

## APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

### GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

This attachment is a summary of the basic zoning districts in Augusta-Richmond County, Georgia. It summarizes the permitted uses and special exceptions (conditional uses) within each zoning district and the applicable requirements related to minimum lot size and maximum density. It does not include the applicable limits / requirements related to such issues as building height, building and structure setbacks, maximum lot coverage and off-street parking. This summary should not be viewed as a substitute for careful reading of the text of the zoning ordinance to identify all of the applicable requirements and restrictions in each of the zoning districts.

#### BASIC ZONING DISTRICTS

- **A (Agricultural) Zone** – The permitted uses in this zone district include single-family detached residences developed under the standards in the R-1 Zone; agriculture, dairying and ranching (and buildings incidental to such uses); buildings incidental to forestry; noncommercial boat piers, slips and boat houses; manufactured homes on individual lots developed in accordance with the applicable standards; conservation subdivisions at a density not to exceed 0.5 lots per acre (see Section 28-D of the zoning ordinance for additional requirements); parking of vehicles related to agricultural and forestry enterprises engaged in on the same lot or adjoining property; and parking of no more than two commercial vehicles, in excess of one ton capacity and three or more axles, on a lot exceeding one acre in area. Uses permitted by special exception include recreational vehicle (RV) parks, subject to the applicable standards, and animal kennels, boarding of animals and animal grooming establishments subject to conditions in the zoning ordinance.
- **R-1 (One-Family Residential) Zone** – The permitted uses in this zone include one-family detached dwellings, subject to minimum lot width (100 feet) and lot area (15,000 square feet) requirements, fences and walls, accessory buildings and uses, yard sales, and conservation subdivisions at a density not to exceed three (3) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed three (3) units per acre, public parking areas, ponds, construction and sales trailers in a residential subdivision, and a sales office in a residential subdivision. Fences and walls, accessory buildings, TV satellite dishes and conservation subdivisions all have standards and other restrictions that must be met. Likewise, each of the special exceptions has specific requirements that must be met. Certain home occupations are allowed in an R-1 Zone subject to the use meeting the required conditions and upon the issuance of a special use permit.
- **R-1A (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1 zone, subject to the restrictions of the R-1 zone. Every lot in an R-1A zone shall have a minimum lot width of 80 feet and a minimum lot area of 10,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed four (4) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed four (4) units per acre, and public parking areas.
- **R-1B (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1A zone, subject to the restrictions of the R-1A zone. Every lot in an R-1B zone shall have a minimum lot width of 75 feet and a minimum lot area of 7,500 square feet. Conservation subdivisions are permitted by right at a density not to exceed five (5) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed five and one-half (5.5) units per acre, and public parking areas.
- **R-1C (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1B zone, subject to the restrictions of the R-1B zone. Every lot in an R-1C zone shall have a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed seven (7) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed seven (7) units per acre, and public parking areas.

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- **R-1D (One-Family Residential) Zone** – The permitted uses in this zone district include any use permitted in the R-1, R-1A, R-1B and R-1C zones, single-family attached dwellings in groups of two joined at a common lot line, single-family detached dwellings and common open space or recreation areas and uses for the use and enjoyment of the residents of the development. Every lot in an R-1D zone shall have a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet. All applications for development or change of zoning to R-1D shall include information on the proposed development as specified in the zoning ordinance.
- **R-1E (One-Family Residential) Zone** - The permitted uses in this zone district include any use permitted in the R-1, R-1A, R-1B, R-1C and R-1D zones, single-family attached dwellings (condominiums and subdivisions) and multi-family condominium structures. No single residential structure can contain more than eight (8) dwelling units. The maximum density allowed in an R-1E zone is ten (10) units per acre. Not less than twenty-five percent (25%) of the development shall be maintained as permanent open space. All applications for development or change of zoning to R-1E shall include information on the proposed development as specified in the zoning ordinance.
- **R-MH (Manufactured Home Residential) Zone** - The permitted uses in this zone district include any single-family residential use, subject to the restrictions of the applicable R-1 zone, manufactured home parks developed in accordance with the applicable standards, and manufactured homes on individual lots developed in accordance with the applicable standards.
- **R-2 (Two-Family Residential) Zone** - The permitted uses in this zone district include any single-family residential use, subject to the restrictions of the applicable R-1 zone, plus two-family dwellings at a density not to exceed approximately 17 units per acre. Uses allowed by special exception include single-family attached dwellings and condominiums at a density not to exceed 17 units per acre, and public parking areas.
- **R-3A (Multiple-Family Residential) Zone** – The permitted uses in this zone district include any single-family or duplex residential use, subject to the restrictions of the applicable zone, plus multi-family residential use at a density not to exceed approximately 11 units per acre. Uses allowed by special exception include single-family attached dwellings and condominiums at a density not to exceed 11 units per acre, lodging or tourist homes, family and group personal care homes, fraternity or sorority houses, and public parking areas.
- **R-3B (Multiple-Family Residential) Zone** – The permitted uses in this zone district include any single-family or duplex residential use, subject to the restrictions of the applicable zone, plus multi-family residential use at a density not to exceed approximately 17 units per acre. Other permitted uses include single-family attached dwellings and condominiums at a density not to exceed 17 units per acre, lodging or tourist homes, family and group personal care homes, and fraternity or sorority houses. Public parking areas are allowed by special exception.
- **R-3C (Multiple-Family Residential) Zone** – The permitted uses in this zone district include any single-family or duplex residential use, subject to the restrictions of the applicable zone, plus multi-family residential use at a density not to exceed approximately 29 units per acre. . Other permitted uses include single-family attached dwellings and condominiums at a density not to exceed 29 units per acre, lodging or tourist homes, family, group and congregate personal care homes, and fraternity or sorority houses. Public parking areas are allowed by special exception.
- **PUD (Planned Unit Development) Zone** – A variety of housing types and land uses (e.g. residential, institutional, recreational, office and professional, neighborhood business) are permitted in this zone district. The minimum size of a tract that can be zoned PUD is five (5) acres. A minimum of 25% of the tract must be devoted to recreational and / or common open space uses. No more that 5% of the land area can be devoted to commercial uses. Housing density cannot exceed 12 units per acre unless approved by the Planning Commission. This zoning classification has been used sparingly over the years.
- **P-1 (Professional / Office) Zone** – General offices, professional offices (physicians, lawyers, engineers, architects) and similar office and professional uses (e.g. insurance, accounting, finance, appraisal, real estate and similar services) are the principal uses permitted in the zoning district. Other permitted uses include branch banks, freestanding automated teller machines and beauty and barber shops. Facilities for public or private assembly and residential uses (single-family and multi-family) are permitted only by special exception.

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- **B-1 (Neighborhood Business) Zone** – All types of residential uses (single-family and multi-family) and office uses are permitted, subject to the restrictions in the respective zones. A number of different neighborhood-type businesses are permitted, some of which (e.g. restaurant, motel, drive-in type retail business, shopping center) likely generate more traffic and noise than others. Churches, transitional housing, group day care homes and nursing homes are some of the other uses permitted by right in this zoning district. Industrial uses and adult entertainment establishments are not permitted.
- **B-2 (General Business) Zone** – All types of office, commercial and residential uses, including mixed-use developments, are permitted in this district. Certain commercial uses permitted only by special exception. Industrial uses and adult entertainment establishments are not permitted.
- **L-I (Light Industrial) Zone** – All types of office, commercial, light industrial and warehousing uses are permitted in this district. Adult entertainment establishments are permitted as long as they meet the location requirements specified in the zoning ordinance and the applicable provisions of Title 6, Chapter 1 of the Augusta-Richmond County Code. Heavy industrial and residential uses are not permitted.
- **H-I (Heavy Industrial) Zone** - All types of office, commercial, light industrial and warehousing uses, inert fill areas (see restrictions) and a specified list of heavy industrial uses are permitted in this district. Adult entertainment establishments are permitted as long as they meet the location requirements specified in the zoning ordinance and the applicable provisions of Title 6, Chapter 1 of the Augusta-Richmond County Code. Residential uses are not permitted in an H-I zone.

### **OVERLAY ZONES / SPECIAL DISTRICT CLASSIFICATIONS**

- **PDR (Planned Development Riverfront) Zone** – An overlay district covering the Savannah riverfront and part of downtown Augusta. The list of permitted land uses is more restrictive than in the underlying zone, and development plans are subject to review by the Riverfront Development Review Board.
- **Savannah River Corridor Protection District** – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited.
- **Special Exceptions** – A number of land uses are permitted by special exception in any zoning district per Section 26 of the zoning ordinance. Some are not permitted in or near industrial zones. Special exception applications must be accompanied by a preliminary development plan and each use must meet specific criteria for consideration. The land uses permitted by special exception include:
  1. Church, Synagogue or other place of worship, including related activities
  2. Parochial and Private schools
  3. Utility Substations
  4. Nursing Homes
  5. Adult Day Care Facility
  6. Family Day Care Home
  7. Transition Housing
  8. Family Personal Care Homes
  9. Public or Private Clubs, Nonprofit Lodge, Golf Course, Country Club, Tennis Facilities, Private Recreational Facility, Swimming Pool, Fishing Lake or similar establishment
  10. Funeral Homes
  11. Private Hospital
  12. Airport or Aircraft Landing Field
  13. Cemetery
  14. Sanitary Landfill
  15. Inert Fill Area
  16. Halfway Houses or similar uses
  17. Excavation of Mineral Deposits, such as stone, sand, clay, gravel and incidental operations

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## OTHER REGULATED USES

- **Manufactured Home Regulations** – Manufactured Home Parks permitted in the R-MH zone, and Manufactured Homes on individual lots permitted in the A and R-MH zones, must meet the standards and requirements in Section 27 of the zoning ordinance.
- **Airport Regulations** – Section 28 of the zoning ordinance establishes flight zones (e.g. approach zones, turning zones) applicable to the airports in Augusta-Richmond County and places restrictions on the height of structures or trees within the zones. Use restrictions are established to ensure good radio communication between an airport and aircraft and so that pilots can clearly distinguish airport lights from those of other land uses.
- **Telecommunications Facilities** – Section 28-A of the zoning ordinance establishes the general requirements (code and safety standards, regulatory compliance, visual impact, landscaping, setbacks, etc.) and permitted use zones for telecommunication facilities (antenna and towers) located in Augusta-Richmond County. The regulations include specific criteria for considering telecommunications facilities as special exceptions in certain use zones.
- **Sign Regulations** – Section 28-B of the zoning ordinance establishes the restrictions (e.g. size, height, location, setback, illumination, etc.) for various types of on-premise and off-premise signs located in each of the basic zoning districts. Sign area is more restrictive on property located in a PDR zone or in a National Register or local historic district. Erection of regulated signs is subject to a permitting process administered by the Augusta-Richmond County License and Inspection Department. The License and Inspection Department is also responsible for enforcing the sign regulations.
- **Adult Entertainment** – Section 28-C of the zoning ordinance restricts the location of adult entertainment establishments to light and heavy industrial zones. The regulations further restrict adult entertainment establishments to locations in light and heavy industrial zones that are not within one-thousand (1,000) feet of the following uses:
  1. A church or place of religious worship
  2. A public or private elementary or secondary school
  3. A child care facility
  4. A boundary of a residential district as defined in the Comprehensive Zoning Ordinance
  5. A public park
  6. A cemetery
  7. The property line of a lot devoted to a residential use as defined in the Comprehensive Zoning Ordinance
  8. Another sexually-oriented business which does not have common entrance with an already licensed or exempted sexually-oriented business
  9. A governmental building or site, which shall be defined as all public buildings, parks and recreational areas owned, operated or occupied by Augusta
  10. Another sexually-oriented business
  11. Within the parameters of an area designated as an Augusta gateway / corridor in the *Corridor/Gateway Action Plan (2000)*, as presently existing or hereafter modified, adopted by the Augusta-Richmond County Commission and on file in the office of the Clerk of Commission.

Additional restrictions on adult entertainment establishments are contained in Title 6, Chapter 1 of the Augusta-Richmond County Code.

- **Conservation Subdivisions** - Section 28-D of the zoning ordinance establishes the requirements for conservation subdivisions permitted by right in A, R-1, R-1A, R-1B and R-1C zones. Among the requirements are minimum tract size, minimum amount of greenspace, use of the greenspace, dwelling type limited to detached houses, minimum setbacks and maximum lot coverage. Special exceptions may be applied for where one or more lots in a proposed conservation subdivision are 60% or less of the minimum lot size for the applicable zone. The Planning Commission may grant variances from the other requirements for conservation subdivisions.

Source: Comprehensive Zoning Ordinance of Augusta-Richmond County, Georgia, April, 2008.