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Property Details

Assessor's Parcel Number:	J14M067
Property Address:	334 S McLin St, Rome, GA 30161
County, State:	Floyd County, GA
Subdivision:	ANCHOR ROME
Lot Number:	55
Legal Description:	LT55&PT56 ANCHOR ROME SUB PB5-212
TRS:	N/A
Parcel Size:	0.18 Acres
Terrain Type:	Plain
Lot Dimensions:	97.6 feet North 79.48 feet East 97.66 feet South 80.13 feet West
Elevation:	181.5 m or 595.5 feet



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Flood Zone / Wetlands:	Yes, this parcel falls within a designated Flood-Zone area.
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Notes:	N/A
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Property Location & Access

Google Map Link:	https://maps.app.goo.gl/aEnrkpPRHRh6e8zY9
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GPS Coordinates (Center):	34.234790, -85.176491
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GPS Coordinates (4 corners):	34.2348896,-85.1762912 NE 34.2346767,-85.1763475 SE 34.2347294,-85.176664 SW 34.2349434,-85.1766057 NW
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City or County Limits:	City
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School District:	Rome City School District
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Access To Property:	Yes, S. McLin St.
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Road Type:	Paved
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Who Maintains Roads:	City
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Closest Highways:	Cedartown Hwy / Hwy 53
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Closest Major City:	Atlanta, Georgia (1 hr 9 min (70.1 miles))
Closest Small Town:	Rome, Georgia (6 min (2.2 miles))
Closest Gas Station:	BP, 1808 Dean Ave SE, Rome, GA 30161 (4 min (1.7 miles))
Nearby Attractions:	Banty Jones Park, 212 E 13th St, Rome, GA 30161 (2 min (0.8 mile)) Clock Tower, 410 E 2nd St, Rome, GA 30161 (6 min (2.1 miles)) Rome Area History Center, 305 Broad St, Rome, GA 30161 (6 min (2.0 miles))
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$103.00
Assessed Actual Value:	\$7,392.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$94.38
Notes:	The tax amount above are for the year 2023 & assessed values above are for the year 2024



Zoning & Restriction Information

Zoning / Property Use Code:	High Traditional Residential (H-TR)
What can be built on the property?	Site-Built Single-Family, Detached Dwelling - See details attached
Time limit to build?	Permit will be good for 6 months.
Is camping allowed?	Per City, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per City, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per City, Yes
Tiny home restrictions if any:	Must be site built and must meet the minimum setbacks of: 20' front, 5' sides and 20' rear.
Are short term vacation rentals allowed?	Per City, Yes



Vacation rental restrictions if any:	Per City, "Our zoning ordinance was written before short-term rentals, like Airbnb, existed. A home on a property that is zoned for single-family residential use can be rented for whatever duration." (See details attached)
Is property part of an HOA / POA?	City / County does not have any information regarding associations, and no relevant information could be found online. It is advised to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Deed Availability:	There is a fee of \$5 for a subscription and 50 cents/ page plus additional charges for document.
Deed Information:	Book/ Page: 264/ 988
Notes:	This parcel is inside the city limits of Rome, GA. Information above is based on city restrictions. Unable to locate subdivision CC&R's, if any.

Utility Information

Water?	Would have to contact Rome City Water Department (706-236-4440)
Sewer / Septic?	Would have to contact Rome City Water Department (706-236-4440)
Electric?	Would have to contact Georgia Power Company (888) 660-5890
Gas?	Would have to contact Georgia Natural Gas (877.850.6200)



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Waste?	Would have to contact Rome City Water Department (706-236-4440)
Notes:	According to the Rome Water Department, they offer water, sewer, and trash services in the area. They also confirmed that Georgia Power provides electricity. Natural gas meters visible on developed properties.

County Contact Information

County Website:	https://www.floydcountyga.gov
Assessor Website:	https://www.floydcountyga.gov/tax-assessor
Treasurer Website:	https://www.floydcountyga.gov/tax-commissioner
Recorder Website:	https://www.floydcountyga.gov/county-clerk
GIS Website:	https://romefloyd.agdmaps.com/portal/apps/webappviewer/index.html?id=07ab9f95984d4aeab8d5754a1c0b8a81/
Zoning Link:	https://www.romega.us/285/Planning-Zoning
Phone number for Planning Dept:	(706) 236-5025
Phone number for Recorder:	(706) 291-5111
Phone number for Treasurer:	(706) 291-5148
Phone number for Assessor:	(706) 291-5143



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City Website:	https://www.romea.us/
Phone number for City:	706-236-4400
Notes:	N/A
DISCLAIMER	The information in MyBestLandDeals.com's Due Diligence reports is for general purposes only. Buyers must conduct their own due diligence. MyBestLandDeals.com is not liable for any inaccuracies.

c. HT-R High Density Traditional Residential

- (1) The HT-R Traditional Residential District is established to provide opportunities for higher density single family residential averaging 4-7 units per acre. The HT-R District development patterns and architectural styles are reflective of the residential neighborhoods established before the 1940's. Streets were developed along a grid pattern with neighborhoods conveniently located to local shopping areas. Although these are older areas of the community, it is envisioned that this zoning district is also appropriate for new single family development built in this "neo-traditional" style.
- (2) Manufactured homes are not considered appropriate in the HT-R District.
- (3) Duplexes may be considered appropriate as infill development if the design is compatible with the predominant development pattern of the surrounding neighborhood.
- (4) Attached single-family dwelling as defined in Article 8 may be considered appropriate as infill development if the design is compatible with the surrounding neighborhood in terms of scale, height, roof pitch, provision of parking, and orientation toward the street. Such development, if approved by Special Use Permit, must meet the standards listed in Article 4.1.28.

3.4. - List of permitted uses.

- a. Principal and accessory uses that are permitted by right, permitted by right but with limitations, and uses permitted as special uses are shown on the following tables:
 - (1) Table 3-1 shows all such uses for the residential and agricultural districts.
 - (2) Table 3-2 lists all such uses for the districts that are primarily nonresidential in nature.
- b. In a P-D Planned Development District uses that are permitted are specified as part of the zoning approval for each development.
- c. The following permitted uses herein identified and listed are not intended to be exhaustive, but only representative of those uses permitted in each Zoning District. It shall be the responsibility of the Planning Director and Chief Building Official to concur in any additional uses not herein specifically identified as permitted uses. Any use not shown in the following Table of Permitted Uses that cannot be concurred upon shall be brought before the Planning Commission for final resolution, and shall require a Special Use Permit. Uses that are specifically prohibited are listed in Article 4.

**List of Permitted Principal and Accessory Uses
Table 3-1. Residential and Agricultural Districts**

PRINCIPAL USES		A-R	S-R	HT-R	LT-R	D-R	M-R	See Also	Parking See under <u>6.8.6</u>
	<ul style="list-style-type: none"> • Use is permitted by right ◆ Use is permitted by right with limitations ◦ Use may be permitted by special use Empty space: Use is not permitted								
	Agriculture and Related Businesses								
1	Agricultural Production - Crops	•	•						a

2	Agricultural Production - Livestock	•	◦						a
2	Agricultural Production - Concentrated Animal Feeding Operations	◆	◦◆					<u>4.1.1</u>	a
213	Agricultural Production - Hogs	◦						<u>4.1.1</u>	a
	Riding Stable	◆	◆					<u>4.1.1</u>	a
	Farm Distillery or Brewery	◦						<u>4.2.16</u>	
7	Agricultural Services (except veterinarian office)	•							a
8	Forestry	•	•				•		a
	Portable Sawmill - temporary	◆	◆					<u>4.1.1</u>	a
	Residential								a
	Site-Built Single-Family Detached Dwelling	•	•	•	•	•			a
	Site-Built Single Family Attached Dwelling		◦	◦	◦	•		<u>4.1.28</u>	
	Mobile Home or Manufactured Home on individual lot	◆ ¹	◆ ²					<u>4.1.12</u>	a

	Two-Family Dwelling (Duplex)	o	o	o	o	.	.		a
	Manufactured Home Subdivision	◆	◆					4.1.12	a
	Zero-Lot Line Single-Family Detached Dwelling		.	.	.	.			a
	Multi-Family Dwelling						.		a
	Townhome or Three-Family Dwelling						◆	4.1.23	a
	Manufactured Home Park						◆	4.1.12	a
8052	Convalescent Home (1-4 persons)	o ³ ◆	o◆	o◆	o◆		◆	4.1.18	a
8052	Convalescent Home (5-15 persons)	o ³ ◆	o◆	o◆	o◆		◆	4.1.18	a
8052	Convalescent Home (16 or more persons)						◆	4.1.18	a
	Fraternity or Sorority Hall						◆	4.1.11	a
	Group Residence (1-4 persons)	o◆	o◆	o◆	o◆		◆	4.1.13	a
	Group Residence (5-15 persons)	o◆	o◆	o◆	o◆		◆	4.1.13	a
	Group Residence (16 or more persons)							4.1.13	a

8051	Nursing Home (1-4 persons)	◊	◊	◊	◊			<u>4.1.18</u>	a
8051	Nursing Home (5-15 persons)	◊	◊	◊	◊			<u>4.1.18</u>	a
8051	Nursing Home (16 or more persons)						◊	<u>4.1.18</u>	a
	Personal Care Home, Individual or Family (1-4 persons)	◊	◊	◊	◊	◊		<u>4.1.13</u>	a
836	Personal Care Home, Group (5-15 persons)	◊	◊	◊	◊		◊	<u>4.1.13</u>	a
836	Personal Care Home, Congregate (16 or more persons)						◊	<u>4.1.13</u>	a
836	Retirement Community		◊	◊	◊	◊	◊	<u>4.1.18</u>	a
	Residential Cluster Development						◊	<u>4.1.32</u>	a
702	Rooming or Boarding House (1-4 persons)	◊	◊	◊			◊	<u>4.1.13</u>	c
702	Rooming or Boarding House (5-15 persons)	◊	◊	◊			◊	<u>4.1.13</u>	c
702	Rooming or Boarding House (16 or more persons)						◊	<u>4.1.13</u>	c
	Offices								

	Temporary Sales Office for a Subdivision	◆	◆	◆	◆			<u>4.1.22</u>	b
741	Veterinary, Large Animal	◆						<u>4.1.25</u>	b
742	Veterinary, Small Animal	◆	◆					<u>4.1.25</u>	b
	Retail Services								
701	Bed and Breakfast Inn - (1-10 rooms)	•	◦	◦	◦		◆	<u>4.1.11</u>	c
	Cemetery, Commercial	•	◦	◦	◦		•		
	Communication Tower	◦	◦					<u>4.1.5</u>	
835	Day Care, Group Home (7-18 persons)	◦	◦	◦					c
7992	Golf Course - (Commercial)	◆	◦					<u>4.1.16</u>	c
7997	Golf, Tennis, Yacht or Country Club, Private	◦	◦	◦	◦			<u>4.1.16</u>	c
	Golf, Tennis, Yacht or Country Club, Commercial	◦	◦	◦	◦			<u>4.1.16</u>	c
	Fishing Lake, Commercial	•	◦	◦	◦				
752	Kennel, Pet Grooming or Training	◆	◆					<u>4.1.25</u>	c

	Kennel, Boarding and Breeding	◆	◆					<u>4.1.25</u>	c
782	Lawn and Garden Services	•	◦						c
	Recreational Facility - Commercial						◆	<u>4.1.16</u>	
	Recreational Vehicle Park or Campground	◦	◦				◦		
702	Rooming or Boarding House	◦	◦	◦			◦		c
7032	Sporting or Recreational Camp or Farm Retreat, Commercial	◦	◦						
	Retail Sales								
	Agricultural Produce grown on the premises	•	• 4						
	Feed and Tack and Saddles	•	◦						
	General Store - 2500 square feet or less	◦	◦						
	Semi-Public Uses and Utilities								
	Athletic Playfields	◆	◦	◦	◦		◆	<u>4.1.16</u>	d

	Carnival, Fairgrounds, Rodeo, Horse Show, Shooting and Special Events of Community Interest	◆	◆					4.1.16	d
	Cemetery, Non-Profit	•	•	◦	◦		•		
866	Churches or Places of Worship	◆	◆	◦	◦		◆	4.1.3	d
864	Civic Clubs, Veterans or other Social Organizations	◆	◦	◦	◦		◆	4.1.4	d
	Communication Tower	◦◆	◦◆					4.1.5	d
	Community Garden (County Only)	•	•	•	•	•	•		
	Community Garden (City Only)	◦	◦	◦	◦	◦	◦		
	Community Recreation Facility	◦	◦	◦	◦		◆	4.1.16	d
	Neighborhood Recreation Center or Swimming Pool	◦	◦	◦	◦	◦	◆	4.1.16	d
	Outdoor Special Events Venue (City Only)	◦◆	◦◆						
	Park, Passive	•	•	•	•		•		d

821	School, Kindergarten, Elementary and Secondary	◦	◦	◦	◦		•		d
	Solar Farm	•	◦					4.2.14	
491-493	Utility Company Substation	◦	◦	◦	◦		◦		
	Wedding Chapels & Indoor Special Events Venue (City Only)	◦◆	◦◆						

ACCESSORY USES		A-R	S-R	HT-R	LT-R	D-R	M-R	See Also	Parking See under 6.8.6
<ul style="list-style-type: none"> • Use is permitted by right ◆ Use is permitted by right with limitations ◦ Use may be permitted by special use Empty space: Use is not permitted									
	Accessory Dwelling Unit	◦◆	◦◆	◦◆	◦◆			4.1.29	
	Accessory Uses Normally Incidental to Principal Use	◆	◆	◆	◆	◆	◆	4.2	
	Agricultural Production - Private Gardens	•	•	•	•	•	•		

	Community Gardens (County only)	•	•	•	•	•	•		
	Community Gardens (City only)	◦	◦	◦	◦	◦	◦		
	Customary Accessory Uses to a Dwelling	◆	◆	◆	◆	◆	◆	<u>4.2.3</u>	
835	Day Care, Family Home (6 or less persons)	•	•	•	•		•		
	Home Office	◆	◆	◆	◆	◆	◆	<u>4.2.3</u>	
	Keeping Chickens within the City Limits of Rome	◦	◦	◦	◦			4.2.3.0	
	Kennel, Non-commercial	◆	◆	◆	◆			<u>4.2.3</u>	
	Residential Business	◆	◆	◆	◆	◆	◆	<u>4.2.3</u>	
	Personal Horse Stable	◆	◆					<u>4.2.3</u>	
	Private Recreational Facility	◆	◆	◆	◆		◆	<u>4.2.3</u>	
	Private Use Airport	◆	◦					<u>4.2.10</u>	
	Private Use Heliport	◆	◦				◦	<u>4.2.10</u>	
	Solar Panel Array	•						<u>4.2.14</u>	

	Solar Panel Installation	•	•	•	•	•	•	4.2.14	
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Notes:

1

Special use permit also required in the City

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Special use permit also required in the City, and a special use permit also required in the County within those portions of the County consisting of land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots, except where such development is specifically designed for manufactured homes

3

Where served by sanitary sewer

4

Special use permit required in the City

(Ord. No. 02-4-16, § I, 4-1-02; Ord. No. 02-7-7, § I, 7-1-02; Ord. No. 02-9-2, § IA, 9-3-02; Ord. No. 03-7-12, § I, 7-21-03; Ord. No. 03-10-12, § I, 10-20-03; Ord. No. 04-3-7, §§ II—VII, 3-1-04; Ord. No. 04-6-4, §§ IV, V, 6-7-04; Ord. No. 05-2-10, § III, 2-21-05; Ord. No. 05-6-9, § I, 6-20-05; Ord. No. 2007-2-10, § II, 2-19-07; Ord. No. 2007-2-11, § VI, 2-19-07; Ord. No. 2008-4-4, § I, 4-7-08; Ord. No. 2011-3-3, § I, 3-21-11; Ord. No. 2012-3-5, § I, 3-19-12; Ord. No. 2013-1-4, § I, 1-28-13; Ord. No. 2013-3-3, § I, 3-25-13; Ord. No. 2014-7-3, § I, 7-28-14; Ord. No. 2015-12-05, § I, 12-28-15; Ord. No. 2016-12-03, § II, 12-19-16; Ord. No. 2016-12-04, § I, 12-19-16; Ord. No. 2021-6-4, §§ III, IV, 6-28-21)

List of Permitted Principal and Accessory Uses

Table 3-2. Nonresidential Districts ⁵

PRINCIPAL USES		N-O-C	O-I	C-C	UMU	C-B-C	H-C	L-I	H-I	See Also	Parking See under
<ul style="list-style-type: none"> • Use is permitted by right ◆ Use is permitted by right with limitations ◦ Use may be permitted by special use Empty space: Use is not permitted		68810, 20									6.8.6
	Agriculture and Related Businesses										
	Farmer's Market		◦	◦	◦	◦	◦	◦	◦		
	Live Stock Pavilion or Farmers' Market							◆	◆	<u>4.1.1</u>	c
	Temporary or Portable Sawmill								◆	<u>4.1.1</u>	
	Residential										
	Site-Built Single-Family Dwelling	•									a
	Two-Family Dwelling Duplexes	◦ 7									a
	Multi-Family Dwelling			◦	•	•7					a

	Townhome or three family dwelling (triplex)			◦						4.1.23	a
	High-Rise Residential (see Central Business Commercial District)			◦	•	•					a
	Loft Dwelling (see Central Business Commercial District)			•	•	•					6.8.1b
	Manufactured Home Park			◦						4.1.12	a
8025	Convalescent Home (5-15 persons)		◆	◆						4.1.18	a
8025	Convalescent Home (16 or more persons)		◆	◆						4.1.18	a
	Fraternity or Sorority Residence Hall			◆						4.1.11	a
	Group Residence (5-15 persons)			◆						4.1.13	a
	Group Residence (16 or more persons)			◆						4.1.13	a
8051	Nursing Home (5-15 persons)		◆	◆						4.1.18	

8051	Nursing Home (16 or more persons)		◆	◆						<u>4.1.18</u>	a
836	Personal Care Home, Group (5-15 persons)		◆	◆						<u>4.1.13</u>	a
836	Personal Care Home, Congregate (16 or more persons)		◆	◆						<u>4.1.13</u>	a
702	Rooming or Boarding House (5-15 persons)			◦◆		◦◆				<u>4.1.13</u>	c
702	Rooming or Boarding House (16 or more persons)			◦◆		◦◆				<u>4.1.13</u>	c
	Offices										
872	Accounting, Auditing, or Bookkeeping Office	•	•	•	•	•	•	•	•		b
731	Advertising Agency	•	•	•	•	•					b
62	Brokerage for Securities or Commodities	•	•	•	•	•					b

15-17	Building Contractor or Construction Firm Office (no storage of machinery or equipment)		.	.	.	.	.	.	.		b
861-863	Business, Professional or Trade Membership Organization Office	.	.	.	.	.	.	.	.		b
484	Cable Television Operation			.	o	o	.	.	.		b
732	Credit Reporting or Collection Agency		.	.	.	.	.	.	.		b
736	Employment or Personnel Agency	.	.	.	.	.	.	.	.		b
	Employment or Personnel Agency With Day Labor Hiring Center			.	.	.	.	.	.
871	Engineering, Architectural or Other Professional Office	.	.	.	.	.	.	.	.		b
	General Business Office	.	.	.	.	.	.	.	.		b
808	Home Health Care Company		.	.	.	.					b
63	Insurance Company Carrier	.	.	.	.	.	.	.	.		b

67	Investment Company or Trust	.	.	.	.	.						b
781	Landscape Architect	.	.	.	.	.	.	.	.			b
81	Legal Services Office	.	.	.	.	.						b
874	Management and Public Relations Service	.	.	.	.	.						b
801-804	Medical or Dental Offices or Clinics (not veterinary)	.	.	.	.	.						b
807	Medical or Dental Laboratory		.	.	.	.	.	.				b
865	Political Organization Office		.	.	.	.						b
65	Real Estate Office	.	.	.	.	.						b
873	Research, Development or Testing Service		.	.			.	.				b
7338	Secretarial or Court Reporting Service	.	.	.	.	.						b
62	Security or Commodity Broker	.	.	.	.	.						b

792	Theatrical Production Agencies		.	.	.	.					b
	Utility Business Office		.	.	.	.	.	.			b
741	Veterinarian, Large Animal						◆	◆		<u>4.1.25</u>	b
742	Veterinarian, Small Animal		°	◆		◆	◆	◆		<u>4.1.25</u>	b
	Retail Services										
	Adult Entertainment Uses						◆	◆	◆	<u>4.1.20</u>	c
	Air or Ground Courier Drop-Off Station		°	.	.	.	.	.			c
4729	Airline Ticket Office	.	.	.	.	.					c
	Ambulance Service		°	.			.	.			c
7996	Amusement Park						.	.			c
7993	Amusement Parlor			.	.	.	.				c
7999	Amusement or Recreational Attraction-Indoor			°		°	.				c

7999	Amusement or Recreational Attraction-Outdoor			♦			♦	♦		<u>4.1.16</u>	c
	Appliance Repair Service			♦			♦	♦		<u>4.1.17</u>	c
752	Automobile Parking Lot, Commercial			♦		♦	♦			<u>4.1.2</u>	
	Automobile Parking Structure, Commercial			♦	♦	♦				<u>4.1.2</u>	
751	Automotive Rental Agency			♦		♦	♦	♦		<u>4.1.2</u>	c
753	Automotive Repair Shop						♦	♦		<u>4.1.2</u>	c
7549	Automotive Service Business (excluding Repair)			♦			♦	♦		<u>4.1.2</u>	c
	Automotive, Tire Re-treading and Recapping						♦	♦		<u>4.1.2</u>	c
	Automotive Upholstery Shop			♦			♦	♦		<u>4.1.2</u>	c
60	Bank, Savings and Loan or Credit Union	•	•	•	•	•	•				c

724	Barber Shop (City)			•	•	•						c
723	Beauty Shop (City)			•	•	•						c
724	Barber Shop (County)	•		•	•	•						c
723	Beauty Shop (County)	•		•	•	•						c
701	Bed and Breakfast Inn - Historic District Only (1-10 rooms)	◆								<u>4.1.11</u>		c
793	Bowling Center			•			•					c
734	Building Maintenance or Pest Control Service			•			•	•				c
<u>41</u>	Bus or Taxi Service or Terminal			•		°	•	•				
824	Business or Vocational School		•	•		•						c
738	Business Service Establishment, Miscellaneous		•	•		•	•	•				c
7542	Carwash			◆			◆	◆		<u>4.1.2</u>		c
5812	Catering Service	°		•	•	•						c

	Cemetery, Commercial		•	•							
7336	Commercial Art or Graphic Design Service	•	•	•	•	•					c
737	Computer Programming, Repair or Data Processing Service		•	•	•	•	•	•			c
61	Credit Agency or Loan Establishment		•	•	•	•					c
	Crematories		◦			◦	◦	◦			c
791	Dance Studios or Schools	◦		•	•	•	•	•			c
835	Day Care Center (19 or more persons)		◦♦	♦						<u>4.1.9</u>	c
835	Day Care Group Home (7-18 persons)		◦	♦		◦				<u>4.1.9</u>	c
7331	Direct Mail Advertising Service		◦	•		•	•	•			c
	Dry Cleaning Plants							♦	♦	<u>4.1.10</u>	c
762	Electrical Repair Shops			•			•	•			c

473	Freight Agency or Shipping Coordinator						.	.	.		c
726	Funeral Home		°	.			.				c
735	Furniture or Equipment Rental Establishment			.		.	.				c
7992	Golf Course-Par 3, 9, or 18 Holes (Commercial)		°	◆						<u>4.1.16</u>	c
	Golf, Miniature (Commercial)			◆			◆			<u>4.1.16</u>	c
	Golf or Baseball Driving Range (Commercial)			◆			◆			<u>4.1.16</u>	c
7997	Golf, Tennis, Yacht, or Country Club, Private			◆						<u>4.1.16</u>	c
7991	Health Club or Fitness Center		.	.	.	.	.				c
809	Health Services Facility		.	.	.	.					c
809	Health Services Facility with pharmacy		.	.	.	.					c

806	Hospital		.	.	.		o					c
701	Hotel or Motel, rooms only		.	.	.	.						c
701	Hotel or Motel with full service restaurant		.	.	.	.	.					c
701	Hotel or Motel with full service restaurant and lounge			.	.	.	.					c
	Indoor Athletic Training or Fitness Facility			.			.	.				
	Interior Designer (no merchandise for sale on premises)	.	.	.	.	.						c
	Interior Designer or Decoration (with merchandise for sale on premises)	o		.	.	.						c
	Jewelry Repair	.		.	.	.						c
	Kennel, Boarding and Breeding			◆			◆	◆		<u>4.1.25</u>		c
752	Kennel, Pet Grooming			◆			◆			<u>4.1.25</u>		c

	Kennel, Pet Training			◆			◆	◆		<u>4.1.25</u>	c
721	Laundry, Dry Cleaning or Garment Services (but excluding coin operated establishment)			•	•	•					c
7215	Laundry or Dry Cleaning, Coin Operated			•							c
782	Lawn and Garden Services			•			•	•			c
	Linen and Diaper Services, Garment Pressing and Repair			•			•	•			c
	Mobile Food Vehicle Park			◦			◦			<u>4.1.31</u>	
781	Motion Picture or Video Tape Production			•	•	•	•				c
7832	Motion Picture Theater (except Drive-in)			•	•	•	•				c
7833	Motion Picture Theater, Drive-In			◦			•				c
783	Ornamental Shrub or Tree Service			•			•	•			c

	Performing Arts Theater		.	.	.	.					c
829	Personal Enrichment School or Tutoring		.	.	.	.	.				c
729	Personal Services, Miscellaneous			.	.	.					c
7334	Photocopying and Duplicating Services		o	.	.	.					c
722	Photographic Studio, Portrait	◆	◆	◆	◆	◆				<u>4.1.15</u>	c
7335	Photography Service, Commercial			.	.	.	.				c
483	Radio or TV Broadcast Station		o	.	o	o	.				c
	Radio or TV Repair			.		.	.				c
	Communication, Radio, or TV Transmission Tower		o◆	o◆		o◆	o◆	◆	◆	<u>4.1.5</u>	c
7033	Recreational Vehicle Park or Campground			o			o				c
7699	Repair Shops, Miscellaneous (not automotive)			◆		◆	.	.		<u>4.1.17</u>	c

764	Re-upholstery or Furniture Repair Shop			•			•	•			c
702	Rooming or Boarding House			◦		◦					c
	Sexually Oriented Businesses (City)							◆	◆	<u>4.1.20</u>	c
725	Shoe Repair Shop			•	•	•	•				c
794	Sports Facility, Commercial			◦		◦					c
481	Telecommunications Switching Station		◦	◦		◦	•	•	•		
482	Telegraph Office		•	•	•	•					c
	Title Pawn business ¹⁴	•		•	•	•	•				
472	Travel Agency or Tour Operator	◆	•	•	•	•					c
784	Video Tape Rental Store			•	•	•	•				
763	Watch, Clock or Jewelry Repair Shop			•	•	•	•				

7692	Welding Repair Shop						.	.			
	Retail Sales										
	Agriculture Produce grown on the premises			.							
5831	Alcohol Pouring Establishment			.	.	.					
<u>56</u>	Apparel and Accessory Stores			.	.	.					
572	Appliance Stores			.	.	.	.
551	Automobile Sales and Service			°			◆			<u>4.1.2</u>	c
552	Automobile Sales, Used Only, No Service			◆			◆				c
	Automobiles Sales, Used Only			°			◆			<u>4.1.2</u>	c
554	Automobile Service Station			°			◆	◆		<u>4.1.2</u>	c
553	Automotive Parts and Supply Store			◆			◆	◆		<u>4.1.2</u>	c
	Automotive, Tire Store			◆			◆	◆		<u>4.1.2</u>	c

546	Bakery, Retail			.	.	.					c
555	Boat Dealers, No service			◆			◆	◆		<u>4.1.2</u>	c
5942	Book Store, New Dealers and Newsstands	◆	.	.	.	.				<u>4.2.1</u>	c
5946	Camera and Photographic Supply Stores			.	.	.					c
596	Catalog Sales or Direct Selling Office			.	.	.					c
	Communication Tower		◆ ^o	◆ ^o		◆ ^o	◆ ^o	◆	◆	<u>4.1.5</u>	
5734	Computer or Computer Software; Sales & Service			.	.	.	.				c
5731	Consumer Electronics Store			.	.	.					c
554	Convenience Gas Station			.			.	.	o		c
	Custom Order or Specialty Shop			◆	◆	◆				<u>4.1.7</u>	c
591	Drug Store (pharmacy)			◆	.	.	.			<u>4.2.1</u>	c

	Farm and Other Equipment Sales and Service			o			.	.	.		C
	Feed and Seed Store			.			.	.	.		C
<u>53</u>	General Merchandise Store			.	.	.	.				C
5747	Gift, Novelty, and Souvenir Shop	◆		.	.	.					C
<u>54</u>	Grocery or Specialty Food Store (except Bakery)	o		.	.	.	.				C
525	Hardware Store			.	.	.	.				C
5945	Hobby, Toy, and Game Shops			.	.	.					C
571	Home Furniture or Furnishings Store			.	.	.					C
5944	Jewelry Store			.	.	.					C
592	Liquor Store			.			.				C
598	LP Gas or Fuel Oil Dealer						.	.	.		C

5948	Luggage and Leather Goods Store			•	•	•					c
521	Lumber and Other Building Materials Dealers			•			•	•			c
527	Manufactured Home Sales Lot						•	•			c
559	Motor Vehicle Dealers, Miscellaneous			◦			◆	◆		4.1.2	c
557	Motorcycle Sales and Service			◦			◆			4.1.2	c
	Medical Supply Sales & Service	◦		•							
5736	Musical Instruments Store			•	•	•					c
523	Paint, Glass, or Wallpaper Store			•		•					c
526	Plant Nursery, Lawn and Garden Supplies			•			•	•			c
	Plumbing, Electrical, and Heating Equipment Dealers			•			•	•			c

	Preparing Food for Sale on Premises	°		•	•	•					c
5735	Record and Video Tape Sales			•		•					c
556	Recreational Vehicle Dealer						◆	◆		<u>4.1.2</u>	c
5812	Restaurant, Custom Service (not fast food)	°		•	•	•				<u>4.1.8</u>	c
5812	Restaurant, Fast Food			•	•	•	•				c
599	Retail Stores, Miscellaneous			•	•	•					c
5949	Sewing, Needlework, and Fabric Stores	°		•	•	•					c
	Shopping Center			°			•				c
5941	Sporting Goods Store and Bicycle Shop			•	•	•					c
5943	Stationary Store	•		•	•	•					c
593	Used Merchandise Store			•	•	•	•				c

	Flea Market							.				c
	Industrial, Transportation and Storage											
	Airline or Air Courier Company - Storage, Transfer, or Maintenance Facility							.	.			e
	Airport							.	.			
	Air Transportation, Non-scheduled							.	.			
	Boat Docks, Marina, and Waterfront Recreation			.	.	.						
	Cargo Packing and Crating Company							.	.			e
	Construction Contractor-with Machinery, Equipment, and Storage							◆	◆	<u>4.1.6</u>		b
	Junkyard								◆	<u>4.1.2</u>		

	Mini-Warehouses						.	.			e
	Mini-Warehouses ¹⁷			◊			◊	◊		<u>4.1.30</u>	
	Mini-Warehouses, Unincorporated County			◊			.	.			e
	Motor Freight Truck Terminal							.	.		e
	Mold-poured concrete products			◊			◊	◊	.	<u>4.2.15</u>	
	Outdoor Storage Yard							◊	◊	<u>4.2.9</u>	
	Petroleum Bulk Storage or Stations								◊		
	Quarrying or Mining								◊	<u>4.1.15</u>	
	Gravel Pit			◊			◊	◊	◊	<u>4.1.15</u>	
	Railroad Lines, Yards and Stations							◊	.		
	Recycling Center								.		
	Recycling Drop-off Center			◊			.	.	.		
	Sawmill								.		

	Solid Waste Landfill								°	<u>4.2.1</u> & <u>6.19</u>	
	Solid Waste Transfer Station								◆	<u>4.1.21</u>	
	Temporary Vehicle Storage (county)			°			•	•		4.1.2.i	
	Trucking and Courier Services (except air)								•		c
	Warehousing or Indoor Storage Facility (not including Mini- Warehouses)							•	•		e
	Wholesale Trade-Administrative or Sales Office Only		•	•	•	•	•	•	•		e
	Wholesale Trade-Sales Operation including Storage and Transfer							•	•		e
	Manufacturing										
	Apparel and Other Fabric Products							•	•	<u>6.19</u>	e

	Artisan or Crafts Manufacturing				.	.	.	.	.
	Bakery, Industrial							.	.	<u>6.19</u>	e
	Bottling Works							.	.	<u>6.19</u>	e
	Broom and Brush Manufacture							.	.	<u>6.19</u>	e
	Chemicals and Allied Products								.	<u>6.19</u>	e
	Cleaning Products, Household and Industrial								.	<u>6.19</u>	e
	Craft or Micro Distillery, Brewery, or Winery			.	.	.		.	.	<u>4.2.16</u>	
	Distillery or Brewery								.		
	Electronic Equipment and Components (except Computer Equipment)							.	.	<u>6.19</u>	e
	Fabricated Metal Products (except Machinery and Transportation Equipment)								.	<u>6.19</u>	e

	Food and Kindred Products								•	•	<u>6.19</u>	e
	Furniture and Fixtures								•	•	<u>6.19</u>	e
	Industrial, Commercial Machinery and Computer Equipment								•	•	<u>6.19</u>	e
	Lampshade Manufacture								•	•	<u>6.19</u>	e
31	Leather Products (not including Tanning and Finishing)								•	•	<u>6.19</u>	e
24	Lumber and Wood Products (except Furniture)									•	<u>6.19</u>	e
<u>39</u>	Miscellaneous Manufacturing Industries (not refinery)								•	•	<u>6.19</u>	e
26	Paper and Allied Products									•	<u>6.19</u>	e
<u>29</u>	Petroleum-Related Industries (not refinery)									•	<u>6.19</u>	e
<u>38</u>	Precision Instruments								•	•	<u>6.19</u>	e
33	Primary Metals Industries									•	<u>6.19</u>	e

<u>37</u>	Printing and Publishing			•				•	•	<u>6.19</u>	e
	Research Testing or Laboratory						°	•	•	<u>6.19</u>	e
30	Rubber and Plastics Products								•	<u>6.19</u>	e
<u>32</u>	Stone, Clay, Glass and Concrete Products								•	<u>6.19</u>	e
22	Textile Mill Products								•	<u>6.19</u>	e
21	Tobacco Products								•	<u>6.19</u>	e
<u>37</u>	Transportation Equipment							•	•	<u>6.19</u>	e
	Umbrella and Cane Manufacture							•	•	<u>6.19</u>	e
	Semi-Public Uses and Utilities										
	Athletic Playfields			°						<u>4.1.16</u>	d
	Carnival, Fairgrounds, Rodeo, Horse Show, Shooting and Special Events of Community Interest		◆°	◆						<u>4.1.16</u>	d

	Cemetery, Non-Profit		.	.							
866	Churches or Places of Worship		◆	◆	◆	◆	◆	°		4.1.3	d
864	Civic, Social or Fraternal Organization	◆	◆	◆	◆	◆				4.1.4	d
	Communication Tower		◆°	◆°		◆°	◆°	◆	◆	4.1.5	
	Community Garden (County Only)	.	.	.	.	.	.
	Community Garden (City Only)	°	°	°	°	°	°				
	Community Recreation Facility	◆	◆	◆	◆	◆	◆			4.1.16	d
	Governmental Administration Buildings		.	.	.	.	.	.	.		d
823	Library		.	.	.	.					d
	Neighborhood Recreation Center or Swimming Pool	◆	°	◆			◆			4.1.16	d
84	Nonprofit Museum or Art Gallery	.	.	.	.	.					d

	Outdoor Special Events Venue (City Only)		◊ ^o	◊ ^o							
	Park, Passive	•	•	•	•	•					
48	Post Office		•	•	•	•					d
	Sanitary Sewer Treatment Plant						o	o	•	4.1.19	
32	Stone, Clay, Glass and Concrete Products								•	6.19	e
822	School, College		•	•	•	•					d
821	School, Elementary and Secondary		o								
	Solar Farm							o	•	4.2.14	
	Utility Company Substation		◊	◊	◊	◊	◊	◊	◊	4.1.24	
	Wedding Chapels and Indoor Special Events Venues (City Only)		◊	◊						4.1.16	
458	Private Use Heliport		o	o			o	o	o	4.2.10	

ACCESSORY USES		N-O-C	O-I	C-C	U-M-U	C-B-C	H-C	L-I	H-I	See Also	Parking - See under 6.86.
	Accessory Dwelling Unit	◊								4.1.29	
	Accessory Uses Normally Incidental to Principal Use	◊	◊	◊	◊	◊	◊	◊	◊	4.2	
	Accessory dwelling in connection with a non-residential use	◊	◊	◊		◊	◊	◊	◊		
	Accessory retail services in connection with an office, institution, hotel or motel, high-rise apartment, etc.	◊	◊	◊	◊	◊	◊	◊	◊	4.2.11	
	Automotive Rental and Lease as Accessory Use to Service Station			◊			◊	◊		4.2.4	
	Brew Pub			•	•	•				4.2.16	
	Customary Accessory Uses to a Dwelling	◊		◊			◊	◊		4.2.3	

	Community Gardens (County only)	•	•	•	•	•					
	Community Gardens (City only)	◦	◦	◦	◦	◦					
	Craft or Micro Distillery, Brewery, or Winery			•	•	•		•	•	4.2.16	
835	Day Care Center (19 or more persons)		◆	◆	◆	◆	◆	◆	◆	4.1.9	c
835	Day Care, Family Home (6 or less persons)	•		•							
835	Group Day Care Home (7-18 persons)	•	•	•		•	•	•	•		c
	Home Office	◆	•	◆	◆	◆	◆	•		4.2.3	
	Residential Business	◆	•					•		4.2.3	
	Manufacturing or Fabrication Uses		◆	◆	◆	◆				4.2.6	
	Multi-Family Dwelling As an adaptive reuse of an existing building only			◦	•	◦					
	Night Watchman Residence	◦	◦	◦		◦	◦	◦	◦	4.2.7	a
	Outdoor Display Area			◆	◆	◆	◆	◆	◆	4.2.8	

	Outdoor Storage Yard			◆			◆	◆	◆	4.2.9	
	Private Recreation Facility	◆		◆						4.2.3	
458	Private Use Heliport		◦	◦			◦	◦	◦	4.2.10	
	Solar Panel Array		•	•	•	•	•	•	•	4.2.14	
	Solar Panel Installation	•	•	•	•	•	•	•	•	4.2.14	

Notes:

5

See Article 4 - Restrictions regarding particular uses, for specific requirements that apply to uses permitted by right but with limitations.

6

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

7

As adaptive reuse existing building only

8

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

9

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

10

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

11

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

12

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

13

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

14

With the footnote: "Business operation only, with no repossessed vehicles received, parked, stored, displayed, or sold from any property within the NOC district.

15

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

16

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

17

As adaptive reuse of existing building only

18

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

19

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

20

See Article 3-Section 3.8, regarding Neighborhood Office Commercial development standards.

(Ord. No. 02-4-11, § I, 4-1-02; Ord. No. 02-4-12, § I, 4-1-02; Ord. No. 02-4-14, § I, 4-1-02; Ord. No. 02-4-16, § II, 4-1-02; Ord. No. 02-6-2, §§ IV, V, 6-3-02; Ord. No. 02-9-2, §§ IA, IB, VII, 9-3-02; Ord. No. 02-11-2, § I, 11-18-02; Ord. No. 02-11-5, § I, 11-18-02; Ord. No. 03-7-12, §§ II—IV, 7-21-03; Ord. No. 03-10-4, § I, 10-6-03; Ord. No. 04-3-7, §§ II, VIII—X, 3-1-04; Ord. No. 04-4-9, § I, 4-19-04; Ord. No. 04-6-4, § IV, 6-7-04; Ord. No. 04-6-5, § I, 6-7-04; Ord. No. 05-2-10, §§ I, II, 2-21-05; Ord. No. 05-6-9, § II, 6-20-05; Ord. No. 05-12-2, § II(Exh. A), 12-19-05; Ord. No. 2008-4-4, § II, 4-7-08; Ord. No. 2008-9-4, § I, 9-2-08; Ord. No. 2011-6-9, § I, 6-20-11; Ord. No. 2012-2-4, § I, 2-6-12; Ord. No. 2012-3-5, § II, 3-19-12; Ord. No. 2012-5-7, § I, 5-21-12; Ord. No. 2012-10-3, § I, 10-22-12; Ord. No. 2013-3-3, § II, 3-25-13; Ord. No. 2014-6-5, § I, 6-30-14; Ord. No. 2014-7-2, § I, 7-28-14; Ord. No. 2014-7-3, § II, 7-28-14; Ord. No. 2014-12-5, § I, 12-22-14; Ord. No. 2015-02-03, § II, 2-23-15; Ord. No. 2015-04-05, § I, 4-27-15; Ord. No. 2015-06-01, § I, 6-8-15; Ord. No. 2015-07-03, § I, 7-27-15; Ord. No. 2015-12-05, § I, 12-28-15; Ord. No. 2016-12-04, § I, 12-19-16; Ord. No. 2017-2-5, § I, 2-27-17; Ord. No. 2017-9-4, § I, 9-25-17; Ord. No. 2019-5-4, § II, 5-20-19; Ord. No. 2020-5-7, § I, 5-18-20; Ord. No. 2021-6-4, §§ III, IV, 6-28-21; Ord. No. 2021-6-5, §§ I, II, 6-28-21)

Vacation rental restrictions if any: Our zoning ordinance was written before short-term rentals, like Airbnb, existed. A home on a property that is zoned for single-family residential use can be rented for whatever duration. The city and county have ordinances outside of the zoning ordinance that require that the hotel/motel tax be collected, which is handled by the website. There are no other licensing or permitting requirements. However, some of the subdivisions around here have HOA regulations that limit or forbid such activities. These are not government ordinances therefore we do not get involved in such matters. Our zoning ordinance does not allow for recreational vehicles, glamping sites, luxury tree houses, or anything like that to be added to the property and also be rented. Those are all categorized as campgrounds and require additional approvals per the zoning ordinance. You can rent a house in it's entirety but if you are renting room by room, then this would fall under a boarding house and would not be allowed.