

TABLE II.2.01 PERMITTED USES TABLE

Zoning Districts	I-----Single-Family Residential-----I							I-----Traditional Mixed-Use-----I					I-----Business-----I		I--Rec--I		I--Industry--I		I---Rural---I	
	R-E 10 ac	R-G 2 ac	R-1 .3 ac	R-2 .2 ac	R-3 +du	R-MHS mobile	R-MHP rec/tralr	C-R th/apt	C-1 neigh'd business	C-5 OIR	C-6 tras	C-7 PD	C-2 mu	C-3 mu	C-8 parks	M-1 light	M-2 heavy	FH flood	AG 40ac	
<b>USES</b>	☞	☞										**								
<b>Residential</b>																				
Single-Family, except mobile homes	Y	Y	Y	Y	Y	Y		Y	Y CC/Cnty	Y	Y	Y	Y CC/Cnty	Y CC/Cnty	Y cnty only			H	Y	
Duplex					Y			Y	Y CC/Cnty	Y	Y	Y	Y CC/Cnty	Y CC/Cnty				H		
Apartments								Y	Y CC/Cnty	Y		Y	Y CC/Cnty	Y CC/Cnty				H		
Townhouse								Y	Y CC/Cnty	Y	Y	Y	Y CC/Cnty	Y CC/Cnty				H		
Mobile homes						Y	Y											H	AR#	
Accessory dwelling unit (in-law suite) max 800_sf or 50% of sf primary dwelling unit	Y	Y	Y	Y	Y						Y	CC						H	Y	
Other Multi-unit, Multi-story Condominium								Y	Y	Y		CC	Y	Y				H		
<b>Personal Care Home***</b>																				
Family Care Home 2-4 residents			Y	Y	Y	Y		Y												
Family Care Home 5-6 residents			CC	CC	CC	CC		Y												
Group Care Home 7-15 residents								Y	CC	Y	Y	CC	Y	Y						
Congregate Care Home 16+ residents								Y	CC	Y		CC	Y	Y						
<b>Child Caring Institutions***</b>																				
Child-welfare facility 6 residents			CC	CC	CC	CC														
Child-welfare facility 7-15 residents								Y	CC	Y	Y	CC	Y	Y						
Child-welfare facility 16+ residents								Y	CC	Y		CC	Y	Y						
<b>Recovery Residence</b>								CC	CC											
<b>Structured Housing</b>								CC	CC											
<b>Transitional Housing</b>								CC	CC											
<b>Miscellaneous Rooms for Rent</b>																			H	
Rooming House/Lodging House, min of a weekly stay, max 20 rooms									AR			CC	Y	Y				H		
Bed and Breakfast, max 3 rooms ****	CC	CC	CC	CC	CC			AR	Y	Y	Y	CC	Y	Y				H	AR#	
Inn, max 12 rooms									AR	Y		CC	Y	Y				H		
Hotels/Motels and Similar Business Minimum guest unit size 250 sf									AR max 20 rooms	Y		CC	Y	Y				H		
<b>Day Care (including kindergartens)</b>																				
Family Day Care 6 or fewer clients	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y*	Y*	H	Y	
Group Day Care 7 -18 clients		CC	CC	CC	CC	CC		CC	Y	Y	Y	CC	Y	Y	Y*	Y*	Y*	H		
General Day Care 19+ clients									AR	Y		CC	Y	Y	Y*	Y*	Y*	H		

Y=Permitted AR=Administrative Review CC=City/County Commission Approval  
 Note: Special Use Permits require City/County approval as indicated by a CC  
 \* On-site facility for employees' family members  
 \*\* C-7 Uses shall include 20% residential and 20% commercial/retail  
 \*\*\* See Title II. Article 2. Section 2.01 (6) for additional requirements.

CC/Cnty=County Commission Approval in County k=thousand sf=square feet H=All uses in the FH zoning are regulated by Title II, Article 7.  
 ☞ R-E and R-G district applies to County only  
 ++ Applies only to Dougherty County. (Permitted as of right in the City of Albany)  
 # See Title III Section 1.39.  
 \*\*\*\*Not allowed in R-E, R-G, R-1, R-2, R-3, and C-R Districts in the County

Table II.2.01

Zoning Districts	R-E	R-G	R-1	R-2	R-3	R-MHS	R-MHP	C-R	C-1	C-5	C-6	C-7	C-2	C-3	C-8	M-1	M-2	F H	AG
<b>Commercial, not otherwise specified</b>								***	#		****		#						
All Retail Sales, except motorized vehicles or parts, and manufacturing or farm equipment								Max 2k sf	Max 8k sf *	Max 4k sf	Max 12k sf	CC	Max 25k sf **	Y		Y		H	
Retail Storage and Display of Goods Outside of Fully Enclosed Building									< 100 sf AR	< 100 sf AR	<100 sf AR	CC	< 1,000 sf	Y		Y	Y	H	
Offices of any type, including clinical, research and services									Y	Y	Y	CC	Y	Y				H	
Personal and Office Support Services									Y	Y	Y	CC	Y	Y				H	
Repair, not large vehicles such as cars or trucks									Max 8k sf				Y	Y					
Eating and drinking establishment, except bars and nightclubs									Max 8k sf #	4k sf	Max 8k sf	CC	Y #	Y		Y		H	
Drive-In and Drive-Through, except banks												CC	Y	Y		Y		H	
Bars, Night Clubs #									Max 8k sf AR	Max 4k sf		CC	Y	Y		Y		H	
Drive-Through Bank Windows only									AR	AR		CC	Y	Y		Y		H	
Small Animal Veterinary, household pets only									Y	Y	Y	CC	Y	Y		Y	Y	H	Y
Small and Large Animal Veterinary												CC	Y	Y		Y	Y	H	Y
Motor Vehicle Related																		H	
Sales only												CC	Y	Y		Y	Y		
Sales/Maintenance/Repair/Body Shop												CC		Y		Y	Y	H	
Vehicle Service/Wash												CC	Y	Y		Y	Y	H	
Service Station/Convenience Store									AR	AR		CC	Y	Y		Y	Y	H	
Truck and Tractor Sales, Trucking												CC		Y		Y	Y		
Mobile Home Sales												CC		Y		Y			
Wholesale Businesses														Y		Y	Y	H	
<b>Manufacturing:</b> process, create, repair, paint, renovate and assemble goods and equipment																			
Operations permitted only within fully enclosed buildings. Adverse effects contained on-site									Max 8k sf	Max 4k sf			Y	Y		Y		H	
Operations permitted outside and inside. Adverse effects contained within the zoning district.													CC	CC		Y	Y	H	
<b>Private Entertainment, Amusement and Recreation</b>																			
Social/Fraternal Club, Lodge, Union Hall, Similar								CC	Y	Y	AR	CC	Y	Y	Y			H	Y
Indoor & Special Event Facility less than 1 acre									8k sf			CC	Y	Y	Y			H	
Indoor & Special Event Facility 1 acre or more										CC		CC	CC	AR	CC			H	
Outdoor & Special Event Facility less than 1 acre										CC		CC	Y	Y	CC	Y		H	
Outdoor & Special Event Facility 1 acre or more										CC		CC	CC	CC	CC			H	
Movie/Performance Theater Indoor Only									8k sf	AR		CC	Y	Y	Y	Y		H	
Recreation Vehicle Park							CC							CC	CC			H	
Adult Entertainment establishments and stores														CC	CC	CC	CC	H	

Y=Permitted AR=Administrative Review CC=City/County Commission Approval k=Thousand s f= square feet H=All uses in the FH zoning regulated by Title II, Article 6. ☞ District in County only  
 \* Except drug and grocery stores max 15 k sf \*\* Except grocery stores max 50 k sf \*\*\* Locate only on sidewalk level at intersections with arterial or collector streets and max 5 % of floor area of total development  
 \*\*\*\* C-6 Retail/restaurants close after 7 pm. & corners only. NOTE: # Existing C-1(N) & C-2(N) districts have the same permitted uses as C-1 and C-2 except alcohol is not permitted.

Zoning Districts	R-E	R-G	R-1	R-2	R-3	R-MHS	R-MHP	C-R	C-1	C-5	C-6	C-7	C-2	C-3	C-8	M-1	M-2	FH	AG
<b>Storage of Goods Not related to sale or use of such goods on the same lot where stored</b>																			
All storage within completely enclosed structure													CC	Y		Y	Y	H	
Storage Outside, not scrap, salvage, junk or wrecked motor vehicle														Y		Y	Y	H	
Mini Warehouse self-storage max size/unit 300sf														CC		Y	Y	H	
Junk, Scrap, Salvage, Coal, vehicles not for repair																Y	Y	H	
<b>Agricultural, Mining, Quarrying</b>																			
Agricultural, excluding livestock, min 5 acres																		H	Y
Agricultural, with livestock, min 20 ac county	Y																	H	Y
Commercial Greenhouse Operations and Sales													Y	Y		Y	Y	H	Y
Chicken Houses/Feed Lot Operations																		H	Y
Mining, Quarrying, Excavation and on-site sales																	CC	H	CC
<b>Public, Semi-Public and Institutional</b>																			
Cemetery	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC			H	CC
Detention Facility													CC	CC		CC	CC	H	
Funeral Home									AR	AR	AR	CC	Y	Y				H	
Governmental; such as library and fire station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	CC	Y	Y	Y	Y	Y	H	CC
Hospital										AR	AR	CC	AR	AR				H	
Medical and Dental Clinic									15k	Y	Y	CC	Y	Y				H	
Nursing Home										AR		CC	Y	Y				H	
Park, Non-Commercial Recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	Y
Stadium													CC		AR	AR			
Religious Institutions***	CC	CC	CC	CC	CC			CC	Y	Y	Y	CC	Y	Y	Y			H	Y
Private School	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC		CC	CC	CC	CC			H	
Private University School and College	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC		CC	CC	CC	CC			H	
<b>Miscellaneous Uses</b>																			
Accessory Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	Y
Airport																CC	CC	H	
Bus and other Transit Station									AR	Y		CC	Y	Y		Y		H	
Home Business Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	
Landfills: Sanitary, Inert C&D, and Solid Waste																CC	CC	H	
Open Air Markets *																			
Farm and Craft Market *									AR				Y	Y	Y	Y	Y	H	
Outdoor Flea Market *													CC	CC	CC	CC		H	
Public Utilities, such as power and gas	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	CC
Railroad, Transit and Utility Corridor								Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	Y

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NOTE: The following restrictions will apply:

\* Farm, craft and flea markets located on and accessed by an arterial or major collector road only, and all retail/wholesale shall be in that portion of the building fronting the arterial or major collector;

\*\* Within M-1 Districts, farm product manufacturing, fabrication or assembly shall employ no more than 40 persons and shall not comprise greater than 70 percent of the total floor area of the business;

\*\*\*See Title II, Article 2, Section 2.01 for additional requirements.

**TABLE II.2.02 MINIMUM LOT AREA AND YARD REQUIREMENTS**

Note that regulations are minimums unless otherwise indicated

Zoning Districts (abbreviated notes of type)	I-----Single-Family Residential-----I-----							-----Traditional Mixed-Use-----I-----					I---Business---		I---Rec--I--Industry----		I---Rural--I		
	R-E estate	R-G	R-1	R-2	R-3 + dpx	R-MHS	R-MHP	C-R TH/apt	C-1 neigh	C-5 oir	C-6 trans	C-7 PD	C-2 mu	C-3 mu	C-8 parks	M-1 light	M-2 heavy	FH fld	AG 40 ac.
<b>District Area Regulations</b>	☞F.	☞C.				J.	J.					G.							.
<b>Residential Lot Size</b> (min sq ft unless acres shown)																			
Single-Family Detached, No patio homes, No accessory units in R-MHS, R-MHP.	10 acres	2 acres	12,800	8,400 C.	6,400 C.	10,000 / lot C.	3,200 /pad. C.	5,000	5000	5,000	5,000	5,000	5,000	5,000	8,400 ☞C.			H	F.
Townhouse or duplex per unit (square feet) No townhouse permitted in R-3 I.					10 k no tnh			2,500	1,600	1,600	2,500	1,600	1,600	2,500				H	
Multi Family I.								2,200	2,200	2,200		2,200	2,200	2,500				H	
<b>Residential Lot Width</b> (minimum feet)																			
Single-Family Corner Lot	450	135	90	75	60	110	J	42	42	42	42	42	42	42				H	450
Single-Family Lot	450	125	80	65	50	100	J	36	36	36	36	36	36	36				H	450
Townhouse																			
Corner Lot								30	30	30	30	30	30	40				H	
End unit of building								24	24	24	24	24	24	30				H	
Interior Unit of building								18	18	18	18	18	18	24				H	
<b>Front Yard</b> (minimum feet from ROW) E. I.																			
Arterial & Collector Street	75	50	50	40	30	50	50	NA	NA	NA	NA	NA	30	30	30	50	50	H	50
Minor Streets	50	50	35	30	25	25	25	NA	NA	NA	NA	NA	25	25	25	50	50	H	50
<b>Supplemental Yard</b> (maximum setback from property line or required sidewalk along street) ***																			
Arterial and Collector Street								20	10	20	**	20	20	20		20	20	H	
Minor Street								10	5	10	**	10	10	10		0'	20	H	
<b>Rear Yard</b> (minimum feet) I.																			
No alley (Next to residential district, add 5 feet for every 2 building stories over 2.)	75	50	20	20	20	20	20	20	15 A.	15 A. B.	20 A.B.	15 A.	15 A.B.	15 A.B.	15 D.	20 A.D.	20 A.D.	H	50
Yard adjacent to a rear alley, setback to alley			10	10	5	5	5	5	0'	0'	10	0'	0'	5	0'			H	
<b>Side Yard</b> (minimum feet) I.																			
Interior	25	25	10	10	5	10	10	5	0'A.B.	5	15	5	0' B.	0' B	5	20 B.D	B.T.	H	50
Arterial/Collector Street Corner	75	50	50	40	25	25	25	SeeSY	SeeSY	SeeSY	26	SeeSY	SeeSY	SeeSY	25	40	50	H	25
Minor Street Corner	50	50	30	25	20	20	20	SeeSY	SeeSY	SeeSY	20	SeeSY	SeeSY	SeeSY	10	30	40	H	50
<b>Building Area</b> (maximum % of lot area)	25%	25%	30%	30%	35%	35%	35%	65%	80%	65%	50%	65%	65%	65%	65	40%	40%	H	30%
<b>Building Height</b> (maximum feet)	35	35	35	35	35	35	35	35	65	65	40	65			65	120	120	H	120
<b>Building Stories</b> (maximum)	2½	2½	2½	2½	2½	2½	2½	2½	5	5	3	5			5			H	

- A. See Current Georgia Building Code. 0' = zero feet SeeSY= See Supplemental Yard. \*\*C-6 Supplemental yard entirely landscaped and min 40 ft depth \*\*\* Never less than 5ft ☞=District in County only
- B. Not Less than 20 feet abutting an R or C-R residential district.
- C. Health Dept. standards if served by water system and septic tank. Where water and sewer are provided, R-1 standards shall apply.
- D. Not less than 50 feet when adjacent to an R, C-R, C-1, C-2, C-3, C-2. C-5 or C-6 District.
- E. Where nonconforming front yards with lesser setbacks than specified herein exists on more than sixty (60) percent of lots of record on one (1) side of the street in any one (1) block in a R-1, R-2, or R-3 District, hereafter the front yard setbacks for that side of the street need not be greater that the average depth of existing front yards.
- F. Single-family dwelling permitted provided it meets R-G District requirements; and if less than ten (10) acres, is an existing lot of record and is recorded in the Office of the Clerk of the Superior Court by 1-1-2001.
- G. See Title II for additional C-7 District standards.
- H. FH District zone is regulated in Title II, Article 7; setbacks and permitted uses are as established by the appropriate adjacent district to the use being established.
- I. Minimum distance between structures on the same parcel: Side and rear yards are the total of the two structures' requirements; distance from a front facade shall be the greater of a) the structure height or b) 20 ft.
- J. Minimum contiguous district area: 3 acres for R-MHS and 4 acres for R-MHP