

ARTICLE VII: USE REQUIREMENTS BY ZONING DISTRICT

7.1 A Agricultural District

This zoning district is composed primarily of limited agricultural activities in areas where compatible low density, rural, single-family residential development has occurred or is occurring. The regulations for this Zoning District are designed to provide the landowner an opportunity to engage in limited hobby-type agricultural activities for personal use, with the exception of fresh fruits, flowers or vegetables raised on the property which may be sold to the public. Adult Entertainment Business is prohibited in this district.

7.1.1 Permitted Uses. Within the A District, the following uses are permitted:

- 7.1.1.1 Site-built home.
- 7.1.1.2 Industrialized building qualifying as Dwelling, Single-family, detached.
- 7.1.1.3 Accessory buildings and accessory uses provided the requirements of §§9.1.1.5 and 9.4 are met.
- 7.1.1.4 Agricultural uses including small scale crop farming, truck gardening, forestry, but excluding poultry houses and feedlots.
- 7.1.1.5 Animals, fowl, and rattites not to exceed the requirements specified in §3.1, Animal Units.
- 7.1.1.6 Daycare home.
- 7.1.1.7 Home occupation, provided that requirements of §9.5 are met.
- 7.1.1.8 Fairgrounds.
- 7.1.1.9 Home swimming pools, above and below ground, for home use, provided that the location is not closer than 10 feet to any property line; the pool is enclosed by a wall or fence of at least 4 feet in height; and approval has been obtained from Jackson County Health Department.
- 7.1.1.10 Home office.
- 7.1.1.11 Nurseries for the production and sale of plants and their related products.
- 7.1.1.12 Private garage.
- 7.1.1.13 Produce stand.
- 7.1.1.14 Public utility facilities, provided a complete site development sketch is submitted to and approved by the Hoschton Building Inspector, and a minimum twenty (20) foot planted buffer strip is provided as suitable screening along property lines or within sixty (60) feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of twenty (20) feet within three (3) years.)
- 7.1.1.15 Signs, provided that requirements of Article X are met.

7.1.1.16 Special event.

7.1.1.17 Veterinary hospitals, clinics and kennels, and animal shelters, provided no unenclosed structure for the keeping of animals is located within two hundred (200) feet of a property boundary.

7.1.2 Conditional Uses. Within the A District, the following uses may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

7.1.2.1 Bed and Breakfast provided the requirements of §9.7 are met.

7.1.2.2 **Reserved. (*Amended 9/12/05*)**

7.1.2.3 Private schools provided that a complete site development sketch is submitted with the application. The school must be located on a lot fronting an arterial or collector street. All buildings must be at least fifty (50) ft. from any property line. The property must be bordered by a ten (10) ft. wide buffer area along its exterior boundary lines that do not border the frontage street. The buffer must not extend into the required front yard. The buffer area should be planted with evergreen trees or shrubs that grow at least eight (8) ft. tall within five (5) years and provide an effective visual screen.

7.1.2.4 Religious institutions and their customary related facilities, provided such uses are located on a lot with a minimum of 2 acres and front on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten (10) ft. wide buffer area is required along any property line abutting residentially zoned property.

7.2 R-1 Low Density Single-family Residential Zoning District

The R-1 Zoning District is composed primarily of low density residential areas where similar developments appear likely to occur. The Zoning District is designed to encourage single-family development in a rural setting and certain uses allied to or customarily incidental to residential developments in a rural area. Adult Entertainment Business is prohibited in this district.

7.2.1 Permitted Uses. Within the R-1 Zoning District, only the following uses are permitted.

7.2.1.1 Site-built home.

7.2.1.2 Accessory building provided the requirements of §§9.1.1.5 and 9.4 are met.

7.2.1.3 Home office.

7.2.1.4 Daycare home.

7.2.1.5 Private garage.

7.2.1.6 Utility facility, provided a site development plan is submitted and approved by the Hoschton Building Inspector, and a minimum 20 foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of five (5) within three (3) years.)

7.2.1.7 Signs, provided the requirements of Article X are met.

7.2.1.8 Swimming pools, above and below ground, provided the location is not closer than 10 feet to any property line; the pool is enclosed by a wall or fence of at least four (4) feet in height; and approval from the Jackson County Health Department has been granted. Only home swimming pools and private community swimming pools are permitted.

7.2.2 Conditional Uses. Within the R-1 Zoning District, the uses enumerated below may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

7.2.2.1 Bed and Breakfast provided the requirements of §9.7 are met.

7.2.2.2 Home occupation provided the requirements of §9.5 are met.

7.2.2.3 Recreational developments, including but not limited to, public fishing lakes, public swimming pools, and golf courses or driving ranges, or other recreational developments provided a comprehensive plan for the area is submitted which includes the location of the site on plats of not less than a 1" = 400' scale, the location and function of all buildings and modifications of the natural landscape, the location and surface treatment of all roadways, appropriate details of drinking water or sanitary facilities, certificated by the Health Department if wells or septic tanks are involved and a time schedule setting for a development program.

7.3 R-2 Medium Density Single-Family Residential Zoning District

The R-2 Zoning District is comprised of medium density residential areas plus certain open areas where similar development appears likely to occur in the near future. The Zoning District is designed to encourage similar and complementary uses which may be desirable in a neighborhood. Adult Entertainment Business is prohibited in this district.

7.3.1 Permitted Uses. With the R-2 Zoning District, only the following uses are permitted:

- 7.3.1.1 Site-built home.
- 7.3.1.2 Accessory buildings provided the requirements of §§9.1.1.5 and 9.4 are met.
- 7.3.1.3 Daycare home.
- 7.3.1.4 Home office.
- 7.3.1.5 Private garage.
- 7.3.1.6 Utility facility, provided that a site development plan is submitted and approved by the Hoschton Building Inspector, and a minimum 20 foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of eight (8) feet within 3 years.
- 7.3.1.7 Swimming pools, above and below ground, provided the location is not closer than 10 feet to any property line; the pool is enclosed by a wall or fence of at least four (4) feet in height; and approval from the Jackson County Health Department has been granted. Only home swimming pools and private community swimming pools are permitted.

7.3.2 Conditional Uses. Within the R-2 Zoning District, the uses enumerated below may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

- 7.3.2.1 Bed and Breakfast provided the requirements of §9.7 are met.
- 7.3.2.2 Residential home occupation provided the requirements of §9.5 are met.
- 7.3.2.3 Recreational developments, including but not limited to, public fishing lakes, public swimming pools, and golf courses or driving ranges, or other recreational developments provided a comprehensive plan for the area is submitted which includes the location of the site on plats of not less than a 1" = 400' scale, the location and function of all buildings and modifications of the natural landscape, the location and surface treatment of all roadways, appropriate details of drinking water or sanitary facilities, certificated by the Health Department if wells or septic tanks are involved and a time schedule setting for a development program.
- 7.3.2.4 Religious institutions and their customary related facilities, provided such uses are located on a lot with a minimum of 2 acres and front on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten (10) ft. wide buffer area is required along any property line abutting property in residential Zoning Districts.
- 7.3.2.5 Private primary and secondary schools provided that a complete site development sketch is submitted to and approved by the Hoschton Building Inspector.

7.4 R-3 High-Density Residential Zoning District

The R-3 Zoning District is comprised of high density residential areas plus certain open areas where similar development appears likely to occur in the near future. The Zoning District is designed to encourage similar and complementary uses which may be desirable in a neighborhood. Adult Entertainment Business is prohibited in this district.

7.4.1 Permitted Uses. With the R-3 Zoning District, only the following uses are permitted:

7.4.1.1 Site-built home.

7.4.1.2 Individual manufactured home qualifying as Dwelling, single-family, detached.

7.4.1.3 Industrialized home qualifying as Dwelling, single-family, detached.

7.4.1.4 Two-family dwelling.

7.4.1.5 Accessory buildings provided the requirements of §§9.1.1.5 and 9.4 are met.

7.4.1.6 Daycare home.

7.4.1.7 Home office.

7.4.1.8 Private garage.

7.4.1.9 Utility facility, provided that a site development plan is submitted and approved by the Hoschton Building Inspector, and a minimum 20 foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of eight (8) feet within 3 years.

7.4.1.10 Swimming pools, above and below ground, provided the location is not closer than 10 feet to any property line; the pool is enclosed by a wall or fence of at least four (4) feet in height; and approval from the Jackson County Health Department has been granted. Only home swimming pools and private community swimming pools are permitted.

7.4.2 Conditional Uses. Within the R-3 Zoning District, the uses enumerated below may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

7.4.2.1 Residential home occupation provided the requirements of §9.5 are met.

7.4.2.2 Religious institutions and their customary related facilities, provided such uses are located on a lot with a minimum of 2 acres and front on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten (10) ft. wide buffer area is required along any property line abutting property in residential Zoning Districts.

7.4.2.3 Private primary and secondary schools provided that a complete site development sketch is submitted to and approved by the Hoschton Building Inspector.

7.5 R-4 Multi-Family Residential Zoning District

The R-4 Zoning District is composed of areas with existing or proposed high density residential use. The ordinance is designed to accommodate open space, convenience services, and community facilities needed for high density living. Adult Entertainment Business is prohibited in this district.

7.5.1 Permitted Uses. Within the R-4 Zoning District, only the following uses are permitted:

7.5.1.1 Reserved. (Amended 9/12/05)

7.5.1.2 Dwelling, two-family.

7.5.1.3 Dwelling, multi-family.

7.5.1.4 Garage apartment.

7.5.1.5 Apartments.

7.5.1.6 Townhouses and condominiums provided that the requirements in §9.3 are met.

7.5.1.7 Accessory buildings and accessory uses provided the requirements under §§9.1.1.5 and 9.4 are met.

7.5.1.8 Daycare home.

7.5.1.9 Home occupation provided the requirements of §9.5 are met.

7.5.1.10 Private garage.

7.5.1.11 Swimming pools, above and below ground, provided the location is not closer than 10 feet to any property line; the pool is enclosed by a wall or fence of at least four (4) feet in height; and approval from the Jackson County Health Department has been granted. Only home swimming pools and private community swimming pools are permitted.

7.5.1.12 Utility facility, provided that a site development plan is submitted and approved by the Hoschton Building Inspector, and a minimum 20 foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of eight (8) feet within 3 years.)

7.5.2 Conditional Uses. Within the R-4 Zoning District, the uses enumerated below may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

7.5.2.1 Bed and Breakfast provided the requirements of §9.7 are met.

7.5.2.2 Community center provided the requirements of §9.8 are met.

7.5.2.3 Home office.

7.5.2.4 Kindergartens, playschools, and daycare centers. A complete site development sketch must be submitted with the application.

7.5.2.5 Personal care home or group home provided that a complete site development sketch is submitted with the application showing adequate paved and lined off-street parking. All

buildings must be placed at least fifty (50) feet from any property line and bordered by a ten (10) ft. wide buffer area along the front, side and back lot lines. The buffer area should be planted with evergreen trees or evergreen shrubs that grow at least eight (8) feet tall within five (5) years and provide an effective visual screen.

7.5.2.6 Private primary and secondary schools provided that a complete site development sketch is submitted with the application. The school must be located on a lot fronting an arterial or collector street. All buildings must be at least fifty (50) feet from any property line. The property must be bordered by a ten (10) ft. wide buffer area along its exterior boundary lines that do not border the frontage street. The buffer must not extend into the required front yard. The buffer area should be planted with evergreen trees or shrubs that grow at least eight (8) feet tall within five (5) years and provide an effective visual screen.

7.5.2.7 Recreational developments, including but not limited to, public fishing lakes, public swimming pools, and golf courses or driving ranges, or other recreational developments provided a comprehensive plan for the area is submitted which includes the location of the site on plats of not less than a 1" = 400' scale, the location and function of all buildings and modifications of the natural landscape, the location and surface treatment of all roadways, appropriate details of drinking water or sanitary facilities, certificated by the Health Department if wells or septic tanks are involved and a time schedule setting for a development program.

7.5.2.8 Religious institutions and their customary related facilities, provided such uses are located on a lot with a minimum of 2 acres and front on a public right-of-way or a private street which connects with a public right-of-way. The minimum building front setback is 50 feet. A ten (10) ft. wide buffer area is required along any property line abutting residentially zoned property.