

TABLE II.2.01 PERMITTED USES TABLE

Zoning Districts	I—Single-Family Residential						I—Traditional Mixed-Use				I—Business		I—Rec		I—Industry		I—Rural		
	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/trail	C-R th/spt	C-1 neigh'd business	C-4 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 (County Only)</b>																			
Family Care Home 6 or fewer residents		Y	Y	Y	Y			Y	Y	Y	Y		Y	Y				H	
Group Care Home 7-15 residents		CC	CC	CC	CC			AR	Y	Y	Y	CC	Y	Y				H	
Congregate Care Home 16+ residents								AR	Y	Y		CC	Y	Y				H	
<b>Personal Care Home (City Only)***</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>Recovery Residence (City Only)</b>								CC	CC										
<b>Structured Housing (City Only)</b>								CC	CC										
<b>Transitional Housing (City Only)</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 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.

Note: Special Use Permits require City/County approval as indicated by a CC

☞ R-E and R-G district applies to County only

\* 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 for additional requirements.

++ Applies only to Dougherty County. (Permitted as of right in the City of Albany)

# See Title III Section 1.39.

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>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	Y	CC	Y	Y					H
Personal and Office Support Services								Y	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
<b>Motor Vehicle Related</b>																			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: process, create, repair, paint, renovate and assemble goods and equipment</b>																			
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 (County Only)								AR	Y	Y	AR	CC	Y	Y	Y	Y	Y		H Y
Social/Fraternal Club, Lodge, Union Hall, Similar (City Only)								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				H
Adult Entertainment establishments and stores														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. Table II.2.01 page 2 of 3

TABLE IL2.01 PERMITTED USES TABLE

Zoning Districts	Single-Family Residential										Traditional Mixed-Use							Business				Industry			Rural
	R-2 10 ac	R-G 2 ac	R-1 3 ac	R-2 .2 ac	R-3 4th	R-MHS mobile	R-MBP res/brnl	C-R dupl	C-1 height business	C-5 OIR	C-6 trans	C-7 FD	C-2 min	C-3 mu	C-8 parts	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	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	Y						
Duplex																									
Apartments																									
Townhouse																									
Mobile homes																									
Accessory dwelling unit (in-law suite) max 800 sf or 50% of sf primary dwelling unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	Y						
Other Multi-unit, Multi-story Condominium																									
<b>Personal Care Home (County Only)</b>																									
Family Care Home 6 or fewer residents																									
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Hotels/Motels and Similar Business																									
Minimum guest unit size 250 sf																									
<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	Y	H	Y						
Group Day Care 7 -18 clients																									
General Day Care 19+ clients																									

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 Note: Special Use Permits require City/County approval as indicated by a CC  
 or R-E and R-G district applies to County only  
 \* 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 for additional requirements  
 \*\* Applies only to Dougherty County. (Permitted as of right in the City of Albany)  
 # See Title III Section 1.39

X

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

