

SECTION 5

SCHEDULE OF PERMITTED USES

5-1 Table of Permitted Uses. Within the various zoning districts as indicated on the "Official Zoning Map, City of Hahira, Georgia", no building, structure, or land shall be constructed, erected, altered, or used except as indicated in the following schedules:

- 5-1.1 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.
- 5-1.2 Special Exception: Uses permitted only after special review and approved by the Board of Appeals are indicated on the following schedule by the letters "SE" in the appropriate column.
- 5-1.3 Uses Not Allowed: Uses not specifically designated by an "X" or "SE" within the appropriate column are not allowed within the district.
- 5-1.4 Conflict of Use Interpretation: In the event of a discrepancy between the various provisions of this ordinance as relates to a particular use of land being allowed in a particular zoning district, Section 5, Schedule of Permitted Uses, shall govern.

RESIDENTIAL AND RELATED USES

1. ACCESSORY BUILDINGS OR USES
2. ANIMALS, keeping of pets indoors, provided that the principal building is used to house said pets and no outside enclosure is used.
3. ANIMALS, keeping of horses, dogs and cats.
(SEE SECTION 9-4)
4. BOARDING OR ROOMING HOUSE
(Including bed and breakfast)
5. CHURCH OR OTHER PLACE OF WORSHIP AND ACCESSORY USES
(SEE SECTION 9-5)
6. DWELLING, SINGLE FAMILY
DETACHED
7. DWELLING, TWO FAMILY (DUPLICATE)
8. DWELLING, MULTI-FAMILY

R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
X	X	X	X	X	X	X	X		X	X
X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X		X	X
SE	X	X		X						
X	X	X	X		X	X	X			
X	X	X	X		X	SE				
	SE	X	X		X	SE				
		SE	X		X			SE		

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
9. FAMILY PERSONAL CARE HOME		X	X	X		X					
10. GROUP PERSONAL CARE HOME (SEE SECTION 9-6)			SE	X		X	SE				
11. FRATERNITIES AND SORORITIES (SEE SECTION 9-7)			SE	SE		SE	SE				
12. GARAGE APARTMENT (SEE SECTION 9-8)			X	X		X					
13. GUEST QUARTERS OR SERVANT'S QUARTERS (SEE SECTION 9-9)	X	X	X	X		X					
14. HOME OCCUPATION (SEE SECTION 9-1)	SE	SE	SE	SE	SE	X	X	X	X	X	X
15. MOBILE HOME, NOT IN MOBILE HOME PARK (SEE SECTION 9-10)				X							
16. MOBILE HOME PARK (SEE SECTION 9-3)					X						
17. PUBLIC OWNED RECREATION CENTERS, Y.M.C.A. AND INSTITUTIONS OF A SIMILAR NATURE			SE	SE		X	X	X	SE		

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
18. SCHOOLS, ELEMENTARY, JUNIOR AND SENIOR PUBLIC OR PRIVATE	SE	SE	SE	SE		SE	SE	SE			
19. SCHOOLS, KINDERGARTENS, NURSERIES, AND DAY CARE CENTERS (SEE SECTION 9-11)			SE	SE		X	X	X			
20. TOURIST HOMES (Including bed breakfast)	SE		X	X		X	SE	SE	SE		
21. TRAVEL TRAILER PARK, (COMMERCIAL) (SEE SECTION 9-12)							X	X			
<u>BUSINESS USES</u>											
22. ACCESSORY BUILDINGS OR USES						X	X	X	X	X	X
23. AMBULANCE SERVICE OR RESCUE SQUAD - PRIVATE						SE	X	X	X	X	X
24. AMUSEMENT OR RECREATIONAL ACTIVITIES - COMMERCIAL carried on outside a building such as a golf or baseball driving range, miniature golf course, softball field, and uses of a similar nature.								X	X	X	X

R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CED	M-1	M-2
25. 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	
26. ANIMAL HOSPITAL - COMMERCIAL KENNELS, VETERINARY CLINIC OR ANIMAL BOARDING PLACE, located at least 300 feet from the nearest residential district.							X	X	X	X
27. ART STUDIO					SE	X	X	X	X	
28. AUTOMOBILE SERVICE STATION, provided that major auto repair shall not be permitted, nor shall there be outside storage of materials or equipment other than merchandise offered for sale in other than M-1 or M-2 districts.							X	X		X
29. AUTOMOBILE, TRUCK, FARM EQUIPMENT, OR MOTORCYCLE SALES, REPAIR, OR UPHOLSTERY, AUTO WASHETERIA, OR PAINT SHOPS (including rebuilding of parts or sales of parts and equipment, indoors only, no outside storage of equipment or parts except for M-1 and M-2 districts).							X		X	X

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
30. AUTOMOBILE PARKING LOT OR PARKING GARAGE - COMMERCIAL								X	X	X	X
30A. AUTOMOBILE RENTAL ESTABLISHMENT								X		X	X
31. BAIT AND TACKLE STORE							X	X	X	X	
32. BANKS, FINANCIAL INSTITUTIONS, AND OFFICES not specifically listed elsewhere in this column.						SE	X	X	X		
33. BOOK BINDING, PRINTING, ENGRA- VING, BLUEPRINTING, PHOTOSTAT- ING, OR LETTER SHOP								X	X	X	X
34. BUILDING CONTRACTOR AND RELATED ACTIVITIES AND STORAGE OF BUILD- ING SUPPLIES AND MATERIALS (SEE SECTION 9-13)								X		X	X
35. BUSINESS SCHOOLS								X	X	SE	SE
36. CLOTHING AND DRY GOODS STORES, including shoe stores, men's shops, women's shops, variety stores and stores of a similar nature.							X	X	X		
37. CLUBS OR LODGES (PRIVATE)						SE	SE	X	X		

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
38. PUBLIC COLLEGE AND UNIVERSITIES, including dormitories and fraternity or sorority houses if located on main campus.						SE		SE			
39. CULTURAL FACILITIES, libraries, museums, and similar facilities.						SE	X	X	X	SE	SE
40. DANCE SCHOOL OR STUDIO						SE	X	X	X		
41. DEPARTMENT STORES								X	X		
42. DRIVE-IN AND DRIVE-THRU RESTAURANTS								X			
43. DRIVE-IN THEATER								X			
44. DRYCLEANING ESTABLISHMENTS (SEE SECTION 9-14)								X		X	SE
45. DRUG STORES						SE	X	X	X		
46. ELECTRICAL REPAIR and similar repair of a heavy commercial nature.								X		X	X
47. ELECTRICAL APPLIANCE REPAIR, wholly contained within a building.							X	X	X	X	X

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
48. FREIGHT EXPRESS OFFICE								X		X	
49. FARMERS MARKET								X		X	
50. FEED, SEED, AND INSECTICIDES, AND FERTILIZER RETAIL SALES								X	SE	X	
51. FLOWER SHOP						SE	X	X	X		
52. FOOD STORES, including retail bakeries, meat markets, dairy products, confectioner shops, produce sales, and stores of a similar nature, wholly contained within a building.							X	X	X		
53. FUNERAL HOME, including monument sales.						SE	SE	X	X		
54. FURNITURE UPHOLSTERY SHOP								X	X	X	
55. GLASS SALES AND STORAGE, wholly contained within a building.								X		X	X
56. GOLF COURSE								X			

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
57. 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 exterior property lines; and c) structures shall meet minimum setback requirements for single family residences within the respective district.	SE	SE	SE	SE	SE		X	X			
58. GROWING OF GARDENS	X	X	X	X	X	X	X	X	X	X	X
59. GROWING OF CROPS (FARMING)											X
60. HOME FURNISHINGS AND HARDWARE , such as appliance sales, hardware stores, paint stores, sporting goods stores, furniture stores, and stores of a similar nature.								X	X		
61. HOSPITALS, NURSING HOMES, CARE HOMES, AND CONGREGATE PERSONAL CARE HOMES (SEE SECTION 9-16)						SE	X	X			

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
62. HOTELS								X	X		
63. LABORATORY - RESEARCH/COMMERCIAL								X		X	
64. LABORATORY SERVING PROFESSIONAL REQUIREMENTS - MEDICAL, DENTAL						SE	X	X	X		
65. LAUNDROMAT OR WASHERTERIA - COMMERCIAL - (Self-service laundries and pickup stations)							X	X	X		
66. LOCKSMITH, GUNSMITH - Repairs and sales only.							SE	X	X		
67. MEDICAL, DENTAL, OR SIMILAR CLINIC						SE	X	X	X		
68. MOTELS								X			
69. MUSIC TEACHING STUDIO						SE	X	X	X		
70. NEWSPAPER OR MAGAZINE PUBLISHING AND DISTRIBUTION								X	X	X	
71. NIGHTCLUB OR LOUNGE, provided lot must front arterial street.								X	X		

	R-15	R-10	R-6	R-6-M	MRP	R-P	C-N	C-H	CHD	M-1	M-2
72. OFFICE EQUIPMENT SALES AND SERVICE								X	X		
73. PACKAGE STORE, provided lot must front arterial street.								X	X		
74. PAWN SHOPS and small personal loan offices other than commercial banks.								X	X		
75. PERSONAL SERVICE SHOPS, such as barber shops, beauty shops, shoe repair, watch repair, and services of a similar nature.						SE	X	X	X		
76. PEST CONTROL, providing no outside storage other than within the M-1 or M-2 districts.								X	X	X	X
77. PHOTOGRAPHY STUDIO								X	X		
78. RADIO AND TELEVISION STUDIOS						SE	X	X	X		
79. RADIO AND TELEVISION TOWERS, AND UTILITY SUBSTATIONS, provided all buildings, masts, and other facilities are located at least two hundred (200) feet from adjacent property lines on any lot which adjoins any residential district.								X	X	X	X

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
80. RAILROAD OR BUS PASSENGER STATION								X	X	X	
81. RAILROAD FREIGHT STATION								X	X	X	X
82. RESTAURANTS AND FOOD CATERING SERVICE							X	X	X	X	X
83. RETAIL AUTO PARTS AND TIRE STORES								X	X	X	
84. RETAIL STORES, not covered elsewhere in this section.								X	X		
85. RESIDENTIAL MOBILE HOME SALES OFFICE AND SALES LOT								X		X	
86. SHRUBBERY SALES (Within C-N or CBD districts, must be wholly contained within the building.)							SE	X	X	X	
87. SPECIALTY SHOPS, such as gift shops, jewelry stores, jewelry repair, antique shops, and stores of a similar nature.						SE	X	X	X		
88. TAXIDERMIST								X		X	
89. TAXI OFFICE								X	X		

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
90. TELEGRAPH OR MESSENGER SERVICE							X	X	X		
91. TRADE SCHOOLS								X	X	SE	SE
92. UTILITY TRAILER RENTALS AND RENT-ALLS (No outside storage in a CBD district).								X	X		
93. VENDING MACHINES, located out-of-doors subject to yard and setback requirements for the respective districts (as an accessory use only).							X	X	X	X	X
<u>MANUFACTURING, WHOLESALE & INDUSTRY</u>											
94. ACID STORAGE AND MANUFACTURING											X
95. FEED, GRAIN, OR FERTILIZER WHOLESALE AND STORAGE											X
96. FREEZER LOCKER SERVICE, ICE STORAGE										X	X
97. GREENHOUSE AND PLANT NURSERY -- COMMERCIAL										X	X

R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
										X
										X
							SE		X	X

98. HEAVY MANUFACTURING
(SEE SECTION 9-17)

99. JUNK YARD, OR AUTO GRAVEYARD, OR
AUTOMOBILE DISMANTLING
(SEE SECTION 9-18)

100. LIGHT MANUFACTURING:

- a) Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices; and
- b) manufacturing of food, cosmetics and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants; and
- c) machine shop and related activities, including welding shops and uses of a similar nature; and
- d) construction of signs, including painted signs; and
- e) cooperage; and
- f) bottling and canning plants; and

R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2										
<p>g) light sheet metal products such as ventilating ducts and eaves; and</p> <p>h) ice manufacturing; and</p> <p>i) laundry, cleaning, and dyeing plants; and</p> <p>j) musical instruments, toys, novelties and similar products; and</p> <p>k) ceramic products provided that kilns shall only be by gas or electricity; and</p> <p>l) assembly of products from previously prepared materials such as cabinet making and uses of a similar nature; and</p> <p>m) tinsmith and roofing services; and</p> <p>n) tire recapping; and</p> <p>o) other manufacturing, processing, packaging, or handling of a similar nature which shall not omit or produce more smoke, noise, odor, dust, vibration or fumes than the uses listed herein.</p> <p>101. LUMBER YARD, COAL STORAGE YARDS, 101. OR OTHER STORAGE NOT SPECIFICALLY LISTED IN THESE REGULATIONS (SEE SECTION 9-20)</p>																			X	X

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
102. PETROLEUM BULK PLANT (Storage and wholesale distribution)										X	X
103. PLANING OR SAW MILL											X
104. RAILROAD CLASSIFICATION AND REPAIR YARD											X
105. RAISING OR SALE OF LIVESTOCK											X
106. SANITARY LANDFILL OR INCINERATION - PRIVATE											X
107. TRUCK TERMINAL										X	X
108. WAREHOUSING (not related to sales on the premises)										X	X
109. WAREHOUSING (MINI STORAGE FACILITY) Storage for personal property - must be wholly contained within a building.							X	X		X	X
110. WHOLESALING OF A LIGHT COMMERCIAL NATURE when operated in conjunction with or as part of a retail outlet.								X	X	X	X
111. WHOLESALING (not covered in other parts of this list)										X	X