residential District (low density)
- R2 Single-family Residential District (medium density)
- R3 Two-family Residential District
- R4 Multi-family Residential District
- R5 Single-family Residential District (manufactured home parks/subdivisions)

Commercial Districts

- C-1 Neighborhood Commercial
- C-2 General Commercial District
- CBD Central Business District**
- OCR Office Commercial Residential District

Industrial Districts

- M-1 Light industrial District
- M-2 Heavy Manufacturing District

Overlay Districts

- OSD Open Space Design District

(Ord. No. 2006-020, 9-11-06)

CHAPTER 2.04: - PERMITTED AND CONDITIONAL USES

2.04.001. - Permitted and conditional uses.

The uses listed in the table below shall be permitted in Commerce, unless otherwise allowed*, and no structure shall erected, structurally altered or enlarged unless the use is all as:

- A. A permitted use (P);
- B. A conditional use (C) subject to the application procedures specified in [chapter] 5.02;
- C. An accessory use as specified in [chapter] 4.11; or
- D. Uses lawfully established prior to the effective date of this ordinance.

* As in conditional uses and variances.

Type of Use	Zoning Districts															
	AF	AR	R1E	R1	R2	R3	R4	R5	R6	C-1	OCR	C-2	CBD	M-1	M-2	OSD
Accessory Agricultural Bldgs.	P	P														
Accessory Commercial Bldgs.										P	P	P	P	P	P	P
Accessory Office Bldgs.										P	P	P	P	P	P	P
Accessory Convenience Retail Business										P		P	P	P	P	P
Accessory Residential Bldgs.	P	P	P	P	P	P	P	P			P					
Alternative Tower Structure	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C
Animal Hospital, Veterinarian Clinic	P	P								P	P	P	C			
Animals or fowl, meeting the definition of "Animal Units"	P	P														

Antenna, Government Owned											P	P	P	P	P	P	
Antenna, Satellite TV	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Art Studio											P	P	P	P			
Automobile Repair Garage													P				
Automobile Sales Lot													P		P		
Bank											P	P	P	P			
Bed and Breakfast											P	P	P				
Brewery											P	P	P	P	P		
Brew Pub											P	P	P	P			
Cemetery, Religious Institution		C									P		P				
Club/Lodge (Private)											P	P	P	P			
Convenience Store											P		P	P			
Convenience Store/Gas Station/Fast Food Restaurant											P		P	C			
Daycare, Home		P	P	P	P	P	P	P	P			P					P
Daycare, Center											P	P	P				C
Distribution Center															P	P	
Distribution Center— Retail attached															C	C	

Dry Cleaning, Neighborhood										P	P	P	P			
Dwelling, Multi-Family							P		P							
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P		P					
Dwelling, Two-Family							P	P								P
Farm Equipment, Sales, Rental, Repair												P	P			
Farming, Commercial	P															
Farming, General	P															
Feed, Seed Store										P	P	P	P			
FleaMarket/Open Air Market												P	P			
Flower Shop										P	P	P	P			
Funeral Home										P	P	P	P			
Gas Station										P		P				
Garage, Private			P	P	P	P	P	P	P		P					
Gift, Specialty Shop										P	P	P	P			
Hardware, Paint Store										P	P	P	P	P	P	
Home Office	P	P	P	P	P	P	P	P	P		P					P
Horses	P	P	P													

Hospital											P	P	P			
Industrial ManufacturingCenter															P	P
Industrialized Building			P	P	P	P	P	P	P							P
Junk, Salvage or Scrap Yard															C	C
Kennel										P	P	P	P			
Laundromat										P	P	P				
Laundry and Dry Cleaning, pick up										P	P	P	P			
Livestock Quarter and Enclosures	P	P														
Lodging— Hotel/Motel												P	P			
Manufactured Home, Class A		P							P							
Manufactured Home, Class B		P							P							
Manufactured Home Sales, Leasing or Renting													P			
Medical, Dental Clinic										P	P	P	P			
Micro-Brewery										P	P	P	P			

Motor Vehicle Towing/Lot												C		C	C	
Nursing Home										P	P	P				
Office, Professional										P	P	P	P			
Personal Care Home					C	C	C	C		P	P					
Place of Public Assembly										P	P	P	P			
Commercial Plant Nursery, Greenhouse	P	P								P	P	P				
Playschool										P	P	P	P			
Produce Stand	P	P								P	P	P	P			
Public Park, Bldgs., etc. owned and operated for public purposes				C	C	C	C	C	C	P	P	P	P			
Public Safety and Emergency Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, Commercial		C								P	P	P	P			
Recreation Facility, Private		C	C	C	C	C	C	C	C	P	P	P	P			C
Religious Institution	C	C	C	C	C	C	C	C	C	P	P	P	C			C
Recycling Station														C	C	
Recycling Center										C		C		C	C	

Restaurant											P	P	P	P			
Retail Sales, General Merchandise											P	P	P	P			
Retail Sales, Household											P	P	P	P			
Retail Sales, Specialty											P	P	P	P			
Retail Services Establishments											P	P	P	P			
Riding Stable, Commercial	C	C	C														
Schools, Personal Enrichment											P	P	P	P			
School K—12				C	C	C	C	C	C	P	P	P	C				
School K—12, Private				C	C	C	C	C	C	P	P	P	C				
School, Private, College and University								C		P	P	P	C				
School, Trade										P	P	P	C				
Shopping Center											P	P	P	P			
Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Site-built Home	P	P	P	P	P	P	P	P	P		P						
Special Event (also see Section 2.23)											P	P	P	P			
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P				P

Tattoo/Body Piercing													P	C			
Telecommunications Tower																P	P
Temporary Building	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Upper Floor Residential Apartment																P	
Utilities, Structures and Bldgs., Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse, Mini																P	P

¹ See section 2.07.003 for residential permitted uses and restrictions in the CBD.

² Allowed if the acreage of the property was compliant with four acres for one horse and an additional two acres per animal for additional horses. The stable could not exceed four stalls.

(Mo. of 2-14-05; Ord. No. 2005-005A, § 1, 4-11-05; Mo. of 8-8-05; Ord. No. 2006-020, 9-11-06; Ord. No. 2015-007, 4-20-15; Ord. No. 2018-003, 6-4-18)