

## **AR-1—Agricultural and Residential**

**Purpose.** AR-1 zoning districts are intended to establish and preserve low-to-medium density areas where agriculture is the primary land use. Residences, which may or may not be incidental to these activities, are also permitted. These districts are free from other uses, which are incompatible with low-to medium density agricultural and residential use.

**Common Uses.** Agriculture, Forestry, Residential (1500 sq. ft. Conventional and Manufactured-with special exception approval)

## **AR-2—Rural Reserve**

**Purpose.** AR-2 zoning districts are intended to establish and preserve low-density residential areas on larger tracts to preserve open space and the rural character of the district. These districts are free from other uses, which are incompatible with low-density residential uses.

**Common Uses.** Residential (1750 sq. ft. Conventional) w/incidental agriculture

## **R-1—Single Family Residential**

**Purpose.** R-1 zoning districts are intended to establish and preserve quiet, relatively low-density neighborhoods of single-family residential as desired by large numbers of people. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Residential (2000 sq. ft. Conventional)

## **R-1A—Single Family Residential**

**Purpose.** R-1A zoning districts are intended to establish and preserve quiet, relatively low-to-medium-density neighborhoods of single-family residences. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Residential (2500 sq. ft. Conventional)

## **R-2—Single Family Residential**

**Purpose.** R-2 zoning districts are intended to establish and preserve quiet, relatively low-to-medium-density neighborhoods of single-family residences. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Single Family Residential (1750 sq. ft. Conventional)

## **R-2A—Single Family and Two-Family Residential**

**Purpose.** R-2A zoning districts are intended to establish and preserve quiet, relatively low-to-medium-density neighborhoods of single-family and/or two-family residences. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Single-Family and Two-Family Residential (1250 sq. ft. Conventional and Manufactured, and 1400 sq. ft. Two-Family)

## **R-3—Multiple-Family Residential**

**Purpose.** R-3 zoning districts are intended to encourage the development of land as planned neighborhoods or communities, preserve the natural amenities of the land by encouraging scenic and functional open areas within residential areas, provide for efficient use of land resulting in smaller network of utilities and streets as well as lower development and housing costs, and provide an environment of stable character which is compatible with surrounding residential areas.

**Common Uses.** Multiple-Family Residential (Apartments and Manufactured Home Parks)

## **R-4—Single-Family Residential**

**Purpose.** R-4 zoning districts are intended to establish and preserve quiet, relatively medium- to high-density neighborhoods of single-family residences. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Single Family Residential (1500 sq. ft. Conventional)

## **R-5—Single-Family Residential**

**Purpose.** R-5 zoning districts are intended to establish and preserve quiet, relatively low-to-medium-density neighborhoods of single-family residences. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Single Family Residential (1250 sq. ft. Conventional)

## **R-6—Planned Residential Community District**

**Purpose.** R-6 zoning districts are intended to establish and preserve quiet, relative medium- to high-density neighborhoods of single-family residences. These districts are free from other uses, which are incompatible with single-family homes.

**Common Uses.** Single Family Residential (1000 sq. ft. condominiums, townhouses, and patio homes)

## **C-1—Highway Commercial**

**Purpose.** C-1 zoning districts are intended to establish and preserve business areas that are motor vehicle oriented, rather than pedestrian oriented. C-1 districts provide areas that are convenient and attractive for retail activities, business transactions, and services to the public designed primarily to meet the day-to-day shopping and service needs not only of residents of Spalding County, but of surrounding communities as well. Off-street parking and

minimum yards are required. These areas are more suburban in nature than of a “downtown” character.

**Common Uses.** Retail and Service Industries with no outside storage

### **C-1A—Neighborhood Commercial**

**Purpose.** C-1A zoning districts are intended to establish and preserve small business areas of a limited nature that serve primarily the residential neighborhood in which they are located. Development standards for C-1A districts are designed to promote compatibility with the surrounding residential neighborhood.

**Common Uses.** Less Intensive Neighborhood Retail and Service Industries with no outside storage (Shopping centers, Bank, etc...)

### **C-1B—Heavy Commercial**

**Purpose.** C-1B districts area intended to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, arterial and thoroughfare highway intersections due to the need to transport and display heavy bulk materials, generate heavy traffic and which provide services that would not be appropriately located within C-1 Highway Commercial and C-1A Neighborhood Commercial districts. Neat and orderly outside storage is permitted in conjunction with permitted uses and conditional uses within this district. Uses in this district shall be located on streets or roads, arterial.

**Common Uses.** Heavy Retail and Service Industries with outside storage (Car dealerships, mini warehouses, etc...)

### **C-1C—Manufacturing, Light**

**Purpose.** C-1C zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, low-intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities, which might be incompatible with manufacturing. The elimination of non-manufacturing activities from C-1C districts benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

**Common Uses.** Light Manufacturing Industries (Repair garage, Cabinet shop, Printing shop, etc...)

### **C-2—Manufacturing**

**Purpose.** C-2 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, higher intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other

types of activities, which might be incompatible with manufacturing. The elimination on non-manufacturing activities from C-2 district benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

**Common Uses.** Manufacturing Industries (Repair garage, Baking Establishment, Truck terminal, Concrete products, etc...)

### **C-3—Uses Vehicle Parts Dealers, Automobile and Truck Repair Facilities, Junkyards, and Used Vehicle Processing Facilities**

**Purpose.** C-3 zoning districts are intended to establish and preserve small business areas for junkyards and any incidental uses customarily associated with junkyards.

**Common Uses.** Junk Yard

### **PDD—Planned Development District**

**Purpose.** Planned development districts are intended to encourage development of large tracts of land as planned residential and neighborhood developments, shopping centers, industrial parks and retreats or lodges; encourage flexible and creative concepts in site planning; conserve natural topographical and geological features of the land by encouraging scenic and functional open spaces within the residential areas; accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this Ordinance; provide for an efficient use of land resulting in smaller networks of utilities and street and thereby lower development and housing costs; promote a less sprawling form of development; and provide an environment of stable character compatible with surrounding areas.

**Common Uses.** Planned residential, neighborhood, shopping center, industrial, and recreation/lodge developments

### **VN—Village Node**

**Purpose.** The VN district is established to provide development design criteria and standards for comprehensive and coordinated development of areas identified on the Spalding County Future Land Use Map (a part of the Spalding County Comprehensive Plan) as being appropriate for greater residential densities and mixed-use development. The VN district encourages flexible site plans and building arrangements under a unified plan of development for retail, commercial and services uses for self-sufficient neighborhoods and to encourage and develop a sense of community. The VN district is established to provide a variety of residential development styles and community commercial services.

The VN district encourages development of residences in areas surrounding and adjoining commercial property. The residential area will consist of quality housing constructed in compliance with high construction standards which focus on aesthetic appearance and co-existence with nearby commercial property. The VN district will encourage development of flex (live/work) units which consist of

multi-storied structures with commercial uses and/or living spaces. The commercial area within the VN district shall be composed principally of neighborhood and community related commercial uses requiring less than 30,000 square feet. The commercial area must be developed in a manner consistent with adjoining residential properties.

The VN district encourages pedestrian access to commercial property from residences. Retail centers shall be designed to provide pedestrian access from all areas of the village. The development benefits from better land utilization in the provision of roads, utilities, other infrastructure and overall site design. The VN district must have direct ingress and egress from a state highway or a County collector street. All property within the VN district must be served by public water and sewer.

**Common Uses.** Animal Hospital or kennel, Art Studio, Legal Office, Restaurant, Detached Single Family Dwelling, Attached Single Family Dwelling, Patio Dwelling, Townhouse Dwelling, etc.

### **AAR—Active Adult Residential District**

**Purpose.** The AAR district is established to provide for the development of varied housing options for active adults typically over age 55 and restricted in accordance with the federal Fair Housing Act and the Housing for Older Persons Act, 42 U.S.C. § 3601, *et. seq.* and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, *et. seq.* The development focus in AAR encourages an active adult and senior lifestyle. Development of communities in the AAR district must be of sufficient size to accommodate a variety of residential dwelling types, significant amenities and open space which, when taken together, contribute to an enhance lifestyle. Limited commercial development, principally community retail and service uses, shall be allowed within the community to serve the residents of AAR districts. However, residential uses must predominate within the AAR community. All development within the AAR district must be comprehensively planned as a unitary development which meets these development goals. The development plan must be sufficiently detailed to insure Spalding County that all residences and accompanying amenities are developed pursuant to a logical and coherent plan from beginning to completion. All developments within AAR must be served by public sewer.

**Common Uses.** Residential (Cluster Dwelling, Single Family Detached Dwelling, Single Family Attached Dwelling, Condominium Dwelling, Patio Dwelling and Townhouse Dwelling) and Commercial (Art Studio, Clinic, Food Store, Restaurant, etc.)

### **PRRRD—Planned Residential and Recreational Resort Development**

**Purpose.** PRRRD districts are intended to establish and provide for a comprehensive planned unit development (PUD), which encourages the best possible site plans and building arrangement for residential and recreational use under a unified plan of development. Such developments are sensitive to, and take into consideration, interrelationships between the natural environment,

different architectural styles, relative scales of various structures, and the larger community setting in which the PRRRD is situated.

**Common Uses.** Amusement activities, skeet ranges, gold courses, hotel, etc.

### **O&I—Office and Institutional**

**Purpose.** Office and institutional (O&I) zoning districts are intended to establish and preserve districts for lower density office activities, along major arterials, with a mix of certain compatible residential activities also permitted. In many cases this district may be appropriate to provide a transition from residential uses to commercial or industrial uses along major arterials. O&I development standards require adequate yard space and off-street parking and service facilities. Permitted uses are restricted and protected from encroachment by uses capable of adversely affecting the limited character of the district.

**Common Uses.** Office buildings, hospitals, single-family and two-family residential

(Amended 03/15/06)