

**AN ORDINANCE**  
(Troup County Ordinance No.:2015-04)

**An Ordinance to make certain text amendments to Article III (Definitions), Article V (Supplemental Regulations), and Article VII (Zoning District Standards and Permitted Uses); to provide for an effective date; to repeal all inconsistent ordinances and resolutions; to provide for severability; and for such other purposes.**

The Board of Commissioners of Troup County do hereby ordain as follows:

**SECTION I**

Section 3.1 of Article III (Definitions) of the Troup County Zoning Ordinance is hereby amended by adding and inserting in appropriate alphabetical order the following new definitions:

**“Guest house.** Accessory living quarters situated within a detached site-built structure located on the same premises with the principal residence. Guest houses shall be limited to one such structure per lot and will not include mobile or modular structures. The size of the guest house shall be limited in that the total area of all structures (existing and proposed) shall not be more than 20 percent of the total lot area, if those structures include a guest house. A detached, subordinate building, located within the rear yard, except on parcels abutting US Corps of Engineers property where setbacks do not apply on that portion of the parcel, designed for lodging of temporary, non-paying guests.”

**“Live/work unit or live/work space.** A building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.”

**SECTION II**

Section 5.4 (Accessory Uses and Structures) of Article V (Supplemental Regulations) of the Troup County Zoning Ordinance is hereby amended by the deletion

of the existing subsection 5.4-4 and replacement of the same with the following new subsection 5.4-4:

**“5.4-4** Residential accessory uses such as guest houses, garages, greenhouses or workshops shall not be rented, used or occupied for commercial purposes.”

### **SECTION III**

Article V (Supplemental Regulations) of the Troup County Zoning Ordinance is hereby amended by the addition of the following new section to be appropriately numbered by the codifier:

“Section 5.\_\_\_\_ Guest house(s) shall:

- a. Be located a minimum of 20 feet from the principal residence;
- b. Be used by a bona fide non-paying guest or relative of the occupants of the premises;
- c. Not be rented or otherwise occupied as a principal residence;
- d. Be occupied for temporary guest purposes only; and
- e. Require a building permit and meet all residential building codes.

There is no minimum square footage requirement for a guest house.”

### **SECTION IV**

Article V (Supplemental Regulations) of the Troup County Zoning Ordinance is hereby amended by the addition of the following new section to be appropriately numbered by the codifier:

“Section 5.\_\_\_\_ Live/Work Units.

#### **A. Purpose.**

The purposes of this section are to: (i) provide for the appropriate development of units that incorporate both living and working space; (ii) provide flexibility for the development of live/work units, particularly

within existing buildings; (iii) provide locations where appropriate new businesses can start up; and (iv) provide opportunities for people to live in mixed-use industrial and commercial areas where compatible with existing uses.

B. Where Live/Work Units Are Permitted.

- (1) Live/work units are permitted in all commercial and industrial zoning districts.
- (2) A live/work unit may be at street level, in the rear of the building only or on upper floors.
- (3) Where permitted, live/work units located at street level are subject to the development standards for ground-floor retail or commercial establishments, including Quality Development Overlay requirements and Article 25, Section 25.6 of the Troup County Zoning ordinance and the following:
  - (a) Live/work units at street level may have the entrance to the residential use at the rear of the building, which is preferred, so that from the front the use appears commercial or industrial. Any commercial or industrial structure with the entrance to a residential use at the front shall not be more than 20 percent of the total façade.
  - (b) A minimum of 51 percent of the portion of a structure's street front facade that contains required nonresidential use shall be at or above sidewalk grade.
  - (c) In live/work units at street level, parking for live-work units is prohibited in front of the building.
  - (d) Live/work units that exceed [2,000] square feet must have at least two exits.
  - (e) All live/work units shall comply with State of Georgia minimum standard building code, fire and life safety codes appropriate for the mixed use.

C. Business License Required.

At least one resident in each live/work unit shall maintain a valid business license for a business on the premises.

D. Parking.

For live/work units of less than 2,500 square feet, one parking space is required for each unit. For live/work units greater than 2,500 square feet, required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use as determined by the zoning administrator/building official.”

**SECTION V**

Section 7.3, Table 7.3, and Table 7.4 of Article VII (Zoning District Standards and Permitted Uses) of the Troup County Zoning Ordinance are hereby amended by the deletion(s), replacement(s) and insertion(s) of text as set forth more fully in Exhibit “A” attached hereto and made a part hereof.

**SECTION VI**

This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the County of Troup.

**SECTION VII**

(a) It is hereby declared to be the intention of the Troup County Board of Commissioners that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Troup County Board of Commissioners to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Troup County Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intention of the Troup County Board of Commissioners that, to the

greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any section, paragraph, sentence, clause, or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Troup County Board of Commissioners that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

### **SECTION VIII**

All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith are hereby repealed.

### **SECTION IX**

This Ordinance is adopted in the manner provided by law, by the Troup County Board of Commissioners at a meeting held this \_\_\_\_ day of \_\_\_\_\_, 2015, and shall be effective immediately. The County Clerk is directed to attach this Ordinance to the minutes of this meeting and the Zoning Administrator shall maintain a true and correct copy of this Ordinance as a public record accessible to members of the public in

the Office of the Zoning Administrator, 100 Ridley Avenue, LaGrange, Georgia 30240.

TROUP COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Patrick Crews, Chairman

Attest: \_\_\_\_\_  
Cheryl May, Clerk

Public hearing date(s): \_\_\_\_\_

Date sent for codification: \_\_\_\_\_

**\*7.3 - Permitted Uses.**

No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in tables 7.3 and 7.4. Each use is mutually exclusive and does not encompass other uses listed in the table. The letter "P" indicates a permitted use in that zoning district. A principal use denoted by the letter "S" is permitted only if a special use permit is granted by the Troup County Commission. Special use permits are subject to standards for special uses stated in Article XV. ~~Uses denoted with a "C" are conditional uses that are approved by the Board of Zoning Appeals/Planning Commission. Conditional uses are subject to the standards for conditional uses as stated in Article XV.~~ Uses not permitted are indicated by "NP" in that zoning district. "N/A" means not applicable. For uses not included on this list where the Zoning Administrator is unable to determine clear placement, application shall be made to the Troup County Board of Commissioners for an amendment to the text of this table under provisions of this Ordinance for text amendments to the zoning ordinance and in accordance with the Zoning Procedures Act as set forth in O.C.G.A. § 36-66-1 et seq.

<b>Table 7.3 Permitted(P), Not Permitted(NP), Special(S) and Conditional(C) Uses for Residentially Zoned Districts</b>								
<b>USES</b>	<b>RESIDENTIAL ZONING DISTRICTS</b>							
	<b>AG</b>	<b>AGR/USD</b>	<b>SFMD</b>	<b>LR</b>	<b>LRR</b>	<b>RR</b>	<b>MFR</b>	<b>MHP</b>
Accessory uses and buildings—Subject to requirements in Article V.	P	P /P	P	P	P	P	P	P
Animal care facility—Provided animal hospital, clinic or shelter shall be located at least 200 ft. from any property line.	See Article V							
Barber shop for home occupation—See Article V.	See Article V							
Beauty shop for home occupation—See Article V.	See Article V							
Bed and breakfast home—See Article V.	See Article V							
Cemetery, private—Any plot of ground, building, mausoleum or other enclosure used for the burial of persons of one collateral line of descent. Private cemeteries shall not be located in floodplains.	<del>S</del> <u>P</u>	<del>S/S</del> <u>P/S</u>	NP	NP	<del>S</del> <u>P</u>	<del>S</del> <u>P</u>	NP	NP
Cemetery, religious institution—A plot of ground, building, mausoleum or other enclosure owned by or adjacent to a religious institution and used for the burial of persons who are generally members of that religious institution. Cemetery shall not be located in a floodplain.	S	S/S	S	S	S	S	NP	NP

**Table 7.3 Permitted(P), Not Permitted(NP), Special(S) and Conditional(C) Uses for Residentially Zoned Districts**

USES	RESIDENTIAL ZONING DISTRICTS							
	AG	AGR/USD	SFMD	LR	LRR	RR	MFR	MHP
Cemetery, public—A plot of ground, building, mausoleum or other enclosure not located on property owned by or adjacent to a religious institution and used for the burial of persons. Cemetery shall not be located in a floodplain.	S	S/S	S	S	S	S	NP	NP
Child care, family day-care home—See Article V.	See Article V							
Child care, group day-care home.	S	S/S	NP	NP	S	S	NP	NP
Churches—All requests for churches shall be in compliance with the requirements of RLUIP—See Article V.	S	S/S	S	S	S	S	S	<del>NP</del> <u>S</u>
Club or lodges.	S	<del>S/P</del> <u>/NP</u>	S	S	S	S	<del>S</del> <u>NP</u>	NP
College, university, junior college or technical school.	S	<del>S/P</del> <u>/S</u>	S	S	<del>NP</del> <u>S</u>	<del>NP</del> <u>S</u>	NP	NP
Commercial timber production.	P	P/P	NP	NP	P	P	NP	NP
<u>Dwelling, Duplex</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Dwelling—Multi-family.	NP	NP/NP	NP	NP	NP	NP	P	NP
Dwelling—HSF Detached Type I (see table 7.2).	P	P /P	P	P	P	P	P	P
Dwelling—HSF Detached Type II (see table 7.2).	NP	NP/NP	NP	NP	NP	NP	NP	P
Farming—Hay production, livestock raising, crop production.	P	P/P	NP	NP	P	P	NP	NP
Farming, horticulture for personal use (garden).	P	P/P	P	P	P	P	<del>NP</del> <u>P</u>	<del>NP</del> <u>P</u>

**Table 7.3 Permitted(P), Not Permitted(NP), Special(S) and Conditional(C) Uses for Residentially Zoned Districts**

USES	RESIDENTIAL ZONING DISTRICTS							
	AG	AGR/USD	SFMD	LR	LRR	RR	MFR	MHP
Farming, horticulture for commercial use—including growing of flowers, shrubs, fruits, tree nuts, and vegetables provided that no such processing of produce is located closer than 100 feet to any property line and processing is part of a farming operation.	P	P/ <del>P</del> / <u>NP</u>	NP	NP	<del>S</del> -P	P	NP	NP
<u>Group Home</u>	<u>S</u>	<u>S/NP</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Golf course and clubhouse, driving range.	NP	S/S	S	S	NP	NP	NP	NP
<u>Guest House</u>	<u>S</u>	<u>S/S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>NP</u>	<u>NP</u>
Home occupations—See Article V for regulations.	See Article V							
Hunting club with lodge.	P	P/P	NP	NP	P	P	NP	NP
Kennel, dog or cat (shelter, boarding, grooming and/or training facilities) minimum of five acres and no animal housing facilities are located closer than 200 feet of any property line.	See Article V							
Lawn care and maintenance service (see "Home Occupation").	See Article V							
Library	S	S/S	S	S	S	S	S	S
Livestock—Commercial operations including grazing, dairies, animal breeding, boarding, hatcheries—Providing that all structures which house animals that produce dust, excessive noise, odor and all animal waste are not located closer than 200 feet to any property line.	P	S/S	NP	NP	NP	NP	NP	NP
Livestock—Raising/keeping for personal pleasure—Provided that all structures or areas used for housing and feeding livestock shall be no closer than 200 feet from any property line, except for chickens treated as	P	P/ <u>NP</u>	€ <u>NP</u>	€ <u>NP</u>	P	P	NP	NP

**Table 7.3 Permitted(P), Not Permitted(NP), Special(S) and Conditional(C) Uses for Residentially Zoned Districts**

USES	RESIDENTIAL ZONING DISTRICTS							
	AG	AGR/USD	SFMD	LR	LRR	RR	MFR	MHP
pets as provided in section 5.17								
Livestock sales or auction—Provided that no structure for feeding or housing animals shall be closer than 200 feet to any property line and that off street parking is provided and adequate for livestock trailers, recreational vehicles and trailer, etc.	S	NP/NP	NP	NP	NP	NP	NP	NP
Nursery, plant—Greenhouse for sale to public— Provided that no structure or equipment storage shall be located closer than 100 feet to any adjoining residential property.	P	P/ <del>P</del> <u>/NP</u>	NP	NP	€ <u>S</u>	€ <u>S</u>	NP	NP
Pet and dog grooming business/ <u>non-boarding training</u>	See Article V							
Personal care home, family.	S	S/S	S	S	S	S	P	NP
Personal care home, group.	S	S/S	S	S	S	S	P	NP
Personal care home, halfway house.	S	S/S	S	S	S	S	S	NP
Produce stand—Provided a minimum of four off-street parking spaces are provided and maintained and produce is grown on premises.	P	P/ <del>P</del> <u>NP</u>	NP	NP	€ <u>P</u>	P	NP	NP
Radio, TV and communication tower—Communication tower sites shall be in accordance with Article X.	S	S/S	S	NP	S	S	S	S
School, public, private or parochial (elementary and secondary)	S	S	S	S	S	S	<del>S</del> <u>NP</u>	NP

Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts								
USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Accessory uses and buildings—Subject to requirements in Article V.	P	P	P	P	P	P	P	P
Advertising, display, sales and service	P	NP	P	P	NP	P	P	NP
Agriculture equipment sales, supply and storage and repair	P	NP	P	NP	NP	P	P	NP
Ambulance service	P	NP	S	NP	NP	P	P	NP
Amusement park—To include water slides, amusement rides, outdoor picnic areas for public use and accompanying uses (restrooms, restaurants, vendors, etc.).	NP	P	NP	NP	NP	NP	NP	NP
Animal care facility—Provided animal hospital, clinic or shelter shall be located at least 200 feet from any property zoned for residential use.	P	NP	P	P	NP	P	P	NP
Antique shop	P	NP	P	P	NP	P	P	<del>NP</del> <u>S</u>
Apparel and accessory shop	P	NP	P	P	NP	P	P	<del>NP</del> <u>S</u>
Apparel, clothing sales	P	NP	P	P	P	NP	NP	<del>NP</del> <u>S</u>
Appliance sales and service	P	NP	P	P	NP	P	P	NP
Art gallery	P	NP	P	P	NP	P	P	NP
Assembly hall, civic center	P	NP	<del>P</del> <u>S</u>	<del>P</del> <u>NP</u>	NP	P	P	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
<del>Assembly hall, civic center</del>	<del>P</del>	<del>NP</del>	<del>P</del>	<del>P</del>	<del>NP</del>	<del>P</del>	<del>P</del>	<del>NP</del>
Athletic/health club and facilities	P	NP	P	S	NP	P	P	NP
<u>ATM</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>S</u>
Auto/motor vehicle race track—Provided facilities are not located closer than one mile to a residential district. This includes accompanying uses such as vendors, restrooms, restaurants, concessions, parking, etc.	NP	P	NP	NP	NP	NP	NP	NP
Automobile and body shop	P	NP	S	NP	NP	P	P	NP
Automobile and truck sales and repair	P	NP	<del>NP</del> <u>S</u>	NP	NP	P	P	NP
Bait shop	P	NP	P	P	NP	P	P	<del>NPS</del> <u>S</u>
Bakery/pastry shop	P	NP	P	P	NP	P	P	NP
Bank and auto teller	P	NP	P	P	NP	P	P	NP
Bank or financial institution, full service	P	NP	P	P	NP	P	P	NP
Barber shop	P	NP	P	P	NP	P	P	NP
Baseball batting cage	P	NP	NP	NP	NP	P	P	NP
Beauty shop	P	NP	P	P	NP	P	P	NP
Boat sales, service and repair	P	NP	<del>NP</del> <u>S</u>	NP	NP	P	P	NP
Boat storage	P	NP	P	P	NP	P	P	NP
Books, cards and stationery store	P	NP	P	P	NP	P	P	<del>NP</del>

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
								<u>S</u>
Bottling plant	NP	NP	NP	NP	NP	P	P	NP
Bowling alley	P	<del>S</del> <u>NP</u>	S	NP	NP	P	P	NP
Building materials sales, supplies and storage	P	NP	<del>P</del> <u>S</u>	NP	NP	P	P	NP
Bus or transit station	P	NP	NP	NP	NP	P	P	NP
Cabinet shop	P	NP	P	P	NP	P	P	NP
Car wash manual and automatic	P	NP	NP	NP	NP	P	P	S
Carpet and rug sales, floor covering and storage	P	NP	<del>P</del> <u>S</u>	NP	NP	P	P	NP
Carpet cleaning store	P	NP	P	P	NP	P	P	NP
Cemetery, private—Any plot of ground, building, mausoleum or other enclosure used for the burial of persons of one collateral line of descent. Private cemeteries shall not be located in floodplains and subject to all state laws.	P	NP	P	P	NP	P	P	NP
Cemetery, public—A plot of ground, building, mausoleum or other enclosure not located on property owned by or adjacent to a religious institution and used for the burial of persons. Cemetery shall not be located in a floodplain and subject to all state laws.	P	NP	P	P	NP	P	P	NP
Cemetery, religious institution—A plot of ground, building, mausoleum or other enclosure owned by or adjacent to a religious institution and used for the burial of persons who are generally members of that religious institution. Cemetery shall not be located in a floodplain and subject to all state laws.	P	NP	P	P	NP	P	P	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Child <del>care</del> , daycare center, group. <u>Daycare for 19 or more children.</u>	P	NP	<del>P</del> <u>NP</u>	<del>P</del> <u>NP</u>	NP	P	P	NP
Child <del>care</del> , <del>facility</del> family daycare home. <u>Daycare for 3 to 6 children</u>	P	NP	P	P	NP	P	P	S
Child, group daycare home. <u>Daycare for 7 to 18 children</u>	P	NP	<del>P</del> <u>S</u>	<del>P</del> <u>NP</u>	NP	P	P	<del>P</del> <u>S</u>
Churches	P	NP	P	P	NP	P	P	S
Cinema, movie theater	P	NP	NP	NP	NP	P	P	NP
Clinic, <u>medical</u> public or private	P	NP	S	S	NP	P	P	NP
Clubhouse or lodges	P	NP	P	P	NP	P	P	S
College, university, junior college or technical school	P	NP	<del>P</del> <u>S</u>	S	NP	P	P	NP
Commercial timber production	P	NP	P	P	NP	P	P	NP
Concrete/stone cutting and fabrication	NP	NP	NP	NP	NP	P	NP	NP
Contractor equipment—Storage and office	P	NP	P	<del>P</del> <u>S</u>	NP	P	P	NP
Convenience store with or without fuel service. All fuel pumps fifteen feet from the ROW and comply with all state environmental laws.	P	NP	P	<del>NP</del> <u>S</u>	NP	P	P	P
Curio and souvenir shop	P	NP	P	P	NP	P	P	P

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Drug store, pharmacy	P	NP	P	P	NP	P	P	NP
Dwelling, single-family type I (See table 7.2	<del>€</del> <u>S</u>	<del>€</del> <u>S</u>	<del>€</del> <u>S</u>	<del>€</del> <u>S</u>	NP	<del>€</del> <u>S</u>	<del>€</del> <u>S</u>	NP
Dwelling, single-family type IV (See table 7.2	NP	NP	NP	NP	NP	NP	NP	NP
Equipment rental	P	NP	<del>P</del> <u>S</u>	<del>€</del> <u>S</u>	NP	P	P	NP
Equipment supplies—Business or industrial.	P	NP	P	NP	NP	P	P	NP
Farming, horticulture for commercial use—Including growing of flowers, shrubs, fruits, tree nuts, and vegetables provided that no such processing of produce is located closer than 100 feet to any property line and processing is part of a farming operation.	P	NP	P	P	NP	P	P	NP
Farming, horticulture for personal use (garden such as victory garden)	P	NP	P	P	NP	P	P	P
Farming—Hay production, livestock raising, crop production	P	NP	P	P	NP	P	P	NP
Feed, farm supply store	P	P	P	P	NP	S	S	NP
Flea market	P	S	NP	NP	NP	P	P	NP
Florist shop	P	NP	P	P	NP	P	P	NP
Funeral home, mortuary	P	NP	S	NP	NP	P	P	NP
Furniture, home furnishings and appliances	P	NP	P	NP	NP	P	P	NP
Game room/arcade (amusement center—See Troup County Ordinances Chapter 10 Article III).	P	NP	P	S	NP	P	P	S
Garden and landscaping supplies	P	NP	P	P	NP	P	P	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Gasoline station with auto service—All fuel pumps shall be at least 15 feet from street right of way and comply with all state and federal environmental laws.	P	NP	S	NP	NP	P	P	NP
Golf course and clubhouse, driving range, <u>Putt-putt</u>	P	NP	<del>NP</del> <u>S</u>	NP	NP	P	P	S
Grocery/general merchandise store	P	NP	P	S	NP	P	P	<del>NP</del> <u>S</u>
Hardware, paint and wallpaper store	P	NP	P	P	NP	P	P	NP
Hobby, toy and game store	P	NP	P	P	NP	P	P	N/ <u>AP</u>
Hospital, health and medical institution	P	NP	<del>P</del> <u>S</u>	<del>S</del> <u>NP</u>	NP	P	P	NP
Jewelry store	P	NP	P	P	NP	P	P	<del>NP</del> <u>S</u>
Junk yard, salvage yard	NP	NP	NP	NP	NP	S	NP	NP
Kennel, dog or cat for boarding; <u>boarding training facility</u>	P	NP	P	<del>P</del> <u>S</u>	NP	P	P	NP
Laundry, coin-operated	P	NP	P	S	NP	P	P	S
Laundry, commercial services	P	NP	NP	NP	NP	P	P	NP
Laundry, pick up and dry cleaning services	P	NP	P	P	NP	P	P	NP
Lawn care and maintenance service	P	NP	P	P	NP	P	P	NP
Library	P	NP	P	P	NP	P	P	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Livestock—Commercial operations including grazing, dairies, animal breeding, boarding, hatcheries—Providing that all structures in excess of 200 square feet in size which house animals that produce dust, excessive noise, odor and all animal waste are not located closer than 200 feet to any property line.	P	NP	NP	NP	NP	P	P	NP
Livestock sales or auction—Provided that no structure for feeding or housing animals shall be closer than 200 feet to any property line and that off street parking is provided and adequate for livestock trailers, recreational vehicles and trailer, etc.	NP	NP	NP	NP	NP	P	NP	NP
Lodging, bed and breakfast home—See Article V for requirements	P	NP	P	P	NP	P	P	NP
Lodging, bed and breakfast inn—See Article V for requirements	P	NP	P	P	NP	P	P	NP
<del>Lodging, hostel</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>S</del>	<del>NP</del>	<del>NP</del>	<del>S</del>	<del>S</del>
Lodging, hotel	P	S	NP	NP	NP	P	P	NP
Lodging, motel	P	S	<del>S</del> <del>NP</del>	NP	NP	P	P	NP
Machine shop, fabrication, welding, sales and service	<del>C</del> <del>S</del>	NP	NP	NP	NP	P	P	NP
Machinery sales, service and repair	P	NP	<del>C</del> <del>S</del>	NP	NP	P	P	NP
Manufacturing facility involving only the assembly of pre-manufactured component parts.	P	NP	S	<del>S</del> <del>NP</del>	NP	P	P	NP
Manufacturing facility involving the mechanical or chemical conversion of raw materials into semi or finished products.	NP	NP	NP	NP	NP	P	S	NP
Meat processing—Subject to state regulations and health department	NP	NP	NP	NP	NP	P	NP	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
approval.								
Mini-warehouse (self-storage facility)	P	NP	€ S	NP	NP	P	P	NP
Museum	P	NP	P	€ S	NP	P	P	NP
Nursery, plant—Greenhouse for retail sales where product is not grown on premises.	P	NP	P	P	NP	P	P	NP
Office supply store	P	NP	P	NP	NP	P	P	NP
Office, professional	P	NP	P	P	NP	P	P	NP
Park and recreational facilities	P	NP	P	P	NP	P	P	S
<u>Paint Ball Field</u>	<u>P</u>	<u>NP</u>	<u>S</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>S</u>
Parking lot or garage, commercial	P	NP	S	NP	NP	P	P	NP
Personal care home, congregate family	P	NP	P	S	NP	P	P	NP
Personal care home, group	P	NP	P	S	NP	P	P	NP
Personal care home, halfway house	P	NP	P	S	NP	P	P	NP
Pet and dog grooming business; <u>non-boarding training facility</u>	P	NP	P	P	NP	P	P	S
Power generation	S	S	NP	NP	NP	P	P	NP
Print shop	P	NP	P	Ⓟ NP	NP	P	P	NP
Racetrack, drag strip, go cart track, dirt bike track and any associated commercial uses (concessions, vendors, sponsors, etc.).	NP	P	NP	NP	NP	NP	NP	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Radio, TV and communication tower—Communication tower sites shall be in accordance with Article X zoning ordinance.	S	S	S	S	NP	P	P	S
Recycling center with processing facilities	NP	NP	NP	NP	NP	P	S	NP
Repair service (heavy equipment)	P	NP	NP	NP	NP	P	P	NP
Repair service for general merchandise	P	NP	P	<del>P</del> <u>NP</u>	NP	P	P	NP
Restaurant—Drive in	P	NP	S	NP	NP	P	P	<del>NP</del> <u>S</u>
Restaurant—Non drive in	P	NP	P	S	NP	P	P	<del>NP</del> <u>S</u>
Retail stores offering common merchandise	P	NP	P	S	NP	P	P	<del>NP</del> <u>S</u>
Rooming and boardinghouse	P	NP	P	S	NP	P	P	NP
Sexually oriented businesses as defined and regulated in the Troup County Code of Ordinances in Chapter 10, Article II.	NP	NP	NP	NP	P	NP	NP	NP
Shopping center	P	NP	P	S	NP	P	P	<del>NP</del> <u>S</u>
Storage warehouse	P	NP	S	NP	NP	P	P	NP
Storage yard, equipment	<del>S</del> <u>P</u>	NP	NP	NP	NP	P	P	NP

**Table 7.4 Permitted, Not Permitted, Special and Conditional Uses for Non-Residential Districts**

USES	NON-RESIDENTIAL ZONING DISTRICTS							
	GC	HC	LC	NHC	CA	GI	LI	CRVP
Studio—Art, photography or other similar uses	P	NP	P	P	NP	P	P	NP
Taxidermy	P	NP	P	P	NP	P	P	NP
Tire sales and service	P	NP	P	NP	NP	P	P	NP
Townhomes and condominiums (See also PUD)	P	NP	€ <u>S</u>	€ <u>S</u>	NP	€ <u>S</u>	€ <u>S</u>	NP
Truck terminal, freight handling	<del>P</del> <u>NP</u>	NP	NP	NP	NP	P	P	NP
Video sales and rental (see also Sexually Oriented)	P	NP	P	P	NP	P	P	NP
<u>Wild Game Meat Processing</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Wholesale/warehouse/distribution facilities	NP	NP	NP	NP	NP	P	P	NP
Wrecker services, temporary storage	S	<del>P</del> <u>NP</u>	NP	NP	NP	P	P	NP