

KEY ISSUES, NEEDS, & IDEAS

LAND USES

The topics below relate to Land Uses and reflect both uses in the existing Land Development Codes that need to be updated (adding regulations or restrictions), and uses that are not currently addressed in the Codes that need to be added in the update. Review the "Use Table" posters to understand what uses are allowed in the County either by right or by Special Use permit. Currently, any use addressed in the Use Table is prohibited.

ACTIVITY: Place a sticker by the topics/themes you agree or disagree with:

-  **Strongly Agree:** Use GREEN sticker
-  **Somewhat Agree:** Use YELLOW sticker
-  **Disagree:** Use RED sticker

To leave a comment: Use a sticky note to add your comment and stick it near the topic it addresses. You can also fill out a comment form and leave it on the table.

VIRTUAL PARTICIPANTS:

Please email your comments to zoningcode@harriscountyga.gov

GENERAL

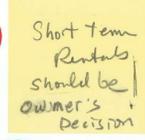
- **Exclusionary Zoning:** Currently, if not specifically permitted in the Zoning Ordinance, a use is prohibited; Consider alternative ways to address or accommodate land uses that are not mentioned in the code 
- **Permitted Uses:** Evaluate uses that are allowed by right, vs. those that require Special Use Permit 

"NEW" USES (to consider adding to Use Table in update)

Food Trucks

- Add food truck regulations; this use should be allowed in more areas and not only permitted through a special event permit 

Short Term Rentals (AirBnb, VRBO, HomeAway, etc.)

- Add regulations to accommodate short term rentals (AirBnb, etc.) that have potential economic benefits for Harris County  

Tiny Homes / Accessory Dwelling Units

- Add regulations to accommodate tiny houses 
- Add regulations to accommodate RV's on property in agricultural districts (larger lots) 
- Add regulations to accommodate living spaces in barns ("barn-ominiums") 

Wineries / Breweries / Distilleries

- Allow in agricultural zoning and certain industrial and/or commercial districts; update regulations for wineries 

EXISTING USES (to improve or modify in update)

Agritourism Uses

- Improve current regulations to accommodate agritourism needs – Improve flexibility in categorizing agritourism uses 

Kennels

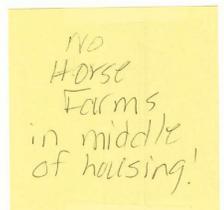
- Review and improve standards for dog kennels  

Gaming and Hunting

- Improve regulations and add flexibility for this type of use to support high quality hunting opportunities that landowners could capitalize on 
- Consider allowance of structures typically associated with this use to be exempt from special use (or similar) permitting process

Home Occupations

- Evaluate restrictions in rural residential areas vs. subdivisions; rural home occupations should have fewer restrictions – especially if dwelling cannot be seen from public view. 



Commercial Recreational Facilities

- Need to clarify where use is permitted and associated restrictions (lighting, noise, traffic, etc.) 

Solar Farms

- Evaluate and update regulations for solar farms; ensure restrictions are adequate 

Timber Farming

- Evaluate restrictions on timber farming - Current regulations seem too restrictive 
- Allow hunting/gaming as accessory use

USE TABLE

The Use Table below indicates land uses that are either allowed by right or allowed by Special Use Permit in Harris County under the current Zoning Ordinance. During this update process, the Use Table will be evaluated to identify potential modifications. Over time, as land uses change and new trends emerge, the Use Table should be updated accordingly to reflect the current market and environment of Harris County. In addition, uses must be reviewed to ensure compliance with State law and similar regulations. Uses in the new Use Table will be classified using the North American Industry Classification System (NAICS) code which is also used to classify business licenses.

ACTIVITY: Please identify any land uses are "missing" from this table that should be allowed in the County. Use a sticky note or fill out a comment form to describe the land use, where it should be allowed (residential areas, rural areas, commercial areas, industrial areas, etc.), and any restrictions or regulations that should be associated with this use. Stick the post-it note on the board and leave completed comment forms on the table. Thank you for your input!

VIRTUAL PARTICIPANTS:

Please email your comments to zoningcode@harriscountyga.gov

To review the existing Use Table from Harris County's Zoning Ordinance online, follow this link to Municode and navigate to **Appendix A - Zoning, Article IV, Section 2:** https://library.municode.com/ga/harris_county/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTIVZODIOBUSRE_S2PEUSZODI

Use	Special Use Regulation Article and Section Number Applicable to Each Use		Off-Street Parking Space Requirements For Each Use	Zoning District in Which Use is Permitted
	Article	Section Number		
1. Accessory Building	V	6	None	All
2. Advertising Agency			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
3. Agricultural Production:				
A. Animals (no sales)			None	A-1, R-R, M-1, M-2
B. Crops (no sales)			None	A-1, R-R, R-1, M-1, M-2
C. Sale of product on premises			None	A-1, M-1, M-2
4. Air Conditioning Supplies and Parts			1-300 sq. ft. floor area	C-1, C-4, M-1
5. Aircraft Sales and Service			1-200 sq. ft. floor area	C-4
6. Airports	VI	9	None	A-1*
7. Alarm Systems			1-300 sq. ft. floor area	C-1, C-4
8. Ambulance Service			1-each employee	C-1, C-4, M-1, M-2
9. Ammunition Manufacturing			1½-employee plus 1500 sq. ft. floor area	M-1*, M-2*
10. Amusement Parks, Commercial			1-200 sq. ft. floor area	CORD*
11. Animal Hospital and Service			1-400 sq. ft. floor area	C-1, C-4
12. Antiques (See Specialty Shop [No. 136])				
13. Apparel and Accessories Sales (Including Shoes)			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
14. Apparel Service (Other Than Dry Cleaning, Laundering)			1-300 sq. ft. floor area	C-1, C-3, C-4
15. Appliance Sales and Service			1-300 sq. ft. floor area	C-1, C-3, C-4
16. Art Gallery			1-300 sq. ft. floor area	C-1, C-3, C-4
17. Auditoriums, Arenas, Auctions, Equine Boarding and Stable Facilities, Exhibit Halls			1-each 3 seats	A-1*, C-1*, C-4*
18. Automotive:				
A. Accessories and supplies			1-300 sq. ft. floor area	C-1, C-3, C-4
B. Repair and service-minor (service station)	V	17	1-300 sq. ft. floor area	C-1, C-3, C-4
C. Sales			1-300 sq. ft. floor area	C-1, C-4
D. Washing			10 - each lane	C-1, C-3, C-4
E. Wrecking (see junkyard [No. 84])				
F. Body and paint			1-300 sq. ft. floor area	C-1, C-4
19. Awning and canopy company			1-300 sq. ft. floor area	C-1, C-4
20. Bakery			1-300 sq. ft.	C-1, C-3, C-4, M-1
21. Bait shop			1-300 sq. ft. floor area	C-1, C-4
22. Bank and Financial Institutions			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
23. Barber and Beauty Shops			1-200 sq. ft. floor area	C-1, C-3, C-4, A/O
23.5. Bed and Breakfast Inns			1-guest room 2-owner's dwelling unit	A-1, R-R, R-1*, C-1*
24. Beer Sales - Package, and Carry Out - Retail (Consumption on premises - see eating and drinking [No. 54])			1-200 sq. ft. floor area	C-1, C-3, C-4
25. Beer Sales - Wholesale			1-300 sq. ft. floor area	C-4, M-1
26. Bicycle Sales and Service			1-300 sq. ft. floor area	C-1, C-3, C-4
27. Billiard Hall			1-300 sq. ft. floor area	C-1, C-4
28. Blood Banks and Centers			1-300 sq. ft. floor area	C-1, C-4
29. Boat and Marine Rental, Sales, Repair and Storage			1-400 sq. ft. floor area	C-1, C-4, M-1
30. Book, Stationery, and Art Supply			1-300 sq. ft. floor area	C-1, C-3, C-4
31. Bottles Equipment and Supplies			1-1½ employee plus 1-500 sq. ft. floor area	M-1, M-2
32. Bowling Alleys			5 each alley	C-1, C-4
33. Building Materials - Retail and Wholesale (Excluding Lumberyards)			1-400 sq. ft. floor area	C-4, M-1, M-2
34. Cabinet Makers, Supplies and Equipment			1-300 sq. ft. floor area	C-1, C-4, M-1, M-2
35. Camera and Photographic Sales and Services			1-300 sq. ft. floor area	C-1, C-3, C-4
36. Carpet Cleaners			1-300 sq. ft. floor area	C-1, C-3, C-4
37. Cattery [cattery]			1-300 sq. ft. floor area	C-1, C-3, C-4
38. Cemetery, Commercial	V	11	None	A-1*
39. Churches, Synagogues, Temples and Related Activities			1 - 4 seats	All districts
40. Civic, Social and Fraternal Organizations			1-200 sq. ft. floor area	A-1, C-1, C-3, C-4
41. Colleges and Universities:				
A. Auditorium and similar facilities			1 - 3 seats	All districts*
B. Dormitories and similar facilities			1 - 3 beds	All districts*
C. All other facilities			1-500 sq. ft. floor area	All districts*
42. Condominiums and Townhouses	V	18	2 per unit	R-3, A/O
43. Contractor or Construction Offices and Shops			1-400 sq. ft. floor area	C-1, C-4, M-1
43.1 Corn Maze	V	22	2 each acre lot area	A-1*
44. Dancing Schools			1-500 sq. ft. floor area	C-1, C-3, C-4
45. Deer and Game Processing			1-300 sq. ft. floor area	A-1*, C-4*, M-1*, M-2*
46. Delicatessen			1-200 sq. ft. floor area	C-1, C-3, C-4
47. Dentist			1-300 sq. ft. floor area plus 1 each employee	C-1, C-3, C-4
48. Department Store			1-300 sq. ft. floor area	C-1, C-4
49. Drive-In Theater	V	13	See special regulations	C-4*
50. Dry Cleaning (See Laundering [No. 87])				
51. Drugstore - Retail			1-300 sq. ft. floor area	C-1, C-3, C-4
52. Dry Goods, Fabrics and Notions - Retail			1-300 sq. ft. floor area	C-1, C-3, C-4
53. Dwelling (See Residential [No. 128])				
54. Eating and Drinking:				
A. Inside service			1-200 sq. ft. floor area	C-1, C-3, C-4, A/O
B. Automobile curb and drive-through			1-200 sq. ft. floor area	C-1, C-4
55. Electrical, Heating, and Plumbing Sales and Service			1-400 sq. ft. floor area	C-1, C-4, M-1
56. Employment Service			1-500 sq. ft. floor area	C-1, C-3, C-4
57. Equipment - Farm and Construction - Sales, Service and Repair			1-500 sq. ft. floor area	C-4, M-1, M-2
58. Exterminator - Pest			1-500 sq. ft. floor area	C-1, C-4
58.1 Farm Dinner			1-300 sq. ft. floor area	A-1*
59. Farm Supplies and Feed Processing			1-500 sq. ft. floor area	A-1*, C-1, C-4
59.1 Farm Tour, Educational	V	22	2 each acre lot area	A-1*
60. Farmers Market			1-300 sq. ft. floor area	A-1*
60.1 Festival, Agricultural/Educational			1-300 sq. ft. floor area	A-1*
61. Florist			1-300 sq. ft. floor area	C-1, C-3, C-4
62. Food Stores - Retail			1-200 sq. ft. floor area	C-1, C-3, C-4
63. Freight Depots - Truck and Rail			1-1,000 sq. ft. floor area	C-4, M-1, M-2
64. Fuel Storage			1-each employee	C-4*, M-1*, M-2*
65. Funeral Homes and Mortuaries			1 - 3 seats in chapel	C-4
66. Furniture			1-400 sq. ft. floor area	C-1, C-3, C-4
67. Garage - Repair (See Automobile [No. 18])				
68. Garage Apartment			2 spaces	R-2, R-3
69. Gasoline Service Station (See Automobile [No. 18])				
70. Gift Shop			1-300 sq. ft. floor area	C-1, C-3, C-4
71. A. Golf course - 9- or 18-hole			3 - hole	CORD*
B. Golf course - miniature			1-500 sq. ft. lot area	CORD*
C. Golf course - driving range			1-500 sq. ft. lot area	CORD*
71.5. Group Home			1-500 [sq. ft. floor area]	A-1*
72. Gunsmith			1-300 sq. ft. floor area	C-1, C-3, C-4
73. Hardware - General Retail			1-300 sq. ft. floor area	C-1, C-3, C-4
74. Health Club			1-400 sq. ft. floor area	C-1, C-3, C-4, A/O
75. Heating, Electrical, and Plumbing Sales and Service			1-400 sq. ft. floor area	C-1, C-4, M-1
76. Heating Supply and Service (See Building Supply [No. 33])				
77. Hobby Shops			1-300 sq. ft. floor area	C-1, C-3, C-4
78. Home Occupation				
A. Residential	V	12.1	Dependent upon use	A-1, MHU-2, all R districts, Resort
B. Rural	V	12.2	Dependent upon use	A-1, R-R
79. Hospitals and Clinics (Excluding Animal)			1 - 3 beds 1 - each employee	C-1, C-4
80. A. Hotels			1 per room	C-1, C-4
B. Cocktail lounge/restaurant			1-100 sq. ft. floor area	C-1, C-4

Use	Special Use Regulation Article and Section Number Applicable to Each Use		Off-Street Parking Space Requirements For Each Use	Zoning District in Which Use is Permitted
	Article	Section Number		
			plus 1 per employee	
81. Household Furnishings			1-400 sq. ft. floor area	C-1, C-3, C-4
82. Ice Manufacture and Sales			1-300 sq. ft. floor area	C-4, M-1
83. Jewelry Stores - Sales and Service			1-300 sq. ft. floor area	C-1, C-3, C-4
84. Junkyards (Including Salvage and Scrap Metal)	V	10	1-500 sq. ft. floor area	M-1*, M-2*
85. Kennels			1-300 sq. ft. floor area	A-1*, C-4*
86. Landfill - Inert	V	19		A-1*, M-1*, M-2*
87. Laundering and Dry Cleaning:				
A. Plant			1-each employee	C-4, M-1
B. Pickup station			1-300 sq. ft. floor area	C-1, C-3, C-4
C. Self-service			1-300 sq. ft. floor area	C-1, C-3, C-4
88. Leather Goods (See Specialty Shop [No. 136])				
89. Libraries			1-each 3 seats	All R and C districts*
90. Liquor Sales			1-300 sq. ft. floor area	C-1, C-4
91. Lumberyards and Millwork			1-each employee plus 1-500 sq. ft. floor area	C-4, M-1, M-2
92. Machinery Sales, Service and Rental			1-500 sq. ft. floor area	C-1, C-4, M-1
93. Mail Order Agency			1-300 sq. ft. floor area	C-1, C-3, C-4
94. Manufactured Housing Unit	V	15	2-each unit	A-1, MHU-1, MHU-2
95. Manufactured Housing Park	V	14	2-each unit plus 1-each 3 units	MHU-1
96. Manufacturing (See Individual Uses)				
97. Meat Packing, Butchering and/or Processing (See Deer and Game Processing [No. 45])			1-300 sq. ft. floor area	M-1*, M-2*
98. Medical Services (See Hospitals and Clinics [No. 79] and Offices [No. 113.B])				
99. Mental Homes, Sanitariums			1-each 3 beds	A-1*
100. Mining (Rock and Minerals)			None	M-2*
101. Mini storage (self-service)			1/10 units 1/employee	C-3*, C-4, M-1*
102. Monument Sales			1-1,000 sq. ft. lot area	C-1, C-4
103. Motion Picture Theater (Excluding Drive-In)			1-each 5 seats	C-1, C-4
104. A. Motels			1 per room	C-1, C-4
B. Cocktail lounge/restaurant			1-100 sq. ft. floor area plus 1 per employee	C-1, C-4
105. Motorcycle Sales and Service			1-300 sq. ft. floor area	C-1, C-4
106. Moving Service			1-each employee plus 1-1000 sq. ft. floor area	C-4, M-1
107. Musical Instruments and Supplies			1-300 sq. ft. floor area	C-1, C-3, C-4
108. Newspaper Publishing, Printing and Distribution			1-each employee plus 1-500 sq. ft. floor area	C-1, C-4
109. Night Club (See Eating and Drinking Places [No. 54])				
110. Nurseries - Plants			1-400 sq. ft. floor area	A-1, C-1, C-3, C-4
111. Nursery School			1-1½ employee	R-2*, R-3*, C-3*, C-4*
112. Nursing Home, Personal Care Home, Assisted Living			1-3 beds	A-1*, R-3*, C-1*, C-3*, C-4*
113. Office:				
A. Professional other than medical			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
B. Professional - Medical			1-300 sq. ft. plus 1-each employee	C-1, C-3, C-4, A/O
C. Business services			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
D. Governmental			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
E. All others			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
114. Office Equipment and Supply			1-300 sq. ft. floor area	C-1, C-3, C-4
115. Optical Sales and Service			1-300 sq. ft. floor area	C-1, C-3, C-4
116. Parks - Campgrounds, Camp Sites, Primitive Camps, Boat Launching Sites			2-site	CORD*
117. Photography Studios			1-300 sq. ft. floor area	C-1, C-3, C-4
118. Plumbing, Heating, and Electrical Sales and Service			1-400 sq. ft. floor area	C-1, C-4, M-1
119. Post Office			1-300 sq. ft. floor area	C-1, C-3, C-4, A/O
120. Printing			1-300 sq. ft. floor area	C-1, C-4, M-1, M-2
120.1. Produce Stand			None	A-1, C-3, C-4
121. Public Buildings and Government Uses Not Specifically Listed Herein			To be determined	All districts*
122. Radio and TV Broadcasting Studios			1-400 sq. ft. floor area	C-1, C-3, C-4
123. Radio and TV Transmitter and Tower			Article VI-A	All districts* except R-1
124. Radio and TV Sales and Service			1-300 sq. ft. floor area	C-1, C-3, C-4
125. Railroad Freight Station			1-500 sq. ft. floor area	C-1, C-4, M-1, M-2
126. Railroad Passenger Station			1-400 sq. ft. floor area	A-1, C-1, C-4, M-1, M-2
127. Ranges:				
A. Rifle, shotgun, archery			See definitions [article II]	1-employee plus 1-1½ each part
B. Pistol:			See definitions [article II]	
1. Outside				1-500 sq. ft. lot area
2. Inside				1-500 sq. ft. lot area
128. Residential/Industrialized Building:				
A. Single dwelling unit per structure			None	2-each
B. 2 dwelling units per structure			None	2-each unit
C. 3 or more dwelling units per structure			None	3-each 2 units
D. Major residential subdivision				
1. Where any one or more lots are less than 5 acres in size			None	2-each unit
2. Where all lots are greater than 5 acres in size			None	2-each unit
3. Where all lots are equal to or greater than 2 acres in size			None	2-each unit
E. Live-Work Unit			None	1-300 sq. ft. floor area
128.5. Resort			See definitions (Article II) and Article IV Section 3.16	Resort*
129. Restaurant (See Eating and Drinking Establishments [No. 54])				
130. Roller Skating Rink			1-300 sq. ft. floor area	C-1, C-4
131. Schools:				
A. Commercial or trade			1-500 sq. ft. floor area	All districts*
B. Public or semipublic:				
1. Elementary			None	1-1½ employees
2. Junior high			None	1-1½ employees
3. High school			None	1-1½ employees plus 1-500 sq. ft. floor area
131.5. Sexually Oriented Establishments			See definitions (Article II) and see Ordinance to Regulate Sexually Oriented Establishments in Harris County, Georgia [Code Sec. 6-131 et seq.]	1-200 sq. ft. floor area plus, 1-1 employee
132. Shoe Repair (See Apparel Service [No. 13])				
133. Shopping Center			1-300 sq. ft. floor area	C-1, C-3, C-4
134. Signs - Off-Premises	V	2	None	Depends on usage
135. Signs - On-Premises	V	2	None	Depends on usage
135.1. Solar collection systems	V	23	None	Resort, except for residential uses located therein
135.5. Special Events Facility			1-each 3 seats	A-1*, C-1*, C-4*, CORD*
136. Specialty Goods Shops (Antiques, Furs, Leather Goods)			1-300 sq. ft. floor area	C-1, C-3, C-4
137. Sporting Goods			1-300 sq. ft. floor area	C-1, C-3, C-4
138. Swimming Pools	V	16	None	All districts
139. Taxidermist			1-300 sq. ft. floor area	A-1*, C-4*, M-1*, M-2*
140. Television (See Radio [Nos.				