

ZONING CODE FOR THE CITY OF HULL, GEORGIA

**DRAFT
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Prepared by:



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Chapter 1: General Provisions

1-1 Title

This Zoning Code shall be known as and may be cited as the “City of Hull Zoning Code,” and may be referred to as the Zoning Code, or simply as “the Code.”

1-2 Authority

This Zoning Code is enacted under the authority of the Official Code of Georgia Annotated, Title 36, Chapter 66, Zoning Procedures, and Title 36, Chapter 67, Zoning Proposal Review Procedures, and all acts amendatory thereto.

1-3 Purpose

The purpose of this Zoning Code is:

1. To foster economic prosperity and a good quality of life in the City of Hull by providing residents and property owners with some certainty regarding the purposes for which land in the City will be used;
2. To guide the growth and development of the City of Hull in accordance with the City’s Comprehensive Plan; and
3. To promote the public health, safety, prosperity, comfort, convenience, and general welfare.

1-4 Applicability

1-4.1 General Applicability

Except as provided below, the provisions of this Zoning Code shall apply to all land within the jurisdiction of the City of Hull. No development may be undertaken without prior authorization pursuant to the provisions in this Zoning Code.

1-5 Incorporation by Reference

The boundaries of the zoning districts of the City of Hull are shown on the map entitled “City of Hull Zoning Map,” dated and certified by the Zoning Administrator. Said map is hereby incorporated into and made part of this Zoning Code by reference.

Regardless of the existence of purported copies of the “City of Hull Zoning Map” which may from time to time be published, the most current zoning map of the City of Hull, in the office of the Zoning Administrator, shall be the final authority for zoning districts in the City.

1-6 Compliance

No structure may be located, erected, constructed, reconstructed, moved, altered, converted, or enlarged, nor may any structure or land be used or existing use be expanded, except in full compliance with all provisions of this Zoning Code.

1-7 Severability

Should any section, subsection, sentence, clause, phrase, or provision of this Zoning Code be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Zoning Code as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

1-8 Rules of Interpretation

The provisions of this Code shall be held to the minimum requirements for the protection of the health, safety, and general welfare of the public. If two or more provisions within this Code are in conflict or are inconsistent with one another, the most restrictive provision shall control.

1-9 Abrogation

It is not intended by this Code to interfere with or abrogate or annul any easements, covenants, or other agreements between parties.

1-10 Conflict with Other Regulations

Whenever this Code requires or imposes more restrictive standards than are required in or under any other statutes, the requirements of this Zoning Code shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this Code, the provisions of such statute shall govern.

1-11 Effective Date

This Code shall be in full force and effective upon adoption by the City Council and shall apply to any development for which the first submittal of development plans is received after the effective date of this Zoning Code.

1-12 Definitions

ACCESSORY DWELLING UNIT

A detached or attached subordinate dwelling unit, located on the same lot as the principal structure. Includes garage apartments, mother-in-law suites, guest houses, or any other type of residential unit that is subordinate to the primary use of the lot.

ACCESSORY STRUCTURE

A detached, permanent or semi-permanent subordinate structure, measuring 4 feet or more on one side, located on the same lot as the principal structure or use.

ADDITION

Any walled or roofed expansion to the perimeter of a building that is connected to that building

ADULT ENTERTAINMENT

Performances by topless and/or bottomless dancers, strippers or similar entertainers, where such performances are characterized by the display or exposure of anatomical areas.

ADULT ENTERTAINMENT ESTABLISHMENT

A commercial establishment, which has as its primary purpose or business the offer for sale, rent, or distribution of any book, publication, tape, CD, DVD, or any media that depicts nudity, or sexual conduct; or engages in services such as bath houses, massage parlors, wrestling parlors or like activity, including a night club, restaurant, theater, cabaret, lounge, or other establishment which features adult entertainment.

ANIMAL SHELTER

Any facility operated by or under contract for the state, county, municipal corporation, or any other political subdivision of the state for the purpose of impounding or harboring seized, stray, homeless, abandoned, or unwanted dogs, cats, and other animals; any veterinary hospital or clinic operated by a veterinarian or veterinarians which operates for such purpose in addition to its customary purposes; and any facility operated, owned, or maintained by a duly incorporated humane society, animal welfare society, or other nonprofit organization for the purpose of providing for and promoting the welfare, protection, and humane treatment of animals.

APPLICANT

A person or entity making an application for a permit as provided for under this Code. The applicant may be the owner, developer, project manager, or contractor.

BUFFER

A strip of land located between a building, structure, or use and another property or public right of way.

BUILDING

A temporary or permanent structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

CONCENTRATED ANIMAL FEED LOT OPERATIONS (CAFO)

A lot or facility, together with any associated treatment works, where both of the following conditions are met: First, animals have been, are, or will be stabled or confined and fed or maintained for a total of 45 days or more in any 12-month period. Secondly, crops, vegetation, forage growth, or post-harvest residues are not sustained over any portion of the operation lot or facility. CAFOs and factory farms can be indoor and/or outdoor operations.

CORNER LOT

A lot having frontage on two (2) public streets at their intersection

CURB CUT

The opening along the curb line or edge of pavement of a public street at which point a driveway begins for vehicular ingress and egress from a property.

DAY CARE CENTER (CHILD)

An establishment, licensed by the Georgia Department of Human Resources, operated by a person, society, agency, corporation or institution, or any group, wherein are received with or without pay, seven (7) or more children under 18 years of age for group care, for less than 24 hours per day, without transfer of custody.

DWELLING UNIT

Any building or structure or portion thereof, designed for or used as a residence by a single housekeeping unit with cooking, sleeping and sanitary facilities provided within. Does not include rooms in a hotel, motel, boarding house, bed & breakfast, or extended stay hotel.

FLOOR AREA

The sum of all square feet of each floor of a building, measured from the interior faces of the exterior walls. The following areas are excluded from the measurement of the floor area: unfinished attics and basements, attached garages or spaces used for off- street parking or loading, breezeways, decks, and porches.

FRONTAGE

The width in linear feet of a lot or parcel where it abuts the right-of-way of any public street.

KENNEL

Any establishment, other than an animal shelter, where dogs or cats are maintained for boarding, holding, training, or similar purposes for a fee or compensation. Similar purposes include, but are not limited to, activities of a breeding establishment, cattery, or grooming shop.

LOFT APARTMENT

An apartment located on the second or higher story of a building, typically located above businesses in a commercial downtown area.

LOT

A parcel of land, as shown on the latest County tax assessment records.

LOT OF RECORD

Any contiguous parcel of land designated as a separate and distinct parcel of land on a legally recorded, approved subdivision plat or in a legally recorded deed, as filed in the official records of the Clerk of Court for the City of Hull/Madison County prior to the date of the adoption of this Code

MANUFACTURED HOME

A factory-built structure, transportable in one or more sections, designed to be used as a dwelling with or without a permanent foundation, constructed on or after June 15, 1976 in compliance with the Manufactured Home Construction and Safety Standards (42 U.S.C. 5401-5426). Manufactured homes, as defined herein, may not be placed within any zoning district in the City of Hull.

MOBILE HOME

A factory-built structure, transportable in one or more sections, designed to be used as a dwelling with or without a permanent foundation, constructed prior to the enforcement of the Manufactured Home Construction and Safety Standards (42 U.S.C. 5401-5426), effective June 15, 1976. Mobile homes, as defined herein, may not be placed within any zoning district in the City of Hull.

NON-CONFORMING STRUCTURE

Any lawfully existing structure or building on the effective date of this Code that does not comply with all of the provisions of this Code.

NON-CONFORMING LOT OF RECORD

A lot of record on the effective date of this Code, that does not comply with the current requirements of this Code, but was lawfully established and authorized by the City of Hull.

NON-CONFORMING USE

Any use lawfully being made of any land, building, or structure on the effective date of this Code that does not comply with the use provisions of this Code.

OPEN SPACE

A parcel or parcels of land or an area of water or a combination of both land and water within the site designated for development and designed and intended for the use and enjoyment of residents of the development or for the general public, not including streets or off-street parking areas.

OUTDOOR STORAGE

The keeping in an outdoor area, if not fully screened from public view, of any goods, material, merchandise, or vehicles in the same place for more than two (2) consecutive days whether for storage, display, processing, or sale.

PERSONAL CARE HOME

A facility that provides assistance with the activities of daily living to at least two unrelated residents.

PRINCIPAL BUILDING

The building containing, or to contain, the principal use of a lot.

PRINCIPAL USE

The principal purpose for which a lot or the main building thereon is designed, arranged, or intended, and for which it is or may be used, occupied, or maintained

PUBLIC HEARING

An official session of any elected or appointed board advertised according to law.

RECREATIONAL VEHICLE

A camper, trailer, motor home, or similar vehicle that is:

1. Built on a single chassis; and
2. Designed to be self-propelled or towable by a non-commercial vehicle; and
3. Designed primarily for use as temporary living quarters for recreation, camping, travel, or seasonal use.

REDEVELOPMENT

A land development project on a previously developed site. Excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved areas, and exterior changes or improvements which do not materially increase or concentrate stormwater runoff or cause additional nonpoint source pollution.

RELIGIOUS FACILITY

A building in which persons regularly assemble for religious worship, and that is maintained and controlled by a religious body organized to sustain public worship.

RIGHT-OF-WAY (PUBLIC)

A strip of land dedicated to, designated, reserved, or deeded to the City, County, or State, on which facilities such as roads, railroads, canals, utilities, and other similar uses exist or may be constructed.

SETBACK

The shortest distance between the right-of-way of a street or an adjacent lot line and the nearest part of a building as prescribed in this Code for specific districts. Primary and accessory buildings may not be placed within a required setback.

SIDEWALK

That portion of the right-of way which is parallel to the street or road and which is intended for pedestrian traffic.

SIGHT DISTANCE TRIANGLE

The area of property in the quadrant of an intersection located within a triangle formed by a diagonal line that connects two points at a certain distance away from the intersection of the right-of-way lines of two intersecting streets or the intersection of a street and a driveway.

SIGN: A name, identification, description, emblem, display or device which is affixed to, printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non-illuminated; visible or intended to be visible from any public place; and, which directs or calls attention to a person, place, product, institution, business, organization, activity, or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard, statue, vehicle, or temporary sign.

ABANDONED SIGN

- a. A sign, including a sign structure, is abandoned if it is located on a parcel that was previously occupied, but the use has been discontinued or all buildings on the parcel containing the sign have been vacated for a period of more than 6 months and no building permit or occupational permit has been issued for the parcel during that six month period and the sign has not been well maintained for a 120-day period.
- b. Any sign the owner of which cannot be located at the owner's last address as reflected on the records kept by the Zoning Administrator.
- c. Any sign no longer fully supported by the structure designed to support the sign.

ANIMATED SIGN

A sign that depicts action or motion or that changes color.

BUILDING SIGN

A sign that in any manner is fastened to, projects from, or is placed upon the exterior wall, or a window, door, or roof of a building.

DILAPIDATED SIGN

Any sign that is structurally unsound or potentially dangerous or any sign face that is illegible due to damage or lack of maintenance that is not prepared to meet City Codes within 30 days after written notification by the Zoning Administrator to the property owner or sign owner.

FACE

The portion of a sign on which the copy, message, or other visual image to be communicated is placed or is intended or designed to be placed.

FEATHER BANNER SIGN

A vertical banner mounted to a pole, often wind-activated.

FLAG SIGN

A sign made of paper, woven, natural, or synthetic fabric, thin plastic, or similar lightweight, pliable material that is normally displayed by flying from a pole as a wind-activated device, but is not otherwise defined herein as a pennant or feather-banner.

FLASHING SIGN

Any sign utilizing a continually or intermittent or sequentially flashing light source.

ILLUMINATED SIGN

Any sign designed to emit artificial light or lit by a stationary source of artificial light.

PENNANT

A lightweight plastic, fabric, or similar material designed to move in the wind; pennants are often suspended from a rope, wire, or string in series. The term “pennant” shall not include a “banner” or a “flag” as defined herein.

PRINCIPAL SIGN

The main, most prominent or largest sign on a property’s street frontage or principal building.

SIGN AREA

The entire face of a sign, including the area to which the sign’s message is attached, and any framing, trim, or molding, but not including the support structure for free-standing pole-mounted signs.

SIGN COPY

Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

TEMPORARY SIGN

See “Feather-Banner Sign” or “Flag Sign.”

CONDITIONAL USE

A conditional use is a use which, within certain districts as specified by this ordinance, is not permitted as a matter of right but may be permitted within these districts by the City Council after the Planning Commission and City Council have: (1) reviewed the proposed site plans for the use, its location within the City, its arrangement and design, its relationship to neighboring property, and other conditions peculiar to the particular proposal which would determine its desirability or undesirability; (2) has found the proposal not to be contrary to the intent of this ordinance; and (3) has approved the use as specified.

STREET or ROAD

Right-of-way dedicated to or owned by a public government agency for the purpose of providing principal access to abutting property

STRUCTURE

Anything constructed or installed, the use of which requires location on a parcel of land.

SUBDIVISION

The cumulative platting of real property into two or more parcels, lots, tracts, or any other division of land, including all division of land involving a new street or a change in existing streets.

THROUGH LOT

A lot other than a corner lot, having frontage on more than one (1) street; or a corner lot having frontage on three (3) or more streets.

VARIANCE

A relaxation of the dimensional and/or development standards of the Zoning Code that will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the intentional actions of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

ZONING ADMINISTRATOR

The person whom the City Council has designated as its agent for the administration of these regulations.

ZONING DISTRICT

One or more sections of the City as set forth in this Code and delineated and designated on the zoning maps, within which the zoning regulations are uniform

Chapter 2: Permitted Uses

2-1 General Provisions

2-1.1 Continuation of non-conforming uses

- (a) A lawful use of a building, structure, or land occurring prior to the date of adoption of this Code may be continued even if such use does not conform to the provisions of this Code. However, if such a use is discontinued for a continuous period of not less than one (1) year, every future use of such building or land will be required to conform to the provisions of this Code.
- (b) Non-conforming uses of buildings, structures, or land may not be expanded in any manner except in conformance with this Zoning Code.
- (c) A use shall be deemed discontinued if all activities related to such use have ceased for a continuous period of not less than one (1) year. The determination that a use has ceased shall be made by the Zoning Administrator, who shall consider, among other things, the consumption of utility services at the property, the existence and maintenance of any required business licenses, and advertising to the public of any activities on the property.

2-1.2 Prohibition of development in flood zones

No structures other than non-residential accessory structures may be placed or constructed within, or partially within, a flood zone as defined by the Federal Emergency Management Agency (FEMA).

2-2 Zoning districts

The following zoning districts are hereby established in the City of Hull.

Agricultural (AG). The purpose of this district is to encourage preservation of open space and a compatible relationship between agriculture and low-density, single-family, rural residential development. It is comprised primarily of open land with low-density residential and is noted by its agricultural character.

Rural Residential (R1). The purpose of this district is to provide low-density single-family residential in a rural setting, usually without access to public water and wastewater systems.

Low-Density Residential (R2). The purpose of this district is to allow for low-density, primarily single-family residential development in a neighborhood setting that utilizes public water and wastewater systems.

Downtown (DH). The purpose of this district is to encourage growth within downtown Hull that incorporates a mix (vertical and horizontal) of compatible uses and development patterns to build an engaging city center. This district is intended for traditional development patterns and a mix of appropriate uses (residential, commercial, office, public, and recreational).

General Neighborhood (GN). The purpose of this district is to provide for multiple housing types as well as compatible businesses that utilizes public water and sewer systems. It is characterized by compact neighborhood locations for businesses including professional, retail, sales, and service establishments as well as multiple types of housing; creating a walkable environment with nearby amenities.

Industrial (I). The purpose of this district is to provide and protect areas for commercial and industrial uses such as processing, manufacturing, and warehousing of products.

2-2.1 Table of Permitted Uses

This section lists the uses (Table 1 and Table 2 matrices) that are allowed by right or by Conditional Use approval in each zoning district in the City of Hull. A listed allowed use (indicated by an “A” in Table 1) is one that is allowed in the zone without any qualifications, except wherever such qualifications may be indicated in this Zoning Code. A listed conditional use is one that may be granted only when certain conditions are met (indicated by a “C” in Table 1). A blank space indicates that the use is not allowed within that zoning district under any circumstances.

2-2.2 Allowed Principal, Accessory and Temporary Uses

- (a) A Principal Use is the specific, primary purpose for which land or a building is used.
- (b) An Accessory Use is the use that is permitted on a property in conjunction with a principal use. An Accessory Use is incidental to the principal use and would not exist independent of the principal use.
- (c) A Temporary Use is a use having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time.
- (d) Principal Uses that are allowed by right or allowed only by Conditional Use approval in each zoning district are shown in Table 1. Accessory Uses and Temporary Uses that are allowed in conjunction with a Principal Use are shown in Table 2.

2-2.3 Allowed Principal, Accessory and Temporary Uses

Any Principal Use not shown on Table 1 or any Accessory Use not shown on Table 2 as allowed in a zoning district, whether by right or with approval as a Conditional Use, is specifically prohibited within that zoning district.

2-2.4 Interpretation of Uses

Some degree of interpretation will occasionally be required. It is not possible to list each and every variation or name of a given use.

- (a) In addition to other generally accepted references and resources, the *North American Industrial Classification System* (NAICS), published by the U.S. Department of Commerce (as amended), may be referred to in order to interpret the definition of uses listed on Table 1 and Table 2 and to identify similar uses that may be allowed along with each listed use. The NAICS classification number is shown on the tables for each applicable use for reference and interpretation only; the NAICS is not adopted as part of this Code.
- (b) If no NAICS classification number is shown on Table 1 or 2, there is no corresponding category to the land use listed. The use may be residential in nature (there are no NAICS

categories for residences) or may be a land use activity not generally recognized as a business activity or industry type.

- (c) In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity.

Table 1. Table of Permitted Uses

A = Allowed, C = Conditional Use, blank cell = Not Permitted

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
Agriculture, Forestry, and Fishing							
111	Crop Production, except Greenhouse, Nursery and Floriculture Production	A					
1114	Greenhouse, Nursery and Floriculture Production	A				C	A
112	Animal Production, except for Dog or Cat Breeding Kennel	A					A
11299	Dog or Cat Breeding Kennel	A					
113	Forestry and Logging	A					
1151	Support Activities for Crop Production	A					A
1152	Support Activities for Animal Production	A					A
1153	Support Activities for Forestry	A					A
42441	Farmers Market (wholesale)	A			A	A	
Residential Uses							
	Single-Family Detached: Site-Built or Modular Home	A	A	A	A	A	
	Single-Family Detached: Manufactured Home						
	Two-Family Dwelling: Duplex	A	A	A	A	A	
	Three-Family Dwelling: Triplex			A	A	A	
	Four-Family Dwelling: Quadruplex			A	A	A	
	Multi-Family: Townhouses				A	A	
	Multi-Family: Apartments				A	A	
	Manufactured Home Park						
7213	Rooming and Boarding Houses					C	
	Upper Floor Residential Lofts in Mixed-Use Building				A	A	
623	<i>Nursing and Residential Care Facilities:</i>						
6231	Nursing Care Facilities					A	
6232	Residential Mental Retardation, Mental Health and Substance Abuse Facilities	A		C		C	
623311	Continuing Care Retirement Community with on-site nursing care facilities			A		A	
623312	Assisted-Living Facilities and Other Homes for the Elderly without on-site nursing care facilities			A		A	
6239	Personal Care Homes, Family (2 to 6 under care)	C	C	C		A	
6239	Personal Care Homes, Group (up to 15 under care)			C		CA	
6239	Personal Care Homes, Congregate (more than 15 under care)			C		C	

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
Administrative and Professional Offices							
55	Corporate Management Offices				A	A	A
	Publishing and Information Technology:						
5111	Newspaper, Periodical, Book and Directory Publishers				A	A	A
5112	Software Publishers				A	A	A
51223	Music Publishers				A	A	A
516	Internet Publishing and Broadcasting				A	A	A
5181	Internet Service Providers and Web Search Portals				A	A	A
	Credit and Financial Offices:						
5222	Credit Card Issuing and Sales Financing					A	A
52231	Mortgage and Non-mortgage Loan Brokers				A	A	A
52232	Financial Transactions Processing, Reserve and Clearinghouse Activities				A	A	A
52239	Mortgage Servicing and Other Activities Related to Credit Intermediation (includes check cashing, money orders, payday lending services)				C	C	A
523	Financial Investments and Related Activities, such as Portfolio Management and Investment Advice, and Securities and Commodity Broker- ages.				A	A	A
5241	Insurance Carriers				A	A	A
525	Funds, Trusts and Other Financial Vehicles				A	A	A
	Professional Offices:						
5411	Lawyers, Notaries and Other Legal Services				A	A	A
5412	Accounting, Tax Preparation, Bookkeeping and Payroll Services				A	A	A
5413	Architectural, Engineering, Surveying and Related Services (except Testing Laboratories)				A	A	A
5414	Interior Design, Graphic Design and other Specialized Design Services				A	A	A
5416	Management, Scientific and Technical Consulting Services, including Executive Search and Management Consulting				A	A	A
5417	Scientific Research and Development Services				A	A	A
54194	Veterinary Clinics, including Animal Hospitals					A	A
	Medical Offices:						
6211	Medical Offices of Physicians				A	A	A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
6212	Medical Offices of Dentists				A	A	A
6213	Medical Offices of Optometrists, Chiropractors, Therapists and Other Health Specialists				A	A	A
6215	Medical and Diagnostic Laboratories					A	A
	Call Centers:						
4541	Electronic Shopping and Mail-Order Houses					A	A
4543	Direct Selling Establishments, except Fuel Dealers (see under <i>Manufacturing, Wholesaling and Warehousing</i>)				A	A	A
7113	Promoters of Performing Arts, Sports and Similar Events				A	A	A
7114	Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures				A	A	A
Commercial Services							
	Finance, Insurance and Real Estate Services:						
5221	Banks, Credit Unions and Savings Institutions, no drive-in window				A	A	A
5221	Banks, Credit Unions and Savings Institutions, with drive-in window					A	A
5242	Insurance Agencies, Brokerages and Other Insurance Related Activities				A	A	A
531	Real Estate Office				A	A	A
	Day Care Services:						
6244	Day Care Center (more than 18 persons in care)				C	A	C
6244	Group Day Care Home (18 or fewer persons in care)	C	C	C	A	A	
	Transient Lodging:						
7211	Hotels, not Extended Stay				A	A	A
7211	Hotels, Extended Stay					C	A
721191	Bed-and-Breakfast Inns	A			A	A	
721214	Fishing Camps	A					
8111	Automotive Repair and Maintenance , except for Automotive Car Washes and Auto Emissions Testing						
811192	Automotive Car Washes						A
811198	Auto Emissions Testing						A
	Other Repair and Maintenance Services:						
8112	Electronic and Precision Equipment Repair and Maintenance				A	A	A
8113	Commercial and Industrial Machinery and Equipment Repair and Maintenance (except Automotive and Electronic						A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
	Repairs, Tractor Repairs and Welding Shops)						
81131	Tractor and Other Farm Equipment Repairs and Maintenance	C					A
81131	Welding Shop	C					A
811411	Home and Garden Equipment Repair and Maintenance	C				C	A
811412	Home Appliance Repair and Maintenance					C	A
81142	Re-upholstery and Furniture Repair and Maintenance					A	A
81143	Shoes and Leather Goods Repair and Maintenance				A	A	A
81149	Other Personal and Household Goods Repair and Maintenance, such as jewelry, musical instruments, watch and clock repair, and bicycle repair				A	A	A
8121	Personal Care Services:						
81211	Barber Shops and Beauty Salons				A	A	A
812113	Nail Salons				A	A	A
812191	Diet and Weight Reducing Centers					A	A
812199	Massage Therapy Establishment				A	A	
812199	Saunas and Steam or Turkish Baths					A	
812199	Tanning Salons				A	A	
812199	Tattoo and Body Piercing Studios				A	A	
8123	Dry-Cleaning and Laundry Services:						
81231	Coin-Operated Laundries				C	A	A
81232	Dry-Cleaning and Laundry Services (except Coin-Operated)				A	A	A
812331	Linen and Uniform Supply					A	A
812332	Industrial Launderers						A
	Health Related Services:						
6216	Home Health Care Services					A	
62191	Ambulance Services						A
621991	Blood and Organ Banks						A
	Other Personal Services:						
81221	Funeral Homes				A	A	
81291	Pet Care, such as Grooming and Training (not including Veterinary Services and Pet Boarding Kennels)				A	A	
81291	Pet Boarding Kennel, without Outdoor Runs	A				A	A
81291	Pet Boarding Kennel, with Outdoor Runs	C				A	A
81293	Parking Lots and Garages				C	C	A
81299	Bail Bonding or Bondsperson Services				A	A	
532	Rental and Leasing Services:						
53211	Passenger Car Rental and Leasing						A
53212	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing						A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
53222	Formal Wear and Costume Rental				A	A	
53223	Video Tape and Disc Rental				A	A	
532291	Home Health Equipment Rental					A	A
532292	Recreational Goods Rental					A	A
532299	Furniture Rental Center					A	A
532299	Party Supplies and Other Consumer Goods Rental					A	A
5323	General Equipment and Tool Rental Centers						A
53241	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing						A
53242	Office Computers, Copiers, Furniture and Other Office Machinery and Equipment Rental and Leasing					A	A
5614	Business Support Services:						
561422	Telemarketing Bureaus					A	
56143	Business Service Centers (including photo- copying shops, blueprinting shops, mailbox rental, etc.)				A	A	
56144	Collection Agencies					A	
56145	Credit Bureaus					A	
	Other Business Services:						
323111	Commercial Printing Services, with or without Photo-Copying Services (except Screen and Books)					A	A
5182	Data Processing, Hosting and Related Services					A	A
51911	News Syndicates					A	
54138	Testing Laboratories						A
5415	Computer Systems Design and Related Services				A	A	
72232	Caterers except Special Event Facilities				A	A	
72232	Special Event Facilities	C			C	C	
5418	Advertising, Public Relations and Related Services				A	A	
54191	Marketing Research and Public Opinion Polling				A	A	
541921	Photography Studios, Portrait				A	A	
54193	Translation and Interpretation Services				A	A	
5611	Office Administrative Services				A	A	A
5612	Office Facilities Support Services				A	A	A
56131	Employment Placement and Executive Search Services				A	A	A
561320	Temporary Employment Agencies				A	A	
5615	Travel Agencies				A	A	
56191	Packaging and Labeling Services						A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
5616	Investigation and Security Services:						
561611	Investigation Services				A	A	A
561612	Security Guards and Patrol Services						A
561613	Armored Car Services						A
561621	Security Systems Services, except Locksmiths						A
561622	Locksmiths				A	A	
5617	Services to Buildings and Dwellings						
561710	Exterminating and Pest Control Services						A
561720	Janitorial Services						A
561730	Landscaping Services	A					A
561740	Carpet and Upholstery Cleaning Services						A
	Construction Services:						
2382	Construction Contractors, Builders and Developers, office only				A	A	A
2382	Construction Contractors, Builders and Developers, with outdoor storage						A
23835	Carpentry Shop, Woodworking						A
	Job Training Services:						
6114	Private Business Schools and Computer and Management Training					A	
6115	Private Technical and Trade Schools, including Cosmetology, Modeling, Graphic Arts, Computer Repair, Real Estate, Flight, and Truck Driving Schools					A	A
6243	Vocational Rehabilitation Services					A	
6116	Private Schools: Personal Enrichment:						
61161	Performing Arts Studios (Art, Drama, Music and Dance Studios)				A	A	
61162	Sports and Recreation Instruction				A	A	
61163	Language Schools				A	A	
611691	Exam Preparation and Tutoring				A	A	
611692	Automobile Driving Schools				A		A
6117	Educational Counseling, Testing and Other Support Services				A	A	
Arts, Entertainment and Recreation							
51912	Libraries and Archives				A	A	
7111	Performing Arts Theater: Drama, Dance, Music, Comedy (except Adult Entertainment)				A	A	
7111	Adult Entertainment	A					A
7115	Artist's Studios (includes Galleries), except Taxidermists				A	A	
71151	Taxidermists	A					A
712	Museums, Commercial Historical Sites, and Similar Institutions	A			A	A	

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
512131	Motion Picture Theaters (except Drive-Ins)				A	A	A
512132	Motion Picture Theaters, Drive-In						A
7139	Amusement and Recreation Uses:						
71312	Amusement Arcades				A	A	A
71399	Archery or Shooting Ranges, Indoor					A	A
71394	Batting Cages					A	A
71399	Billiard and Pool Halls				A	A	A
71395	Bowling Centers				A	A	
71394	Fitness Centers, Health Clubs				A	A	
71391	Golf Course, with or without a Country Club	A	A	A			A
71399	Golf Driving Ranges	A	A	A			A
71399	Horse Riding Stables, Commercial	A					
71399	Horse Riding Stables, Private	A	A				
71394	Ice or Roller Skating Rink					A	
71399	Miniature Golf	A				A	
71394	Paintball Competition Courses	A					A
71399	Recreational Day Camps	A					
71394	Water Slides and Wave Pools					A	
71399	Recreation Centers, including Non-Profit (e.g. YMCA, Senior Center or Area-wide Recreation Center) and For Profit (e.g. Private Playgrounds, Tennis, Community Swimming Pools or Other Recreation Amenities)	A	A	A	A	A	
Retail Trade							
441	Motor Vehicle and Parts Dealers:						
44111	New Car Dealers						A
44112	Used Car Dealers						C
44121	Recreational Vehicle Dealers						A
441221	Motorcycle Dealers						A
441222	Boat Dealers						A
441229	Auto Broker						A
441229	All Other Motor Vehicle Dealers						A
4413	Automotive Parts, Accessories, and Tire Stores					A	A
442	Furniture and Home Appliance Stores					A	A
443	Electronics and Appliance Stores				A	A	A
4441	Building Material and Supplies Dealers:						
44411	Home Centers, no outdoor storage					A	A
44411	Home Centers, with outdoor storage						A
44412	Paint and Wallpaper Stores				A	A	
44413	Hardware Stores				A	A	
44419	Lumber Yards						A
44419	Electrical, Heating or Plumbing Stores, no outdoor storage					A	A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
44419	Electrical, Heating or Plumbing Supply Stores, with outdoor storage						A
44419	Wood or Ceramic Tile Flooring Stores					A	A
44419	Log Home Sales Lots						A
44419	Other Building Material Dealers not listed above						A
4442	Lawn and Garden Equipment and Supplies Stores:						
44421	Outdoor Power Equipment Stores						A
44422	Garden Centers						A
445	Food and Beverage Stores:						
44511	Supermarkets and Other Grocery (except Convenience) Stores				A	A	A
44512	Convenience Food Stores with fuel pumps (excluding automated car wash)					A	A
44512	Convenience Food Stores with fuel pumps (including automated car wash)						A
44512	Convenience Food Stores without fuel pumps				A	A	A
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Candy Stores				A	A	A
4453	Beer, Wine and Liquor Stores				A	A	
311811	Retail Bakeries and Pastry Shops				A	A	
446	Health and Personal Care Stores:						
44611	Pharmacies and Drug Stores				A	A	
44612	Cosmetics, Beauty Supplies and Perfume Stores				A	A	
446191	Food (Health) Supplement Stores				A	A	
446199	All Other Health and Personal Care Stores, such as hearing aids, eye glasses and convalescent supplies				A	A	
448	Clothing and Clothing Accessories Stores:						
4481	Clothing Stores				A	A	
4482	Shoe Stores				A	A	
44831	Jewelry Stores				A	A	
44832	Luggage and Leather Goods Stores				A	A	
451	Sporting Goods, Hobby, Book and Music Stores				A	A	
452	General Merchandise and Department Stores, except Warehouse Clubs and Warehouse Supercenters					A	
45291	Warehouse Clubs and Warehouse Supercenters					C	A
453	Miscellaneous Store Retailers:						
4531	Florists				A	A	
45321	Office Supplies Stores				A	A	
45321	Stationery Stores				A	A	

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
45322	Gift, Novelty and Souvenir Stores				A	A	
4533	Antiques Shop				A	A	
4533	Used Books, Second-Hand Clothing, Indoor Flea Markets and Other Used Merchandise Stores (not including Pawnshops or Antique Shops)				A	A	
4533	Pawnshop					A	
45391	Pet and Pet Supply Stores				A	A	
45392	Art Dealers				A	A	A
45393	Manufactured Home Dealers						A
453991	Cigar and Tobacco Stores				A	A	
453998	Swimming Pool and Pool Supply Stores, no outdoor storage					A	A
453998	Swimming Pool and Pool Supply Stores, with outdoor storage						A
453998	Permanent Fireworks Shop				A	A	
722	Food Services and Drinking Places:						
722511	Restaurants, Full-Service (excluding Brew-pubs), including Lounges				A	A	
722511	Brewpubs				A	A	
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows					C	
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.				A	A	
722513	Restaurants, Drive-In					C	
722514	Cafeterias, Grill Buffets and Buffets				A	A	
722213	Specialty Snack Shops and Non-Alcoholic Beverage Bars, including Coffee Shops, Donut Shops, Ice Cream Shops and Bagel Shops				A	A	
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)				A	A	
722	Mobile Kitchens				C	A	A
Manufacturing, Wholesaling and Warehousing							
311	Food Manufacturing, except Animal Slaughtering and Retail Bakeries (Retail Bakers are addressed under <i>Retail Trade</i>)						A
31211	Beverage Product (non-alcoholic) Manufacturing						A
31212	Brewery	A			A	A	
31213	Winery	A			A	A	
31214	Distillery	A			A	A	A
3122	Tobacco Product Manufacturing						A
312113	Ice Manufacturing						A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
313	Textile Mills						A
314	Textile Product Mills						A
315	Apparel Manufacturing, except Tailors and Dressmakers						A
31521	Tailors and Dressmakers				A	A	
316	Leather and Allied Product Manufacturing, except Leather Tanning and Finishing						A
316	Leather Tanning and Finishing	A					A
321	Wood Product Manufacturing, except Sawmills and Wood Preservation	A					A
321113	Sawmills with Storage Lots	A					A
321999	Mulching Operation	A					A
322	Paper Manufacturing						A
323	Printing and Related Support Activities, except Photocopying and Duplicating Services (instant printing)						A
324	Petroleum and Coal Products Manufacturing, except Petroleum Refining and Asphalt Paving, Roofing, and Saturated Materials Manufacturing						A
32411	Petroleum Refining						A
32412	Asphalt Paving, Roofing, and Saturated Materials Manufacturing						A
325314	Composting Operation	A					A
3254	Pharmaceutical and Medicine Manufacturing						A
32592	Explosives Manufacturing						A
3261	Plastics Product Manufacturing						A
3262	Rubber Product Manufacturing, except Tire Manufacturing						A
32621	Tire Manufacturing or Retreading						A
327	Concrete, Clay, Stone, Glass and other Nonmetallic Mineral Product Manufacturing						A
331	Primary Metal Manufacturing						A
332	Fabricated Metal Products Manufacturing						A
334	Computer and Electronic Product Manufacturing						A
335	Electrical Equipment, Appliance and Component Manufacturing						A
336	Motor Vehicle and Other Transportation Equipment Manufacturing						A
337	Furniture and Related Product Manufacturing						A
339	Miscellaneous Manufacturing:						

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
33911	Medical Equipment and Supplies Manufacturing, except Dental Laboratories						A
339116	Dental Laboratories					A	A
33991	Jewelry and Silverware Manufacturing						A
33992	Sporting and Athletic Goods Manufacturing						A
33993	Doll, Toy, and Game Manufacturing						A
33994	Office Supplies (except Paper) Manufacturing						A
33995	Sign Manufacturing						A
339991	Gasket, Packing, and Sealing Device Manufacturing						A
339992	Musical Instrument Manufacturing						A
339993	Fastener, Button, Needle, and Pin Manufacturing						A
339994	Broom, Brush, and Mop Manufacturing						A
339995	Burial Casket Manufacturing						A
33999	Other Miscellaneous Manufacturing not listed above						A
42	Wholesale Trade:						
42	Wholesale Trade with Customer Showrooms, no Outdoor Storage (includes Distribution Centers)						A
42	Wholesale Trade with Outside Storage, except Junk and Scrap Yards						A
4542	Vending Machine Operators						A
45431	Fuel Dealers						A
493	Warehousing and Storage:						
49311	General Warehousing and Indoor Storage						A
49311	General Warehousing and Outdoor Storage						A
49312	Refrigerated Warehousing (Cold Storage)						A
49313	Farm Product Warehousing and Storage						A
49319	Bulk Petroleum Storage and other Bulk Storage Tanks						A
53113	Mini-Warehouses and Self-Storage Units						A
5121	Motion Picture Industries						A
5122	Sound Recording Industries				A	A	A
562	Waste Management and Remediation Services (includes Junk Yards, Scrap Yards)						A
Transportation, Communications and Utilities							
481	Airports and Other Air Transportation:						
4811	Airport						A
4812	Private Airstrip or Heliport						A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
482	<i>Rail Transportation:</i>						
4821	Rail Transportation Company Office						A
4882	Rail Yards, Rail and Train Service and Repair						A
484	<i>Truck Transportation:</i>						
48411	General Freight Trucking, Local						A
48412	General Freight Trucking, Long-Distance						A
48422	Specialized Freight (except Used Goods) Trucking, Local						A
48423	Specialized Freight (except Used Goods) Trucking, Long-Distance						A
485	<i>Transit and Ground Passenger Transportation:</i>						
4853	Taxi and Limousine Service						A
4855	Charter Bus Industry						A
485991	Special Needs Transportation						A
485999	Shuttle Services, Vanpools and Other Ground Passenger Transportation						A
488	<i>Support Activities for Transportation:</i>						
48841	Motor Vehicle Towing and Wrecker Services						A
4885	Freight Transportation Arrangement Agents and Brokers						A
488991	Packing and Crating						A
492	<i>Couriers and Messengers:</i>						
4921	Intercity Couriers (FedEx, UPS), package drop-off only				A	A	A
4921	Intercity Couriers (FedEx, UPS), sorting and forwarding						A
4922	Local Messengers and Local Delivery				A	A	A
515	<i>Broadcasting and Telecommunications:</i>						
5151	Radio and Television Broadcasting Stations					A	
5152	Cable and Other Subscription Distribution					A	
5171	Telephone and Other Wired Telecommunications Carriers					A	
5172	Cellular and Other Wireless Telecommunications Carriers (except Satellite)					A	
5173	Telecommunications Resellers					A	
5174	Satellite Telecommunications					A	
5179	<i>Radio, Television and Telecommunications Antennae and Towers:</i>						
5179	Freestanding Towers and Antennae						
5179	Additions to Existing Towers (Colocation)						

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
22	Utilities:						
22112	Electric Power Transmission Substations (Transformer Stations)	A	A				
2212	Natural Gas Distribution (includes Gas Regulator Stations)	A	A				
Public and Institutional Uses							
8131	Churches, Mosques, Temples, Synagogues and Other Facilities for Religious Organizations Worship			A	C	A	
8132	Charitable Organization Offices				A	A	
8133	Social Advocacy Organizations				A	A	
8134	Fraternal Lodges, Veterans Membership Organizations, and Other Civic and Social Organizations				A	A	
8139	Business, Professional, Labor, Political and Similar Organizations				A	A	
622	Hospitals:						
6221	General Medical and Surgical Hospitals					C	
6222	Psychiatric and Substance Abuse Hospitals					C	
6223	Sanitariums					C	
6223	Sports Medicine Center					A	
6223	Other Specialty Hospitals not listed above					C	
6214	Clinics and Outpatient Medical Care Centers					A	
6241	Social Services Assistance, including Individual and Family Services				A	A	
6242	Community Food and Housing, and Emergency and Other Relief Services				A	A	
81222	Cemeteries	A				A	
81222	Mausoleums					A	
81222	Crematories						A
6111	Private Schools: Kindergarten, Elementary and Secondary				A	A	
6112	Private Schools: Junior Colleges					C	A
6113	Private Schools: Colleges and Universities					C	A
92214	Correctional Institutions						A

Table 2. Table of Accessory and Temporary Uses

A = Allowed, C = Conditional Use, blank cell = Not Permitted

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
Agricultural Accessory Uses	Accessory Structures Customary to a Working Farm, Such as a Barn, Stable, Silo, Poultry House, Corral, Shed, etc.	A					
	<i>Agricultural Produce Stand:</i>	A					
	Farmer's Market, Agricultural Products Produced On-Premises)	A					
42441	Farmer's Market, Agricultural Products Produced Off-Premises	A			A	C	
	Farm Tenant Dwelling	A					
	Farm Pond and Fishing Lake	A					
	Horse Stable, Personal	A	A				
Residential Accessory Uses	Accessory Uses and Structures Customary to a Dwelling, such as a carport, private garage, shed, outdoor swimming pool, play equipment, etc.	A	A	A		A	
	<i>Home Occupation:</i>						
	Home Office	A	A	A	A	A	
	Beauty Parlor or Barber Shop	C	C	C	A	A	
	Family Day Care	A	C	C	A	A	
	Horse Stable, Personal	A	A				
	<i>Raising and Keeping of Farm Animals for Non-Commercial Purposes</i>						
1121	Cattle	A	C				
1122	Hogs and Pigs	A	C				
1123	Poultry	A	A	C			
1124	Sheep and Goats	A	A	C			
11291	Bees and Bee Products	A	A	A			
11292	Horses and Other Equines	A	A				
11293	Rabbits and Other Fur-Bearing Animals	A	A	C			
Nonresidential Accessory Uses	Automatic Teller Machine (ATM) customary to a bank or financial institution without drive-in facilities				A	A	A
	Automatic Teller Machine (ATM) customary to a bank or financial institution with drive-in facilities					C	A
	Accessory Uses Customary to a Church or Other Place of Worship (meeting facilities, administrative office, parsonage, classrooms/schools, cemeteries and mausoleums, day care)	A	C	C	C	A	A
6242	Community Food Bank and Housing, and Emergency and Other Relief Services (accessory to a Church or Other Place of Worship)	A	C	C	C	A	A
	Accessory Uses Customary to Commercial and Industrial Uses, except automated car					C	A

NAICS Code	Principal Uses	AG	R1	R2	DH	GN	I
	wash accessory to gasoline stations and convenience stores with fuel pumps						
	Automated car wash accessory to gasoline stations and convenience stores with fuel pumps						A
6244	Accessory Day Care Centers (above 15 children in care)	C		C	C	A	
6244	Accessory Group Day Care Center (7-15 children)	A	C	C	A	A	
	Accessory Retail Uses within an Office, Hospital, Hotel or Multi-Family Building					A	
	Clinics, Cafeterias and Employee Credit Unions within an Office Building (for employees only)				A	A	A
	Accessory Uses Customary to a Golf Course	A	A				
	Dumpster/Waste Container	A			A	A	A
481219	Helicopter Landing Pad	C					C
	Manufacturing of Products for Sale On-Site	A			A	A	A
	Outdoor Display Area	C			A	C	A
	Outdoor Storage Area, except Equipment	A				C	A
	Outdoor Storage Yard, Equipment	A				C	A
	Temporary Office for a Development	A	A	A	C	A	A
	Unattended Donation Box				A	A	
8131	Charitable or non-profit events	A	A	A	A	A	A
	<i>Temporary Sales Events:</i>						
45439	Retail Sales of Seasonal Items				A	A	A
45439	Tent Sale				A	A	A
45439	Outdoor Markets and Swap Meets				A	A	A
45439	Yard or Garage Sale	A	A	A		A	
	<i>Temporary Entertainment Events:</i>						
71119	Carnival Rides				C	A	C
71119	Community Festival				A	A	

Chapter 3: Development Standards

3-1 Dimensional Requirements

The following requirements shall apply to all development within the City of Hull. Regulations include, but are not limited to: the minimum area and width, the maximum building height, and the minimum setbacks for front, side, and rear yards in each of the zoning districts.

Table 3. Dimensional Requirements

A dash “—” indicates no development standard applies for the specified category.

Zoning District	Minimum Lot Size			Density (DU / gross acre)		Setbacks				Height
	Sewer	Septic		Min	Max	Front (minimum, feet)		Rear (minimum, feet)	Side (minimum, feet)	(max, feet)
		Public Water	Private Wells			Arterial & Collector	Other Streets			
Agricultural (AG)	5 acres	5 acres	5 acres	--	3	50	30	40	20	50
Rural Residential (R1)	1.5 acres	1.5 acres	1.5 acres	--	4	30	30	20	15	35
Low-Density Residential (R2)	7,000 sf	0.6 acres	1.2 acres	--	6	30	30	20	15	35
Downtown Hull (DH)	Lot sizes vary	Not permitted		6	18	--	--	10	10 (No setback required if common building walls for adjoining DH-zoned lots)	3 stories
General Neighborhood (GN)	Lot sizes vary	Not permitted	Not permitted	6	18	Residential: 20 Non- Residential: 0	Residential: 20 Non- Residential: 10	Residential: 10 Non- Residential: 10 (No setback required if common building walls for adjoining GN- or LI- zoned lots)	50	50
Industrial (I)	Lot sizes vary	0.6 acres	1.2 acres	--	--	25	20	10	10 (No setback required if common building walls for adjoining LI-zoned lots)	50

3-2 General Provisions

3-2.1 Only one principal structure per lot (Residential district)

Upon new development or redevelopment of property in the AG, and R1 zoning districts, there shall be only one principal structure on each lot. Accessory buildings must conform to the requirements of this Code (see Sections 3-3 and 3-4).

3-2.2 Validity of permits issued prior to Code adoption

The provisions of this Code and any amendments hereto shall not affect the validity of any effective development or building permits that were lawfully issued prior to the date of adoption of this Code, provided that the permit has not expired and activity under said permit continues without interruption until the activity is complete. If the permit expires or if activity ceases or is completed, any further development or building activity on that site shall occur only in conformance with the requirements of this Code.

Nothing in this Code shall be deemed to require a change in the plans, construction, or designated use of any building or structure for which a development or building permit was lawfully applied and issued, or a preliminary or final subdivision plat or site plan was approved, prior to the effective date of this Code.

3-2.3 Reconstruction of non-conforming structures

- (a) Existing buildings and structures which do not conform to the provisions of this Code may not be enlarged, expanded, or moved in any manner except in conformance with this Code.
- (b) An existing non-conforming building that has been destroyed by more than 50 percent of its assessed value may not be reconstructed except in accordance with the provisions of this Code.
- (c) Nothing in this Chapter shall prevent the strengthening or restoration to a safe condition of any part of any building or structure declared unsafe by the Zoning Administrator.

3-3 Accessory Structures

- (a) Accessory structures shall be subject to the setback requirements shown in Table 3.
- (b) Accessory structures must be placed to the rear or side of the principal structure and may not be placed closer to the street frontage than the principal structure.
- (c) Accessory structures must be placed at least 5 feet away from the principal structure.
- (d) In the AG, R1, and R2 districts, the total floor area of all accessory structures on a lot (including attached or detached accessory dwelling units) may not exceed the floor area of the principal structure.

3-4 Accessory Dwelling Units

Accessory dwelling units may be attached or detached.

- (a) Detached accessory dwelling units are subject to the same requirements that apply to accessory structures (Section 3-3). All accessory dwelling units (attached or detached) are subject to the setback requirements shown in Table 3.

- (b) Any accessory dwelling unit (attached or detached) must have at least 400 square feet of heated floor area, must include full kitchen and plumbing facilities, water and sewer hookups, heating, and air conditioning, and must be certified fit for occupancy by the building inspector.
- (c) Only one accessory dwelling unit per lot shall be permitted.
- (d) Mobile homes, as defined in this Code (see Definitions) and recreational vehicles may not be used as accessory dwelling units.

3-5 Additions and Expansions

- (a) A building permit must be obtained for any addition onto an existing structure greater than 100 square feet.
- (b) Regardless of size, all additions must conform to the setback requirements in Table 3.
- (c) Existing buildings and structures that do not conform to the provisions of this Code may not be enlarged or expanded in any manner except in conformance with this Code.
- (d) No addition may be constructed that causes a conforming property to cease conforming to the provisions of this Code.

3-6 Animals

- (a) Animals may not be kept in such a manner or quantity as to produce a nuisance, including but not limited to offensive odors, overcrowding, inhumane conditions, hazardous conditions, or excessive noise.
- (b) Roosters (male chickens) may not be kept in any zoning district other than AG.
- (c) Horses may not be kept on any lot smaller than 2 acres.
- (d) Manure must be disposed of or composted in a way that does not produce offensive odor.

3-7 Home-based Business

A home-based business, as defined by this Code, shall be governed by the following requirements:

- (a) The home-based business shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling.
- (b) The home-based business may not generate such noise, traffic, waste, or other effects as to constitute a nuisance in the neighborhood.
- (c) For each land parcel on which a home-based business is located, only one (1) sign, not exceeding six (6) square feet in area, motionless, and non-lighted, is permitted.
- (d) Home-based businesses may be operated either in the principal dwelling or in an accessory structure. Accessory structures are subject to Sections 3-3 and 3-4 of this code.
- (e) The owner of the business must be a resident of the dwelling.
- (f) No more than two non-residents of the dwelling may be employed by the business at any one time.

3-8 Streetscaping & Curb Cuts

The requirements of this section shall apply to new development and redevelopment in the City of Hull.

- (a) ADA ramps must be provided at curb cuts and intersections in conformance the Americans with Disabilities Act.

3-8.1 Streetscaping

The following streetscape requirements shall apply to all new development and redevelopment except that within the AG or R1 zoning districts unless part of a master-planned development:

- (a) A sidewalk and landscaped buffer along all property fronting public right-of-way shall be required for new development and redevelopment.
 - i. The landscaped buffer shall be between the sidewalk and the right-of-way.
 - ii. The landscaped buffer shall be a minimum of five feet wide and meet all applicable standards and requirements identified in Chapter 7.
- (b) Sidewalks shall have a minimum of four feet of clear width (must not be obstructed by utility poles, signs, trash cans, street furniture, or other obstructions).
- (c) Where possible, streetscape design should incorporate bicycle infrastructure to encourage the use of alternate modes of transportation. In areas where a bicycle or multi-use trail is planned, new development and re-development should set those areas aside for future development of a trail and work with the City to implement that portion of the trail system.
- (d) Streetscape design is encouraged to incorporate aesthetic elements such as meandering sidewalks, public art, and landscape features.

3-8.2 Landscaping & Buffers

Refer to Chapter 7 for landscaping and buffer regulations and requirements.

3-8.3 Curb Cuts

Refer to Section 6-8 for curb cut regulations and requirements.

3-9 Swimming Pools

The standards of the 2012 International Swimming Pool and Spa Code shall apply to swimming pools within the City of Hull. Swimming pools must conform to the setbacks listed in Table 3. Swimming pools must be entirely surrounded by a permanent fence or wall that obstructs unauthorized access to the pool.

3-10 Adult Entertainment Uses

3-10.1 Adult Business Premise Regulations

- (a) All adult materials shall be located within the adult business premises and the activities of employees which include the exposure of specified anatomical areas shall take place within the adult business premises.
- (b) No adult materials or activities of employees which include the exposure of specified anatomical areas shall be visible from the exterior of the adult business premises in any

way, including but not limited to exterior apertures such as opened doors and unobscured windows.

- (c) No merchandise, advertising or depictions of the activities of an adult business shall be displayed on the exterior of the adult business premises or in any location where they are visible from public right-of-way.
- (d) Additional landscaping shall be provided adjacent to public right-of-way and adjacent to private property:
 - i. A landscaped strip at least five feet wide shall be provided along the boundary of adjacent public right-of-way between the right-of-way and all on-site parking areas and other vehicular use areas to consist of one tree every 50 feet or portion thereof and a minimum six-foot, maximum eight-foot, fence or wall or a hedge not less than four feet in height at planting that will achieve a minimum six-foot height at maturity and will be maintained at a minimum height of six feet; and
 - ii. A minimum six-foot, maximum eight-foot opaque fence or wall or a hedge not less than four feet in height at planting that will achieve a minimum six-foot height at maturity and will be maintained at a minimum height of six feet shall be provided along the boundary of adjacent private property.

3-10.2 Distance Requirements

- (a) No adult business shall commence operation within 1,000 feet of any residential zoning district.
- (b) No adult business shall commence operation within 1,000 feet of any other adult entertainment establishment.
- (c) No adult business shall commence operation within 1,000 feet of any church or school.

3-10.3 Prohibited Activities

- (a) It shall be unlawful for an employee of an adult business to engage in specified sexual activities within the adult business premises in the presence of a patron or spectator of the business or for any form of compensation.
- (b) It shall be unlawful for an employee of an adult business to physically touch a patron or spectator of an adult business while simultaneously revealing specified anatomical areas.

Chapter 4: Sign Regulations

This Chapter regulates all signs in the City of Hull visible from the public right-of-way. The chapter sets standards for the height, size, and appearance of signs for the following purposes:

- (a) Maintain and enhance the visual quality (aesthetics) of the community;
- (b) Improve road safety by minimizing distractions and obstacles to clear views of the road and of directional or warning signs;
- (c) Protect property values and private/public investments in property;
- (d) Avoid personal injury and property damage from structurally unsafe signs.

All signs within the City of Hull shall be erected, constructed, and maintained in accordance with the provisions of this Section and applicable Sections of the International Building Code.

4-1 Non-conforming Signs

- (a) A non-conforming sign may not be replaced by another non-conforming sign.
- (b) No structural repairs, change in shape, or change in size of a non-conforming sign shall be permitted unless the sign is concurrently brought into compliance with the requirements of this Code. Minor repairs and maintenance of non-conforming signs shall be permitted.
- (c) No conforming sign shall be permitted to be erected on the same property as an existing non-conforming sign until the non-conforming sign has been removed or made to conform to the provisions of this Code.
- (d) Signs lawfully erected before the adoption of this Code, which have since become non-conforming, shall be allowed to remain until one of the following conditions occurs:
 - i. The business, entity, or activity to which the sign is connected ceases operating at that location;
 - ii. The deterioration of the sign or damage to the sign makes it hazardous;
 - iii. The sign has been damaged to such extent that repairs are equal to or exceed fifty (50) percent of the sign's current replacement value, as determined by independent appraisals and accepted by the Zoning Administrator.

4-2 Prohibition of Signs Hazardous to Traffic Safety

No sign may remain in place or be erected that:

- (a) Obstructs the sight distance along a public right-of-way;
- (b) Would tend, by its location, color, or nature, to be confused with or obstruct the view of traffic signs or signals, or to be confused with a flashing light of an emergency vehicle;
- (c) Would tend, by its nature, location, color, or moving parts, to confuse traffic or create any potential hazard to traffic;
- (d) Is within 10 feet of a public right-of-way containing a road, where the speed limit greater than 35 MPH, and, if struck by a non-commercial vehicle, would tend, by its nature, size, or mass, to threaten the life of or cause significant harm to the driver or passenger(s).

The height of a sign within an intersection sight triangle shall be consistent with the recommendations of the most current edition of the *AASHTO Policy on Geometric Design of Highways and Streets*.

4-3 Prohibited Locations

- (a) No signs other than those signs erected by public governmental agencies or signs required by law shall be placed upon, or so as to overhang, any portion of public rights-of-way or other public properties.
- (b) A sign shall not be located in such a manner as to obscure another sign or to be obscured by an existing sign, a structure, or existing vegetation unless provisions are made for the removal of the obscuring sign, structure, or vegetation.
- (c) For signs located adjacent to a right-of-way containing a roadway with a speed limit greater than 35 MPH, see Section 4-2.

4-4 Appearance and Illumination of Signs

- (a) A sign may not involve or contain intermittent lighting, animation, motion, or rotation of any part of a sign or sign structure or display, except for signs erected by public governmental agencies or signs required by law. Flags, pennants, and feather-banner signs are permitted as “temporary signs” (see Section 4-8).
- (b) A sign shall not produce noise or sounds.
- (c) A sign shall not produce or emit smoke, vapor, particles, or odor.
- (d) Signs may be illuminated directly or indirectly except when associated with a home-based business located in any of the following zoning districts: AG, R1, or R2. All illumination shall be positioned and directed so as not to shine upon other property and shall meet all applicable requirements set forth in Chapter 9. Flashing or color-changing illumination is prohibited.

4-5 Height of Signs

- (a) No sign in the City of Hull may exceed 20 feet in height. No sign in the R1 or R2 zoning districts may exceed six feet in height.
- (b) Signs erected by public governmental agencies and signs required by law are exempt from the above requirements.

4-6 Area of Signs

- (a) The “area” of a sign consists of the part of the sign on which lettering and/or images are present, plus any background material, panel, trim, frame, edge, color, and illumination that differentiates the sign from the structure, backdrop surface, or object upon which or against which it is placed. When there is no such differentiation, the sign face shall be considered to be a rectangle just large enough to enclose all lettering, illustrations, ornamentation, symbols, or logos.
- (b) No sign in the City of Hull may exceed 32 square feet in area.
- (c) No sign in the R1 or R2 zoning districts may exceed 18 square feet in area.
- (d) Home-based businesses are restricted to one sign per land parcel with a maximum of six square feet in area.

4-7 Number of Signs

- (a) For the purpose of determining number of signs, a single sign shall be considered to be a single sign structure, display surface, or display device containing the sign copy

(as defined in this Code) or other elements organized, related, and composed to form a unit.

- (b) Only one principal building sign per façade is permitted within the City of Hull, with the exception that, for buildings with multiple tenants, one principal building sign is permitted per tenant frontage, per façade.

4-8 Responsibility of Maintenance; Abandoned Signs

- (a) All signs must be properly maintained. Exposed surfaces must be cleaned and painted, if paint is required. Defective or damaged parts must be replaced.
- (b) If any sign regulated in this section is found to be abandoned or the business advertised has moved from the property where the sign is located, the owner, agent, or responsible person must remove the sign, cover the sign with a plain fabric cover, or place a blank copy panel in the sign frame within 30 days of the abandonment or relocation of the business.
- (c) Upon the failure, neglect, or refusal of any owner, agent, or responsible person to remove or repair any sign in violation of the provisions of this Code, within 30 days after written notification, the City is hereby authorized and empowered to effect the removal of the sign which is in violation.
- (d) When the City has removed or repaired a sign, or has paid for its repair or removal, the actual cost of the action, plus an administrative charge, shall be charged to the owner of the property. The charge shall be due and payable to the City within 30 days following written notice, given to the property owner, of the amount due. If the amount is not paid by the property owner, then such amount due to the City shall become a lien upon the property of the owner, and the Zoning Administrator may cause the filing of such lien with the Clerk of the Court.

4-9 Temporary Signs

4-9.1 Temporary Signs; Allowed

- (a) Temporary signs (flags, pennants, and feather-banner signs) are permitted on a property through the issuance of a temporary sign permit. Such temporary signs must comply with the provisions of this Article.
- (b) Temporary signs must comply with all requirements of this Code and general requirements applying to all signs, except as modified by the provisions of this Section.
- (c) All temporary signs must be installed at a fixed location, either attached to the ground as a freestanding sign or attached to a building. Temporary signs shall not be attached to a vehicle or other moveable, animated, or portable device, or attached to, held by, or displayed upon a person.
- (d) Temporary signs shall not be illuminated.

4-10 Sign Permits

4-10.1 Issuance of Permits for Temporary Signs

- (a) The City is hereby authorized to issue a sign permit for any temporary sign provided all requirements of this Article are met. A temporary sign permit must be issued by the

City before a temporary sign, as defined in this code, may be erected or attached to, suspended from, or supported on a building or structure.

4-10.2 Application for a Temporary Sign Permit

- (a) An application for a temporary sign permit shall be made using the forms provided by the Zoning Administrator, or their designee, shall be filled in with all the information required, and shall be submitted in the number of copies as required. If the Zoning Administrator determines an application is incomplete, the applicant will be notified of the incomplete application status within 5 business days via the applicant's preferred method of contact, as indicated on the temporary sign permit application (email or mail), and the review will be terminated as though no application had been received.
- (b) For any sign for which a temporary sign permit is required that uses words in a language other than English, the English translation of the sign shall be provided on the temporary sign permit application. Nothing in this Section shall be construed to prohibit the use of foreign words or characters as long as they do not contain obscene language or advertise illegal activity.
- (c) Upon the Zoning Administrator's, or their designee's, receipt of a complete and proper application, the application will be reviewed and a temporary sign permit will be issued or denied within 5 business days. If no decision is made by the Zoning Administrator, or their designee, within the applicable time period, then the permit shall be deemed to be approved.
- (d) If after review and investigation by the Zoning Administrator, or their designee, it is determined that the application fails to meet the applicable provisions of this Article, the permit shall be denied and the Zoning Administrator, or their designee, shall notify the applicant in writing of the denial and reasons for the denial. The written notice of denial shall be sent via the applicant's preferred method of contact, as indicated on the temporary sign permit application (email or mail).

4-10.3 Fees

- (a) Fees for temporary sign permits shall be charged as set by the Mayor and Council from time to time.
- (b) The current fee and accepted forms of payment shall be displayed on the temporary sign permit application.
- (c) All required fee(s) shall be collected at the time of permit application submittal. Should re-submittal of an application be necessary, per Section 4-9.2(d)
- (d) Upon denial of a temporary sign permit or determination of an incomplete application, applicants shall have a 30-day window, starting from the date of written notice of denial or incompleteness, to submit a "revised" application at no additional fee. The Zoning Administrator, or their designee, shall determine whether an application qualifies as "revised;" consideration will include, but not be limited to, the proposed location and type of temporary signage identified in the application.

4-10.4 Issuance of a Temporary Sign Permit

- (a) A temporary sign may not be displayed unless a permit has been issued.

- (b) The Zoning Administrator, or their designee, shall notify the applicant in writing of the issuance of the temporary sign permit. The written notice shall be sent via the applicant's preferred method of contact, as indicated on the temporary sign permit application (email or mail).
- (c) A temporary sign permit shall only be valid for a period of 14 days from the date of issuance, after which time the owner of the temporary sign or owner of the premises where such sign is located shall remove the sign from the premises.
- (d) No more than one temporary sign permit may be issued to the same premises per quarter, not to exceed four temporary sign permits per one calendar year.

4-10.5 Enforcement

- (a) All the provisions of this Article shall be administered and enforced by the Zoning Administrator, or their designee. All questions arising in connection with the administration and enforcement of this Article shall be presented first to the Zoning Administrator, or their designee, and then to the Zoning Board of Appeals on appeal of a decision from the Zoning Administrator, or their designee.
- (b) A temporary sign permit may be revoked by the Zoning Administrator, or their designee, if it is found not to be in compliance with this Article due to intentional misinformation, misrepresentation, or significant error on the permit application.
- (c) Issuance of a temporary sign permit in no way prevents the Zoning Administrator, or their designee, from later declaring the sign to be non-conforming or unlawful if, upon further review of available information, the sign is found not to comply with the requirements of this Article.

4-11 Intent, Interpretation, and Severability

- (a) In interpreting the provisions of this Article, nothing shall be construed as intent to regulate the content of the message displayed on any sign. Designation of types of signs in any manner which may relate to the entity, organization, or person erecting the sign or to the information contained on the sign are merely instructional to assist in categorizing signs for size, height, and location purposes and shall not be construed to prohibit any similar type of sign or to in any way restrict the content of the sign.
- (b) All signs may display a non-commercial message in addition to or in lieu of any other message. It is the intent of this Article to regulate only the number, size, height, and location of signs to accomplish the purposes set forth in this Article.
- (c) In the event any section, subsection, sentence, clause, or phrase of this Article shall be declared to adjudged invalid or unconstitutional including, but not limited to, a declaration or adjudication that such section, subsection, sentence, clause, or phrase of the Article relates to the content of any sign or in any way violates the constitutional provisions of free speech under the State of Georgia or United States Constitution, such adjudication shall in no manner effect the other sections, subsections, sentences, clauses, or phrases of this Article, which shall remain in full force and effect as if the section, subsection, sentence, clause, or phrase so declared to adjudged invalid or unconstitutional were not originally a part thereof. The City Council hereby declares it would have adopted the remaining parts of the Article if it had known that such part or parts thereof would be declared or

adjudged invalid or unconstitutional. The provisions of this Article are declared severable to the maximum extent allowed by law and under no circumstances shall any sign, regardless of content, purpose, or location, be erected in the City of Hull which exceeds the greatest height or size allowed for the largest sign authorized under the provisions of this article.

Chapter 5: Subdivision Regulations

5-1 Platting Authority

The City of Hull Planning Commission shall be the official platting authority, and no plat of a land subdivision within the City of Hull shall be recorded in the Office of the Clerk of the Superior Court of Madison County unless it has the approval of the Planning Commission inscribed thereon.

5-2 Subdivision Process

Subdivision shall be officially reviewed and approved as follows:

- (a) Any person desiring to subdivide land shall file with the Planning Commission five copies of a preliminary plat. The purpose of the preliminary plat is to safeguard the subdivider from the unnecessary loss of time and expense in preparation of a subdivision plat which does not conform with the specifications of the subdivision regulations. The preliminary plat requires only approximate accuracy of scale and dimension. The preliminary plat will include:
 - i. The name and location of the proposed subdivision;
 - ii. An arrow indicating north;
 - iii. Existing property lines;
 - iv. Proposed new property lines;
 - v. Other features if applicable, such as new roads and utilities.
- (b) Approval or disapproval of the preliminary plat shall be accomplished within 30 days after the plat is filed with the Planning Commission.
- (c) Upon approval by the Planning Commission, the subdivider may submit a final plat. The final plat shall contain the location, bearing, and length of every existing and proposed street line, lot line, and boundary line within a 100-foot radius of the property to be subdivided. Easement lines (and width), land lot, and land district lines will be shown. Five copies of the final plat shall be submitted, certified by a licensed surveyor. Along with the final plat, the following documents shall be submitted:
 - i. A letter of application containing the name and address of the person(s) or agent(s) of the person(s) developing the subdivision;
 - ii. Description of phases in which the subdivision will be developed, if applicable;
 - iii. A copy of the agreement for providing the necessary utilities;
 - iv. A complete list of major deviations, if any, from the approved preliminary plat;
 - v. A certified copy of all private covenants or deed restrictions, if any, pertaining to land within the subdivision;
 - vi. A filing fee in the amount necessary to cover all incurred costs. (This provides for the cost of investigation and review of the subdivision by the reviewing agencies; filing of the plat; and reproducing the necessary extra copies.)

- (d) Approval or disapproval of the final plat shall be accomplished within 30 days after the plat is filed with the Planning Commission.
- (e) After approval by the Planning Commission, the Zoning Administrator shall file the final plat with the County Tax Assessor.

5-3 Prohibition of the Creation of Non-conforming and Non-buildable Lots

No lot shall be reduced or divided in such a way as to create a lot that does not meet the requirements of this Code, or to create a lot on which development meeting the requirements of this Code would not be possible.

5-4 Prohibition of New Lots in Flood Zones

No lot shall be reduced or subdivided in such a way that the only possible development on the lot conforming to the dimensional requirements of this Code would be within, or partially within, a flood zone as defined by the Federal Emergency Management Agency (FEMA).

5-5 Exemptions

The following will not be regarded as subdivisions:

- (a) Where located on a public road, the combination or recombination of previously platted lots, where the total number of lots is not increased, and the resulting lots comply with the standards in this Code.
- (b) The public acquisition or sale of land.

Chapter 6: Parking & Street Standards

6-1 Surface and Drainage

- (a) All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete, porous pavement, or similar, hard-surfaced materials unless the parking and driveway areas are overflow parking areas.
- (b) Where appropriate, the use of porous pavement and/or specially designed brick or block is encouraged to increase on site water retention for plant material and groundwater supplies and to reduce problems associated with runoff.
- (c) Overflow parking shall be constructed of gravel, crush-and-run gravel, or porous pavement. For porous pavement, the site shall meet the following criteria:
 - i. Soils should have a permeability between 0.5 and 3.0 inches per hour.
 - ii. The bottom of the stone reservoir should be completely flat so that infiltrated runoff will be able to infiltrate through the entire surface.
 - iii. Porous pavement should be located at least two to five feet above the seasonally high groundwater table, and at least 100 feet away from drinking water wells.
- (d) All off-street parking shall be properly drained and surfaced to avoid water and dust problems.
- (e) The parking of any vehicle in the front yard or in front of the principal building line is prohibited in the R1, R2, DH, and GN zoning districts, except on a hard-surfaced or gravel driveway or in a carport or garage.
- (f) Parking or storing any motor vehicle, boat, RV, trailer, camper, camper top, machinery, mobile equipment, or automobile shall not be allowed in the front yard or rear yard of a residential dwelling unless it is parked on a hard-surfaced or gravel driveway or in a carport or garage.

6-2 Parking Area Design & Dimensions

- (a) All parking spaces shall meet the minimum dimensions identified in Table 4 except within the AG, R1, and R2 zoning districts or for permitted tandem parking.
- (b) All off-street parking areas, excluding driveways associated with residential development, shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available due to topography or lot configuration.
- (c) Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.
- (d) Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way or sidewalks or strike against or damage any wall, vegetation, utility, or structure.
- (e) No signage shall be placed within the public right-of-way. Signs and planting strips shall not obstruct the visibility of drivers or pedestrians.
- (f) All parking lots must be maintained in a clean, litter-free condition.
- (g) Screening of mechanical equipment, trash, and loading areas must be provided. This can be achieved using walls, fences, and/or landscaping.

- (g) All circulation areas shall be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area.
- (h) Tandem parking for off-street parking – where one vehicle is parking in front of another and effectively blocked from moving without first moving the other:
 - i. Is permissible only for residential uses.
 - ii. Is permissible for non-residential uses where valet parking or fleet parking or other similar attended parking use is provided when approved by the City Council.

Table 4. Parking Dimensions

A	B	C	D	E	F
Angle	Stall Width	Stall to Curb	Aisle Width	Curb Length	Overhang (See Note)
0°	8'	8'	12'	22'	0'
30°	10'	17.7'	14'	20'	1'
45°	10'	19.8'	14'	14.1'	1.5'
60°	10'	20.6'	18'	11.5'	1.5'
90°	10'	18'	24'	10'	1.5'

Note: Overhang (Dimension “F”) may be utilized to reduce parking length if a solid curb is installed and the overhang is landscaped with plant material that does not exceed 12 inches mature height. If an attached sidewalk and curb are proposed as a wheel stop, the sidewalk must be a minimum of 4' wide plus the overhang width.

6-3 Lighting

All parking area lighting shall be full cutoff-type fixtures. Any light used to illuminate parking areas or for any other purpose shall be so arranged as to reflect the light away from adjacent residential properties and away from the vision of passing motorists. All lighting must meet all applicable requirements and standards set forth in Chapter 9 of this ordinance.

6-4 Handicap Parking Spaces

Handicap parking spaces shall be required for all parking lots constructed in the city of Hull in accordance with the following table:

Table 5. Handicap Parking Requirements

HANDICAP PARKING SPACES	
Total Parking Space in Lot	Minimum Required Number of Handicap Parking Spaces
1-25	1 (Must be Van-Accessible)
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 and over	20 plus 1 for every 100 over 1,000

- (a) For every eight handicap parking spaces, there must be at least one van-accessible space. If there is only one handicap parking space, that space must be van-accessible.
- (b) Handicap parking spaces shall be designated as being for the handicapped with painted symbols and standard identification signs.
- (c) Handicap parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, handicap parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance to the parking area. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

6-4.1 Handicap Parking Space Dimensions

- (a) Parking spaces must be eight feet by 18 feet with a five-foot-wide access aisle.
- (b) Van-accessible spaces must be eight feet by 18 feet with an eight-foot-wide access aisle.
- (c) Parking spaces that are parallel to a pedestrian walk that is handicap-accessible may have the same dimensions as those of standard vehicles.
- (d) Where multiple handicap spaces are required, two spaces can share a common access aisle.

6-5 Parking Area Landscaping & Buffers

Refer to Chapter 7 for all landscaping and buffer requirements.

6-6 Off-Street loading and Unloading spaces

Off-street loading and unloading spaces shall be provided as hereinafter required by this Ordinance.

6-6.1 Size of Off-Street Loading Spaces

Each off-street loading space shall have minimum dimensions of 14 feet in height, 12 feet in width, and 55 feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Building Inspector may reduce the minimum length accordingly to as little as 35 feet.

6-6.2 Connection to Street or Alley

Each required off-street loading space shall have direct access to a street or alley or have a driveway that offers satisfactory ingress and egress for trucks.

6-6.3 Floor Area Over 10,000 Square Feet

Sufficient space for off-street loading and unloading must be provided for each hospital, institution, hotel, commercial, or industrial building or similar use requiring the receipt or distribution of materials or merchandise, and having a floor area of more than 10,000 square feet of floor space. Such space must be located so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.

6-6.4 Floor Area less than 10,000 Square Feet

Sufficient off-street loading space (not necessarily a full space if shared by adjacent establishments) must be provided for each commercial or industrial building requiring the receipt or distribution of materials for merchandise and having a floor area of less than 10,000 square feet. The space must be located so as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, or alley.

6-6.5 Location of Off-Street Loading Spaces

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve or on an adjacent lot when the loading spaces are shared with the use occupying said adjacent lot.

6-6.6 Permanent Reservation

Area reserved for off-street loading in accordance with this Code must not be reduced or changed to any other use unless the permitted use that the off-street loading serves is discontinued or modified. However, equivalent loading space may be provided and approved by the Building Inspector.

6-7 Control of Curb Cuts and Vision Clearance

The requirements for controlling curb cuts and maintaining vision clearance shall be as follows:

6-7.1 Curb Cuts

- (a) No curb cut shall be less than 10 feet nor exceed 30 feet in length unless the property will primarily serve tractor-trailer traffic.
- (b) There may be no more than one curb cut on any street frontage 150 feet or less in length.
- (c) A maximum of two curb cuts shall be permitted on street frontages between 150 and 250 feet in length.
- (d) For each 100 feet of street frontage length over 250 feet, an additional curb cut no greater than 30 feet in length may be permitted.
- (e) Except in residential districts, no curb cut shall be closer than 25 feet to another curb cut or access point.
- (f) The minimum distance between two curb cuts on a single lot shall be 30 feet.
- (g) No curb cut shall commence within eight feet of a side lot line.
- (h) At street intersections, no curb cut or other access point shall be located closer to the intersection than is necessary to serve the property but in no case shall be closer than 25 feet from the intersecting point of the two street rights-of-way or property lines involved (or such lines extended in case of a rounded corner), whichever is the least restrictive.
- (i) A permit must be obtained from the Georgia Department of Transportation before curb cuts or any other point of access is authorized onto state-owned highway rights-of-way from abutting property. Individuals requesting a development permit for property that abuts a state-owned highway must contact the District Traffic Engineer for consultation and DOT permit issuance before a local permit will be issued.
- (j) All county requirements must be met before curb cuts or any other point of access is authorized onto county-owned rights-of-way from abutting property. Individuals

requesting a development permit for property that abuts a county-owned right-of-way must contact Madison County and obtain all necessary permits/permissions before a local permit will be issued.

6-7.2 Vision Clearance

In all zoning districts, no fence, wall, shrubbery, sign, marquee, or other obstruction to vision between the heights of 2½ and 10 feet from the ground level is permitted within 20 feet of the intersection of the right-of-way lines of two streets or railroad lines, of a street intersection with a railroad line, or of curb cuts or driveways.

6-8 Classification of Streets

All streets in Hull, Georgia, are divided into the following four classes:

6-8.1 Arterial streets and highways

Arterial streets and highways are used primarily for fast or heavy through traffic.

6-8.2 Collector streets

Collector streets carry traffic from minor streets to the arterial streets and highways. Major local streets used by residential or commercial, intended to accommodate higher volumes of traffic while maintaining the access to abutting properties by all modes of travel.

6-8.3 Minor streets

Minor local streets used by residential or commercial, including cul-de-sacs, which are used primarily for access to the abutting properties by all modes of travel.

6-8.4 Alleys

Alleys which are used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

6-9 Street Network

Streets shall interconnect within a development and with adjoining development according to the following standards:

6-9.1 Minimum access

A minimum of one means of vehicular access via a public right-of-way shall be required for development sites and subdivided properties. Additionally, all master-planned development fronting on a state-, county-, or city-maintained right-of-way must provide an internal street within the development.

6-9.2 Block Length

Blocks shall not be less than 150 feet nor more than 600 feet in length except where topographic conditions and/or unique lot configurations offer no practical alternatives. Such blocks shall be approved by the Zoning Administrator prior to final approval.

6-9.3 Cul-De-Sacs

Generally, cul-de-sacs are prohibited. Cul-de-sacs may be permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Cul-de-sacs, if permitted shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac). The closed end of a cul-de-sac shall not exceed 80 feet in diameter.

6-9.4 Reserve Strips Prohibited

Reserve strips and non-access easements adjoining street rights-of-way for the purpose of preventing access to or from adjacent property shall not be permitted.

6-9.5 Sidewalks within a new development

Sidewalks within a new development shall be provided along both sides of all streets, with the exception that sidewalks on one side of the street can provide pedestrian connectivity throughout the site.

6-9.6 Streets within a new development

Streets within a new development shall provide external connections to existing streets and/or adjacent properties including adjacent future phases at the rate of at least one connection/stub street per 600 feet of property boundary. In addition, the following connections/stub streets shall be required:

- (a) Any connection to an existing stub street on an adjacent property;
- (b) Any connection/street stub, including water crossings, represented on a city-accepted transportation or land use plan;
- (c) Street stub to an adjacent developable parcel of 20 acres or greater; and
- (d) Street stub to an adjacent parcel that abuts or is traversed by an existing or proposed street.
- (e) Alternate Compliance.
 - i. When the Zoning Administrator deems a required external street connection is impractical due to severe topography, existing development, or other natural features, the City may require an easement or a non-vehicular connection in lieu of the required street connection.

6-9.7 Future Street Connection Signage

All dead-end streets and stub streets that have the potential to connect to adjacent property or with nearby streets must be signed with the following language: "The street will be extended when the adjacent property develops."

Chapter 7: Buffers, Landscaping, & Open Space

7-1 Water-Efficient Design

Water-efficient principles and techniques shall be incorporated into plant selection for and design of all buffers and landscaping required by this Code. Considerations should include: proper location and design of planted areas based on the water needs of various plant species; selection of turf grasses that can survive the variable rainfall conditions in the region and minimization of turf areas; maximized water conservation, once plants are established; soil improvements to optimize plant health and achieve desired drainage; mulching and other techniques to trap moisture around plantings.

7-2 Buffer Regulations

7-2.1 Applicability

Buffer areas required by this Code shall be established and maintained by the property owner under the following provisions:

- (a) Be maintained as a planted area using existing vegetation or, when required, additional plantings as provided herein.
- (b) Be landscaped with trees, shrubs, flowers, grass, stone, rocks, and other landscaping materials, as described in this section.
- (c) Not be used for parking for a structure other than a fence or drainage improvements required by the City. City Council may approve the use of a buffer area for vehicular access and utility easements only if such uses are provided approximately perpendicular to the greater distance of the buffer area or for drainage improvements required by the City.
- (d) Except as provided above, the natural topography of the land shall be preserved and natural growth shall not be disturbed beyond that which is necessary to prevent a nuisance, or to thin such natural growth where too dense for normal growth, or to remove diseased, misshapen, or dangerous and decayed timber. However, a slope easement no more than 20 percent of the required buffer area may be cleared and graded where required to prevent soil erosion upon City Council approval. If approved, the slope easement shall be immediately re-planted upon completion of easement improvements.
- (e) Any grading, improvements, or construction adjacent to a buffer area shall be conducted far enough from the buffer area so as not to disturb or encroach upon the buffer area.
- (f) All required buffer areas shall be designated on each plat and recorded as a permanent easement.
- (g) City Council may establish minimum buffer requirements in situations other than those given in this Code as a condition of rezoning or as a condition of a conditional use approval.

7-2.2 Minimum Buffer Locations & Dimensions

- (a) A buffer shall be required for the following properties:
 - i. All property zoned AG shall have a 50 foot buffer along any rear and side property lines abutting a residential district.
 - ii. All property zoned DH, GN, or I shall have a buffer along any rear and side property lines abutting a lower density zoning district, as identified in Table 5.
 - iii. Refer to Table 5 for additional minimum buffer requirements between uncomplimentary uses and zoning districts.

- (b) City Council may increase the minimum buffer width requirements given in this chapter as a condition of rezoning or as a condition of a Conditional Use approval. The Zoning Board of Appeals may increase the minimum buffer requirements given in this chapter as a condition to granting a variance.
- (c) In the event the required buffer width is partially or completely contained within an existing easement (e.g. power or natural gas transmission, etc.), a minimum buffer or no less than 25 feet in width shall be required outside of the easement; the Zoning Administrator may determine whether additional screening and supplemental planning requirements are necessary.

Table 6. Minimum Buffer Dimensions

The following table identifies minimum widths for required buffers between uncomplimentary uses or zoning districts. Where a required buffer is identified for a property in question, that buffer must meet the minimum width requirement identified within the table and must run along the full length of the adjacent property. Within Table 5, a dash “—” indicates no buffer standard applies for the specified category unless required by another section of this Code.

		Primary Use of Property in Question ^{1,2}						
		Agricultural	Single-family Residential	Multi-family Residential, 20 units or less	Multi-family Residential, more than 21 units	Office, Institutional, or Commercial under 100,000 sq. ft.	Office, Institutional, or Commercial over 100,000 sq. ft.	Industrial
Use or Zoning of Adjacent Property	Agricultural	--	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
	Single-family Residential	50 feet	--	5 feet	35 feet	20 feet	50 feet	75 feet
	Multi-family Residential	--	--	--	--	--	35 feet	50 feet
	Office or Institutional	--	--	--	--	--	10 feet	35 feet
	Commercial or Industrial	--	--	--	--	--	--	--

¹ For adult entertainment buffer requirements, refer to section 3-12.

² For mixed-use developments, the predominant use will be used as the “Primary Use,” for the purposes of this section.

7-2.3 Buffer Design

- (a) Buffers shall be natural and free of encroachments except as authorized by a condition of zoning, conditional use, or variance approval, or as authorized herein, and shall contain the existing tree cover and vegetation as well as any supplemental plantings or re-plantings as may be required.
- (b) Buffers shall be of such nature and density so as to screen activities, structures, and use on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screening.
- (c) Buffers required alongside property lines shall extend to a street right-of-way line unless otherwise required by the Zoning Administrator in order to observe sight distance requirements or as authorized by a condition of zoning, Conditional Use, or variance approval.

- (d) In situations where the required buffer width is partially or completely contained within an existing easement (e.g. power or natural transmission, etc.), the screening requirements of this chapter shall be met outside of the easement area.
- (e) Supplemental plantings:
 - i. Buffers in which vegetation is non-existent or is inadequate to meet the screening requirements of this chapter shall be planted with supplemental plantings so as to provide a year-round effective visual screen.
 - ii. Supplemental plantings and re-plantings shall consist of evergreen trees, shrubs, or combination thereof, native or adaptable to the region.
 - iii. All supplemental plantings shall be installed to allow for proper plant growth and maintenance.
- (f) Non-Vegetative Screening:
 - i. Non-vegetative materials utilized to satisfy the screening requirements of this chapter, in addition to the use of existing vegetation and/or supplemental plantings, may consist of walls, fences, earthen berms, or any combination thereof.
 - ii. If walls or fences are to be utilized, their placement and installation shall be such so as to cause minimal disturbance of existing vegetation and located so as to provide an effective visual screen.
 - iii. Electric fencing shall be prohibited as a structural buffer.

7-3 Non-residential, Multi-family, & Mixed-use Properties

Non-residential, multi-family, and mixed-use properties shall provide on-site landscape plantings as follows:

- (a) In a Landscape Strip at least 10 feet (refer to section 7-5) in which adjacent to any street right-of-way abutting the property and running the length of the entire property frontage; and
- (b) As required by a condition of zoning, Conditional Use or variance approval.
- (c) Multi-family developments and mixed-use developments with a residential component shall retain a minimum of 10 percent of the gross area of the site as common open space that is required to be deeded as a separate tract to an Owners Association and shall forever remain as open space. Additional common open space may be provided and may include active recreation areas for the proposed development or general public.

7-4 Residential Subdivisions

Residential subdivisions shall retain a minimum of 10 percent of the gross area of the site as common open space that is required to be deeded as a separate tract to an Owners Association and shall forever remain as open space. Additional common open space may be provided and may include active recreation areas for the proposed development or general public. In addition, residential subdivisions shall provide on-site landscape plantings as follows:

- (a) In no-access easements that are required to be provided by this Code along the line of double frontage lots abutting upon a major thoroughfare; and
- (b) As required by a condition of zoning, Conditional Use, or variance approval.

7-5 Landscape Strip Planting Requirements

7-5.1 10-foot Landscape Strips

- (a) Landscape strips which are required to be 10 feet in width shall contain landscaping and plantings within said strip as follows:
- i. One tree for each 25 linear feet of strip length.
 - ii. Four shrubs for each 25 linear feet of strip length.
 - iii. The remaining ground area shall be sodden, seeded or hydro seeded with grass, and/or planted with groundcover species and/or other landscaping material, or any combination thereof.

7-5.2 Five-foot Landscape Strips

- (a) Landscape strips which are required to be five feet in width shall contain landscaping and plantings within said strip as follows:
- i. One tree for each 50 linear feet of strip length.
 - ii. Eight shrubs for each 50 linear feet of strip length.
 - iii. The remaining ground area shall be sodden, seeded or hydro seeded with grass, and/or planted with groundcover species and/or other landscaping material, or any combination thereof.

7-6 Off-street Parking

Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and from adjoining properties. In addition, parking lots should be adequately shaded to reduce the amount of reflected heat. A landscaping and buffering plan must be approved by the Zoning Administrator for all off-street parking areas.

7-6.1 Screening of Parking Areas

The following shall apply to all off-street parking areas:

- (a) When a lot is located adjacent to a public right-of-way, a minimum 10-foot landscape strip will be provided between the right-of-way and the parking lot to reduce the visual impact of the parking lot. Required landscape strips shall meet the requirements identified in this chapter.
- (b) When a lot is located adjacent to a property with a lower-intensity use or zoning district, a minimum 10-foot landscape strip will be provided between the neighboring property and the parking lot to reduce the visual impact of the parking lot. Required landscape strips shall meet the requirements identified in this chapter.

Provide a minimum of one shade tree per every 40 feet of lot perimeter. However, this does not mean that shade trees must be located 40 feet on center. Additional shade trees may be necessary to effectively shade/screen the parking lot.

7-6.2 Parking Lot Landscaping

In addition to any landscaping required by this Code, landscaping within the interior of a parking lot over 10 spaces shall, at minimum, meet the following requirements:

- (b) Planter islands shall be a minimum of 250 square feet and shall be located at the terminus of each parking row and no further apart than every 10 spaces.

- (c) All planter islands must be designed with at least 60% coverage in shrubs and no more than 40% coverage in ground cover and landscaping materials. The planter island area shall include, at a minimum, one overstory tree. Turf grass shall not be permitted in the planter islands.
- (d) Planter islands and landscape strips are usually defined by a barrier curb to prevent vehicular encroachment. Wheel stops or breaks in the barrier curb shall be provided in order to allow for drainage into areas designed to accommodate the stormwater discharge directed to them.
- (e) Planter islands and landscape strips shall be designed to prevent compaction. This may be accomplished by planting a dense shrub cover or by elevating the planting area a minimum of one foot above the curb.
- (f) Parking lots with more than 100 spaces but less than 375 spaces shall provide landscape strips with a minimum width of five feet and shall run continuously between all planter islands. These strips shall be planted according to the standards in section 7-5.
- (g) Tree plantings shall meet the following criteria:
 - i. There shall be a minimum of one overstory or two understory trees per 200 square feet of required interior planting area.
 - ii. Overstory trees shall be a minimum of 2.5-inch caliper. Overstory trees include but are not limited to poplars, oaks, pines, and maples.
 - iii. Understory trees shall be a minimum of 1.0-inch caliper. Understory trees include but are not limited to dogwoods, crepe myrtles, and redbuds.
 - iv. No more than one third of the trees can be understory trees.
 - v. No more than 50 percent of the trees can be of a single variety.

7-6.3 Maintenance of Parking Lot Landscaping

- (a) The owner, tenant, and their agent, if any, are jointly and severally responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. All landscaped areas must be watered via an underground sprinkler systems or be provided with a readily available water supply with at least one outlet located within 150 feet of all plant material to be maintained.
- (b) All plant growth in landscaped areas must be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard.
- (c) All planted areas must be maintained in a relatively weed free condition and clear of undergrowth.
- (d) All planting must be fertilized and irrigated at such intervals as necessary to promote optimum growth.
- (e) All trees, shrubs, ground cover, and other plant materials must be replaced during the next suitable planting period if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.
- (f) Replacement plants must conform to all standards that govern the original installation of plantings.

7-7 Open Space

Open space areas required to be established by this Code shall be permanently maintained as open space and appropriately landscaped with trees, shrubs, flowers, grass, stones, rocks, or other landscaping materials. Such areas may not be used for vehicular access, parking, or similar uses except as otherwise permitted herein.

- (a) Open space shall be substantially free of structures, but may contain such improvements as are in the plans as finally approved and are appropriate for the benefit of residents of the development or for the general public.
- (b) Unless dedicated and accepted by the City Council, maintenance shall be the responsibility of all property owners within the subdivision or development.

Chapter 8: Telecommunication Towers

8-1 Definitions

As used in this regulation, the following terms shall have the meanings indicated:

ANTENNA shall mean any exterior apparatus designed for telephone, radio, television or other forms of telecommunications.

CO-LOCATION shall mean a common structure or tower occupied by two or more wireless license holders or one wireless license holder for more than one type of communication technology.

FAA Shall mean Federal Aviation Administration.

HEIGHT shall mean, when referring to a tower or other structure, the distance measured from ground level immediately adjacent to the tower base to the highest level on the tower, including any antenna that may extend above the tower.

TOWER shall mean any structure that is designed and constructed for the purpose of supporting one or more antennas. These may include self-supporting lattice towers, guyed towers and monopole towers, as well as, alternative towers such as manmade trees, clock towers, water tanks, church steeples and similar structures that camouflage or conceal the presence of antennas or towers.

8-2 Location, Lighting, and Aesthetic Standards

The standards set forth in this section shall govern the installation of all towers and antennas. Should certain standards be contrary to applicable state and/or federal regulations or laws, such standards shall be subject to waiver or variance.

- (a) Only monopole towers are to be permitted.
- (b) Height of tower shall be limited to 90 feet.
- (c) Permitted areas: refer to Table 1.
- (d) Co-location: Each applicant shall provide a statement indicating intent to allow shared use of the tower and how others will be accommodated if the height of the tower permits such co-location.
- (e) Tower lighting: shall be unlit unless required by FAA regulations. Any required lighting shall be in accordance with applicable FAA regulations.

Chapter 9: Lighting Standards

9-1 Illumination Levels

With the exception of lighting for public streets, all other project lighting used to illuminate buildings, parking lots, the landscape, or signage shall be evaluated during the site plan review process. The following table gives maximum lighting levels for outdoor facilities used at night, averaged over the entire activity area.

Table 7. Maximum Lighting Levels

Area/Activity	Foot-candles Maximum (unless otherwise noted)
Building surrounds	1.0
Loading and unloading platforms	5.0
Parking areas in residential zoning district	1.0
Parking areas, including outdoor display and retail areas	2.0
Playgrounds	5.0

Sources: Illuminating Engineering Society of North America (IESNA), Lighting Handbook (1987 and 9th (2000) editions) and Lighting for Exterior Environments (RP-33-99).

- (a) All other illuminance shall not exceed IES published recommendations, as amended.
- (b) The amount of nuisance glare (light trespass) projected onto a residential use from another property shall not exceed one-tenth (0.1) foot-candle at the property line.

9-2 General Standards

All exterior lighting, including public street lighting as applicable, shall meet the following general design standards:

- (a) Background spaces like parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare.
- (b) Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property and rights-of-way. At a minimum, on-site parking areas, pedestrian walkways, and sidewalks shall use full cutoff-type lighting that provides consistent illumination of at least one foot-candle.
- (c) The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
- (d) All outdoor lighting not necessary for security purposes, including illuminated signs, shall be reduced, activated by motion sensor devices, or turned off during non-operating hours.
- (e) Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam or light that shall not extend beyond the illuminated object.
- (f) For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.

- (g) Light fixtures shall be located on the periphery of the areas with light sources directed into parking areas. No light sources shall be located on building facades directed outward toward property boundaries or adjacent rights-of-way.

Chapter 10: Administration and Procedures

10-1 Planning Commission

10-1.1 Composition

The City of Hull Planning Commission shall consist of five members, appointed by the City Council.

10-1.2 Function & Responsibilities

- (a) The Planning Commission shall function as an advisory board, providing recommendations to the City Council regarding rezonings, special exceptions, variances, and related matters.
- (b) When an application is received for a rezoning, special exception, or variance, the Planning Commission staff shall produce a written staff report within 30 days of receipt of the complete application, containing all pertinent information and consideration of standards, as described in this Code. Planning Commission staff shall present their staff report to the Planning Commission. The Planning Commission shall communicate their recommended action to the appropriate governing body.
- (c) The appropriate governing body shall then hold a public hearing, advertised as specified in the following sections. After the public hearing, the governing body shall vote to determine the final action with regard to the application for rezoning, special exception, or variance.

10-2 Rezoning

A change in the zoning classification of a parcel of land shall be referred to as a “rezoning.” A proposed rezoning may be initiated by the City Council, Board of Zoning Appeals, Planning Commission, or an individual. If the applicant for rezoning of a property is not the owner of that property, evidence of agency in the form of a letter, affidavit, or other document satisfactory to the Zoning Administrator must be provided as part of the application for rezoning.

10-2.1 Rezoning application

An application for rezoning shall include the following:

- (a) Legal names, contact addresses, and telephone numbers of each of the owners of the subject property;
- (b) If any owner is a business entity such as a partnership, corporation, or joint venture, the names, addresses, and telephone numbers of all partners and officers, as appropriate;
- (c) The land parcel number(s) of the subject property as recorded by the Madison County Clerk of Courts, and/or the legal description of the boundaries of the subject property, as appropriate;
- (d) The current zoning district of the subject property, and the new zoning district that is desired;
- (e) A copy of the deed or deeds conveying the subject property to the current owner;
- (f) A current survey of the property or portion of the property prepared by a Georgia registered professional surveyor;

- (g) If the applicant for a rezoning is a representative of the owner, evidence of agency in the form of a letter, affidavit, or other document satisfactory to the Zoning Administrator must be provided;
- (h) Signature of the applicant or applicant's representative; and
- (i) Any other information required by the Zoning Administrator.

10-2.2 Standards for Rezoning Review

Within 30 days of receipt of a complete rezoning application, the Planning Commission staff shall deliver to the Planning Commission a written staff report considering the following standards with regard to the application:

- (a) Whether the proposed rezoning request would permit a use that is suitable, in view of the existing land use pattern of adjacent and nearby property.
- (b) Whether the proposed rezoning would result in the possible creation of an isolated district unrelated to adjacent and nearby districts.
- (c) Whether the proposed development would affect the existing population density pattern and lead to the possible increase or overtaxing of the load on public facilities.
- (d) Whether changed or changing conditions make the passage of the proposed amendment reasonable.
- (e) Whether the proposed rezoning would adversely influence existing conditions in the neighborhood or in the City at large.
- (f) Whether the proposed rezoning would result in potential impacts on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.
- (g) Whether the costs required of the public in providing, improving, increasing, or maintaining public utilities, schools, streets, and public safety necessities would be reasonable when considering the proposed change.
- (h) Whether the proposed rezoning would be detrimental to the value or improvement of the development of adjacent or nearby property in accordance with existing requirements.
- (i) Whether the proposed change would constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public.
- (j) The extent to which the zoning decision is consistent with the Comprehensive Plan as currently adopted.

The Planning Commission shall include in the recommendation to the City Council any information which it deems to be relevant to issues relating to the proposed rezoning.

The Planning Commission may determine that additional specific technical information is needed regarding any potential environmental, fiscal, or public service impacts. If such determination is made, the Planning Commission shall have the discretion to defer its recommendations upon preparation of a special study intended to analyze the potential impacts or the specific areas of concern. Where preparation of a special study has been required, no recommendation will be forwarded to the City Council until such study has been received and reviewed by the Planning Commission. The cost of any special study shall be

borne by the applicant, unless the City Council approves the participation of public funds as necessary or as being in the public interest.

At the Planning Commission meeting, the Planning Commission shall vote to recommend to the City Council to either **approve, approve with conditions, or deny the rezoning application**. If the Planning Commission fails to provide a recommendation, the application shall be forwarded to the City Council without a recommendation.

10-2.3 Public Hearing

Before making its decision on a request for rezoning, the City Council shall hold a public hearing. A notice of the public hearing shall be published in a newspaper of general circulation within the territorial boundaries of the City of Hull **at least 15 days but not more than 45 days prior** to the hearing. The notice shall state the name of the applicant and the date, time, place, and purpose of the hearing. A sign containing this information must also be placed in a conspicuous location on the property **not less than 15 days prior** to the hearing. A notice containing the name of the applicant and the date, time, place, and purpose of the hearing shall also be sent to the applicant by mail to the property owner's last known address, and to all adjacent property owners (either directly adjoining or directly across a public right-of-way) **not less than 15 days prior** to the hearing.

During any such public hearing, the following procedures shall apply:

- (a) A member of the City staff will briefly summarize the requested zoning change and shall respond to any questions from the Mayor or member of the Council regarding the staff recommendations related to the proposed zoning change.
- (b) The applicant shall be provided an opportunity to be heard and may present any evidence, information, or materials which the applicant desires for the City Council to consider in arriving at its determination.
- (c) Public comments will be accepted and individuals making public comments may present any evidence, information, and/or materials that the individual desires for the City Council to consider in arriving at its determination.
- (d) The City Council may place reasonable time limitations on the presentation of the applicant and on public comments by individuals in support or opposition to the zoning decision. An equal time period be allowed for presentation of data, evidence, and opinion by proponents of the zoning decision and by opponents of the zoning decision, and in no event shall the minimum time period allowed for presentation be less than 10 minutes per side.
- (e) Persons speaking either in support or if in opposition to a zoning decision having been recognized by the Mayor, shall state their name and address for the public record, and shall present any written documents they desire to be included in the record of the meeting to the City Clerk.
- (f) All comments shall be directed to the Mayor and City Council and shall be made in an orderly manner.
- (g) The applicant and any opponents to the zoning decisions shall acquaint themselves with the provisions of Section 3 of the Conflict of Interest in Zoning Actions Law, O.C.G.A.

Section 36-67A regarding disclosure of campaign contributions and shall comply with the provisions of that statute.

10-2.4 Final Action

The City Council shall vote on the final action regarding a rezoning request at the next City Council meeting following the public hearing.

10-3 Variances

The purpose of a variance is to provide property owners with relief in cases where the literal application of the Zoning Code would cause an unnecessary hardship due to unusual circumstances relating to their property. Variance cases are heard by the Planning Commission, which shall then make a recommendation to the Zoning Board of Appeals regarding whether or not the variance should be granted. The vote of the Zoning Board of Appeals shall constitute the final action with regard to a variance application. The City Council may function as the Zoning Board of Appeals.

Any person desiring to undertake a development activity not in conformance with the dimensional requirements of this Code may apply for a variance in conjunction with the application for development review.

10-3.1 Variance application

An application for a variance shall include the following:

- (a) Legal names, contact addresses, and telephone numbers of each of the owners of the subject property;
- (b) If any owner is a business entity such as a partnership, corporation, or joint venture, the names, addresses, and telephone numbers of all partners and officers, as appropriate;
- (c) The land parcel number(s) of the subject property as recorded by the Madison County Clerk of Courts, and/or the legal description of the boundaries of the subject property, as appropriate;
- (d) A description of the nature and extent of the variance requested and the circumstances that have caused the applicant to seek a variance;
- (e) A copy of the deed or deeds conveying the subject property to the current owner;
- (f) A current survey of the property or portion of the property prepared by a Georgia registered professional surveyor;
- (g) If the applicant is a representative of the owner, evidence of agency in the form of a letter, affidavit, or other document satisfactory to the Zoning Administrator must be provided;
- (h) Signature of the applicant or applicant's representative; and
- (i) Any other information required by the Zoning Administrator.

10-3.2 Standards for Variance Review

Within 30 days of receipt of a complete variance application, the Planning Commission staff shall deliver to the Planning Commission a written staff report considering the following standards with regard to the application:

- (a) The variance requested arises from a condition that is unique and peculiar to the property in question;
- (b) The particular physical surroundings, shape, or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee, or occupant, as distinguished from a mere inconvenience, if the provisions of this Code were literally enforced;
- (c) Said condition is not ordinarily found in the same zoning district;
- (d) Said condition is created by the regulations of this Code, and not by an action or actions of the property owner or the applicant;
- (e) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood; and
- (f) The granted variance is the minimum variance necessary that will make possible the reasonable use of the land, buildings or structures; and
- (g) The variance is not opposed to the general spirit and intent of this Code or the Comprehensive Plan.

At the Planning Commission meeting, the Planning Commission shall vote to recommend to the Zoning Board of Appeals to either **approve, approve with conditions, or deny the variance application**. If the Planning Commission fails to provide a recommendation, the application shall be forwarded to the Zoning Board of Appeals without a recommendation.

10-3.3 Public Hearing

Before making its decision on a request for a variance or an appeal filed with the Zoning Board of Appeals, the Board shall hold a public hearing. A notice of the public hearing shall be published in a newspaper of general circulation within the territorial boundaries of the City of Hull **at least 15 days but not more than 45 days prior** to the hearing. The notice shall state the name of the applicant and the date, time, place, and purpose of the hearing. A sign containing this information must also be placed in a conspicuous location on the property **not less than 15 days prior** to the hearing. A notice containing the name of the applicant and the date, time, place, and purpose of the hearing shall also be sent to the applicant by mail to the property owner's last known address, and to all adjacent property owners (either directly adjoining or directly across a public right-of-way) **not less than 15 days prior** to the hearing.

During any such public hearing, the following procedures shall apply:

- (a) A member of the City staff will briefly summarize the requested Variance and shall respond to any questions from the Mayor or member of the Council regarding the staff recommendations related to the proposed Variance.
- (b) The applicant shall be provided an opportunity to be heard and may present any evidence, information, or materials which the applicant desires for the City Council to consider in arriving at its determination.

- (c) Public comments will be accepted and individuals making public comments may present any evidence, information, and/or materials that the individual desires for the City Council to consider in arriving at its determination.
- (d) The City Council may place reasonable time limitations on the presentation of the applicant and on public comments by individuals in support or opposition to the zoning decision. An equal time period be allowed for presentation of data, evidence, and opinion by proponents of the zoning decision and by opponents of the zoning decision, and in no event shall the minimum time period allowed for presentation be less than 10 minutes per side.
- (e) Persons speaking either in support or if in opposition to a zoning decision having been recognized by the Mayor, shall state their name and address for the public record, and shall present any written documents they desire to be included in the record of the meeting to the City Clerk.
- (f) All comments shall be directed to the Mayor and City Council and shall be made in an orderly manner.
- (g) The applicant and any opponents to the zoning decisions shall acquaint themselves with the provisions of Section 3 of the Conflict of Interest in Zoning Actions Law, O.C.G.A. Section 36-67A regarding disclosure of campaign contributions and shall comply with the provisions of that statute.

10-3.4 Final Action

The Zoning Board of Appeals shall vote on the final action regarding a variance request at the next Zoning Board of Appeals meeting following the public hearing.

The Zoning Board of Appeals may require additional restrictions and standards as may be necessary to protect the health and safety of residents and workers in the community, and to protect the value of property and quality of life in the general neighborhood. If the City Council finds that these restrictions or standards are not being complied with, the City Council may revoke the variance after giving due notice to all parties concerned and granting full opportunity for a public hearing.

10-4 Conditional Uses

Conditional Use requests shall be reviewed by the Planning Commission, which will make a recommendation to the City Council for **approval, approval with conditions, or denial**. After the City Council grants a special exception, the use for which the special exception was granted must commence within one year, otherwise the application must be resubmitted.

If a use permitted by Conditional Use is discontinued for a period of more than one year, the special exception shall become invalid and is subject to procedures for resubmission.

10-4.1 Conditional Use application

Within 30 days of receipt of a Conditional Use application, the Planning Commission staff shall deliver to the Planning Commission a written staff report considering the following standards with regard to the application:

- (a) The address, map number, and parcel number of the property for which the Special Exception is proposed.
- (b) A Letter of Intent stating the Conditional Use proposed for the subject property.
- (c) The names and address of the owners of the land, and the names and addresses of abutting property owners.
- (d) A site plan showing all proposed structures, modification, or other physical changes to be made to the property if, applicable.
- (e) A site plan showing all proposed structures, modifications, or other physical changes to be made to the property, if applicable.

10-4.2 Standards for Conditional Use Review

The following standards shall be considered for Conditional Use requests:

- (a) Is the type of street providing access to the use adequate to serve the proposed Conditional Use?
- (b) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and to allow access by emergency vehicles?
- (c) Are public facilities such as schools, utilities, and police and fire protection adequate to serve the proposed Conditional Use?
- (d) Are refuse, parking, and loading areas on the property located or screened to protect other properties in the area from adverse effects such as noise, light glare, and other negative impacts?
- (e) Will the hours and manner of operation of the Conditional Use have any adverse impacts on other properties in the area?
- (f) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, or location of buildings or other structures on neighboring properties?

At the Planning Commission meeting, the Planning Commission shall vote to recommend to the City Council to either **approve, approve with conditions, or deny** the Conditional Use application. If the Planning Commission fails to provide a recommendation, the application shall be forwarded to the City Council without a recommendation.

10-4.3 Public hearing

Before making its decision on a request for a Conditional Use, the City Council shall hold a public hearing. A notice of the public hearing shall be published in a newspaper of general circulation within the territorial boundaries of the City of Hull **at least 15 days but not more than 45 days prior** to the hearing. The notice shall state the name of the applicant and the date, time, place, and purpose of the hearing. A sign containing this information must also be placed in a conspicuous location on the property **not less than 15 days prior** to the hearing. A notice containing the name of the applicant and the date, time, place, and purpose of the hearing shall also be sent to the applicant by mail to the property owner's last known address, and to all adjacent property owners (either directly adjoining or directly across a public right-of-way) **not less than 15 days prior** to the hearing.

During any such public hearing, the following procedures shall apply:

- (a) A member of the City staff will briefly summarize the requested Conditional Use and shall respond to any questions from the Mayor or member of the Council regarding the staff recommendations related to the proposed Conditional Use.
- (b) The applicant shall be provided an opportunity to be heard and may present any evidence, information, or materials which the applicant desires for the City Council to consider in arriving at its determination.
- (c) Public comments will be accepted and individuals making public comments may present any evidence, information, and/or materials that the individual desires for the City Council to consider in arriving at its determination.
- (d) The City Council may place reasonable time limitations on the presentation of the applicant and on public comments by individuals in support or opposition to the zoning decision. An equal time period be allowed for presentation of data, evidence, and opinion by proponents of the zoning decision and by opponents of the zoning decision, and in no event shall the minimum time period allowed for presentation be less than 10 minutes per side.
- (e) Persons speaking either in support or if in opposition to a zoning decision having been recognized by the Mayor, shall state their name and address for the public record, and shall present any written documents they desire to be included in the record of the meeting to the City Clerk.
- (f) All comments shall be directed to the Mayor and City Council and shall be made in an orderly manner.
- (g) The applicant and any opponents to the zoning decisions shall acquaint themselves with the provisions of Section 3 of the Conflict of Interest in Zoning Actions Law, O.C.G.A. Section 36-67A regarding disclosure of campaign contributions and shall comply with the provisions of that statute.

10-4.4 Final action

The City Council shall vote on the final action regarding a Conditional Use request at the next City Council meeting following the public hearing. The City Council may require additional restrictions and standards as may be necessary to protect the health and safety of residents and workers in the community, and to protect the value of property and quality of life in the general neighborhood. If the City Council finds that these restrictions or standards are not being complied with, the City Council may revoke the Conditional Use after giving due notice to all parties concerned and granting full opportunity for a public hearing.

Chapter 11: Legal Status Provisions

11-1 Conflict with Other Laws

All previous Land Use ordinances of the City of Hull, Georgia, are hereby repealed. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in force and effect, but all such ordinances or parts of ordinances in conflict herewith are hereby repealed. Whenever other ordinances or parts of ordinances require greater restrictions than those required by this ordinance, such ordinances or parts of ordinances shall govern. Whenever other ordinances or parts of ordinances require lesser restrictions, the requirements here within shall govern.

11-2 Severability

If any section, clause, portion or provision of this ordinance is found unconstitutional, such invalidity shall not affect any other portion of this ordinance.

11-3 Effective Date

This ordinance shall take effect and be enforced from and after its adoption and passage by the City Council of the City of Hull.

Date of Adoption

S/ _____
Mayor, City of Hull

S/ _____
City Clerk, City of Hull

(SEAL)




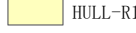





Official Zoning Map

City of Hull

[DRAFT]

0 250 500 1,000 1,500 2,000 Feet

Legend

	Hull City Limits		HULL-A
	County Boundaries		HULL-R1
	Property Lines		HULL-R2
			HULL-DH
			HULL-GN
			HULL-LI

9/23/2021

This map is for planning purposes only. Linear features shown are not precise. For exact property line locations, refer to an official plat or survey.

