



Lanier County Moody Activity Zone (MAZ) Overlay Districts

An Amendment to the Land Development
Code of Lanier County



Prepared by: Lanier County and Southern Georgia Regional Commission
Adopted – May 2017

Lanier County Moody Activity Zone Overlay Districts

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Lanier County Moody Activity Zone Overlay Districts

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Lanier County Moody Activity Zone Overlay Districts

LANIER COUNTY

RESOLUTION TO ADOPT MOODY ACTIVITY ZONE (MAZ) OVERLAY DISTRICTS AS AN AMENDMENT TO THE LAND DEVELOPMENT CODE OF LANIER COUNTY

WHEREAS, the Lanier County Moody Activity Zone (MAZ) Overlay Districts Ordinance will promote land use compatibility between Lanier County's residents and Moody Air Force Base;

WHEREAS, the promotion of land use compatibility between Lanier County's residents and Moody Air Force Base will be beneficial to the general health, safety, economy and welfare of Lanier County residents;

WHEREAS, the Lanier County Moody Activity Zone (MAZ) Overlay Districts Ordinance has been developed with input from Moody Air Force Base and from the citizens of Lanier County;

BE IT THEREFORE RESOLVED, that Lanier County does hereby adopt the Lanier County Moody Activity Zone (MAZ) Overlay Districts as an Amendment to the Land Development Code of Lanier County.

Adopted this _____ day of _____, 20____.

Chair of the County Commission
Lanier County

ATTEST: County Clerk

Maps

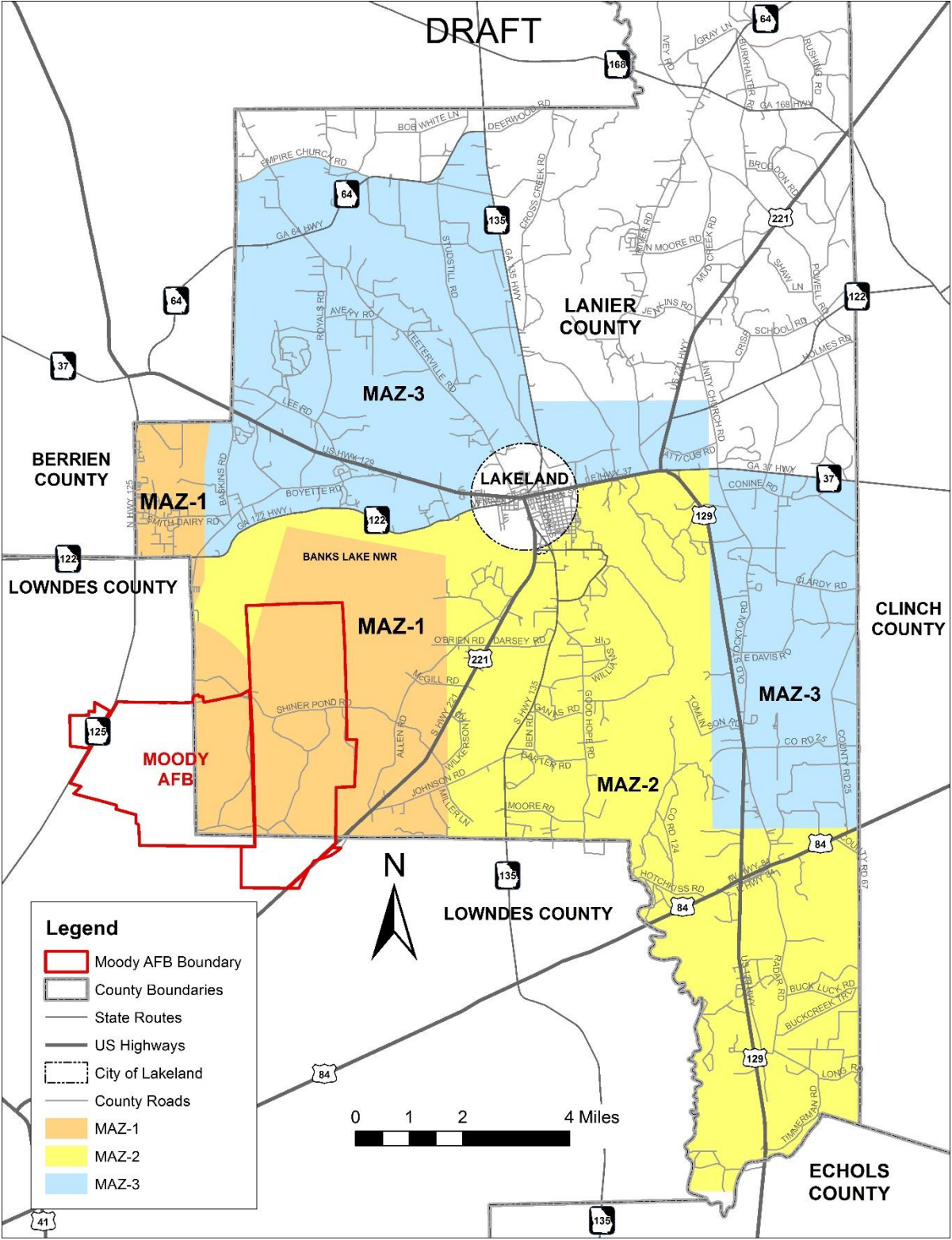


Figure 1. Map of MAZ Overlay Districts

Lanier County Moody Activity Zone Overlay Districts

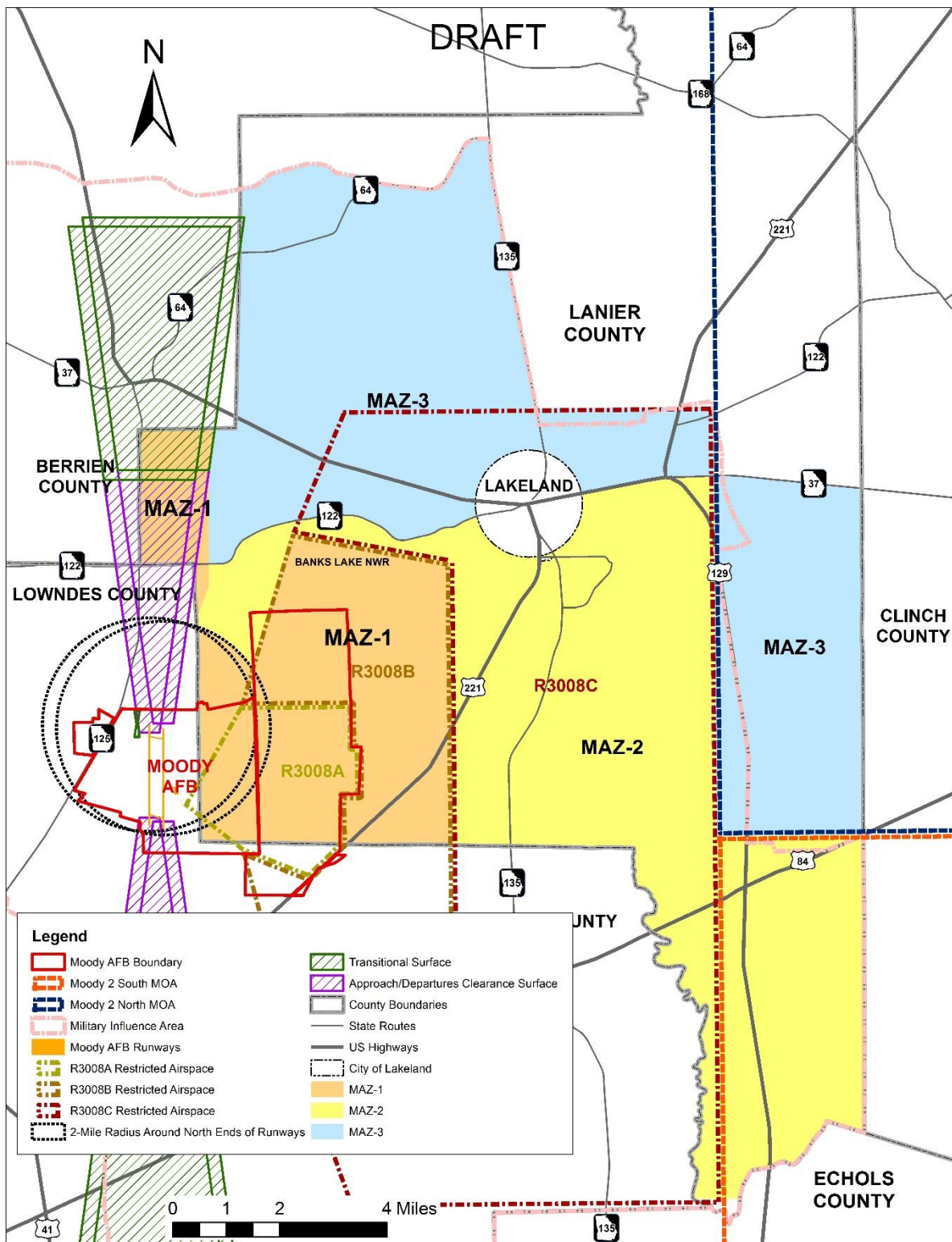
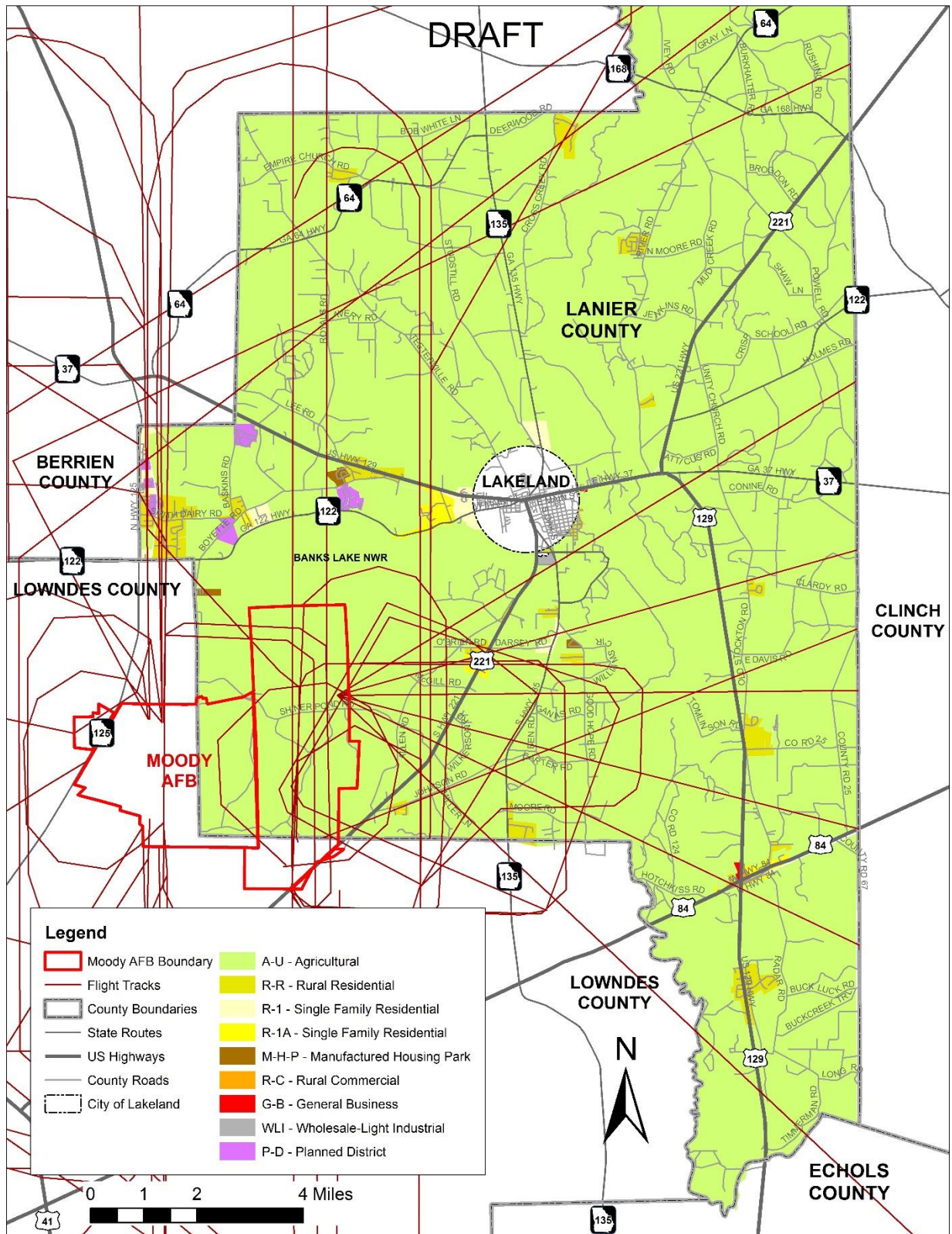


Figure 2. Map of MAZ Overlay Districts and MAFB Features

Lanier County Moody Activity Zone Overlay Districts



1.1 Overview

This Lanier County Moody Activity Zone (MAZ) Overlay Districts Ordinance is adopted by Lanier County Commissioners in order to promote compatible land use between Lanier County's residents and Moody Air Force Base. This Ordinance accomplishes this goal through the establishment of three Moody Activity Zone (MAZ) Overlay Districts (referred to in this document for the sake of brevity as MAZ-1, MAZ-2, and MAZ-3) in the vicinity of Moody Air Force Base. Geographically, the Ordinance pertains to lands within the jurisdiction of Lanier County as shown in Figure 1. For each of these three Districts, this Ordinance establishes a set of compatibility criteria applicable to new development.

1.2 Purpose

The purpose of the three Moody Activity Zone (MAZ) Overlay Districts is to:

- a. Protect and promote the general health, safety, economy and welfare of Lanier County residents and Moody Air Force Base (MAFB);
- b. Prevent infringement upon, and promote the operation and safety of, MAFB;
- c. Promote land use compatibility between MAFB and surrounding Lanier County current and future land uses; and
- d. Protect MAFB from encroaching development that would hinder its continued safe and efficient operation.

1.3 Definitions

The following definitions shall be used to interpret the terms used in this chapter.

Accessory structures. Structures that are clearly incidental to, and customarily found in connection with, the principal use and/or structure of the property (non-living quarters).

Aircraft Noise Contours. The geographic area that is affected by MAFB flight operations and that lies within the 65 Ldn and greater noise exposure area as defined by the noise zone map contained within the MAFB Air Installation Compatible Use Zone Study.

Attenuation. Special design and construction practices intended to lower the amount of noise and vibration that penetrates the windows, door and walls of a building.

A-weighted sound level. The sound pressure level in decibels as measured on a sound level meter using the A-weighting network which discriminates against the lower frequencies according to a relationship approximating the auditory sensitivity of the human ear. The level is designated dBA.

Building. A building is any structure which:

Lanier County Moody Activity Zone Overlay Districts

- (a) is permanently affixed to the land; and
- (b) has one or more floors and a roof.

Cutoff light fixtures. A light fixture which prevents any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture.

Day-night average noise level (Ldn or DNL). The noise criterion commonly used to describe the average A-weighted sound energy at a location over a 24-hour period with a penalty for nighttime noise when people tend to be more sensitive to noise disturbance.

Decibel (dB). A unit for measuring the level of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Habitable living area. Any room or area within an occupied structure used for human habitation which may contain any of the following: seating areas; office space; area for listening to the television, radio, or other media; or provisions for sleeping, eating, or sanitation.

Noise Level Reduction. The decibels of sound decrease required as determined by comparing equivalent source sound level across frequencies.

Noise-sensitive land use. An activity on or use of property which is acutely sensitive to aircraft noise generation. Examples include, but are not limited to: site-built residential uses; educational, cultural and religious facilities; health services; tourist lodging services; enclosed recreational or entertainment facilities; theaters; and offices.

Occupied structure. An enclosed building on any real property developed and used for human habitation. Purposes may include, but are not limited to, residential buildings, religious facilities; hospitals and other medical facilities; public and private schools; indoor areas where the public is received, office areas, and indoor areas where typical noise levels are below 45 Ldn (day-night average sound level in decibels) for communication or to avoid distraction.

Overlay District. A special land development district or zoning district, placed over one or more existing land development districts, which identifies special provisions in addition to those in the underlying districts.

Planned Development District. The PD land development district is intended to allow flexible site planning and building arrangement for residential, commercial, or mixed-use developments under a unified plan. The district allows for the utilization of innovative land planning methods, which foster natural resource conservation, neighborhood cohesiveness, interconnectivity, and a reduction in traffic congestion while creating a unique sense of place.

Qualified Professional in Acoustics. An individual who has education or training in environmental noise and has experience in designing environmental noise mitigation measures. The individual shall provide a statement of qualifications upon request.

R3008a, R3008b, and R3008c. Federally restricted airspace to protect the flying public from dangers of military air traffic.

Lanier County Moody Activity Zone Overlay Districts

Sound transmission class (STC). A single number rating for describing sound transmission loss of a wall, roof, floor, window, door, partition or other building components or assembly.

Structure. Any object, whether permanent, temporary, or mobile, including, but not limited to, a building, tower, crane, smokestack, earth formation, transmission line, flagpole or sign.

1.4 Applicability

The standards of the three MAZ Overlay Districts shall apply to those properties that lie within those district boundaries. When a property is split by the boundary of a MAZ Overlay District, only that portion of the property within the Overlay District shall be required to meet the provisions of the District. Structures and uses existing on the effective date of these regulations shall not be required to change in order to comply with the requirements specified herein.

1.5 Exemptions

The provisions of these regulations shall not be deemed applicable to the following when permitted in the underlying district:

Accessory Uses and Structures. Accessory uses and structures incidental to a permitted principal structure or use and within the intent, purposes, or objectives of these regulations.

Agricultural Structures. Bona fide agricultural buildings, structures, improvements, and associated nonresidential structures, provided such structures do not exceed the applicable height restrictions contained in these regulations.

Existing Structures. Structures existing on the effective date of these regulations shall not be required to change in order to comply with the requirements specified herein. However, the requirements set forth in this ordinance shall be applicable to the portion of the structure subject to enlargement, extension, conversion, reconstruction, or structural alteration, and not be retroactively applicable to the entire existing structure. Nothing shall prohibit the reconstruction of a building legally in use at the time of the adoption of this ordinance.

Existing Uses. Uses existing on the effective date of these regulations shall not be required to change in order to comply with the requirements specified herein. The pre-existing use requirements of these regulations shall apply to the future applicability of the standards and requirements contained herein.

Temporary Structures. Temporary buildings and structures that are not used for residential purposes and that meet applicable height requirements in this ordinance, so long as such uses and associated structures are constructed incidental to a permitted primary use (as per the requirements of this Ordinance), do not generate excessive glare or electrical emissions that could interfere with standard MAFB aircraft operations, and that do not exceed the applicable height restrictions contained in these regulations.

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Temporary Uses. Temporary uses, including, but not limited to, public celebrations and outdoor entertainment venues, so long as the period does not exceed five (5) days in any one (1) year period. A variance may be requested to extend the time period for a temporary use.

1.6 General Requirements For All Three MAZ Overlay Districts

The following development standards shall apply to all proposed new uses and structures within all three Moody Activity Zone Overlay Districts (MAZ-1, MAZ-2, and MAZ-3).

Electrical Emissions or Interference. No development within any of the three MAZ Overlay Districts may create or result in electrical interference with navigational signals or radio communication between MAFB and aircraft operating within the affected areas.

Air Emissions. No development within any of the three MAZ Overlay Districts may emit smoke or particulate matter which, in sufficient quantities or concentrations, would impair pilot visibility in the vicinity of the base or clog aircraft engines.

Notification Requirements

1. Per the Memorandum of Understanding (MOU), the County shall submit information to MAFB on plans, programs, actions and projects located within any of the three MAZ Overlay Districts that may affect MAFB. This may include, but not be limited to, the following:
 - a. Development proposals (including telecommunication towers)
 - b. Transportation improvements and plans
 - c. Sanitary waste facilities/infrastructure necessary to support development
 - d. Open space and recreation
 - e. Public works projects
 - f. Land use plans and ordinances
 - g. Rezoning and variances
2. Per the Memorandum of Understanding, the County and MAFB shall submit to each other, for review and comment, project notifications, policies, plans, reports, studies and similar information on development, infrastructure and environmental activities located within any of the three MAZ Overlay Districts.

In all cases where the requirements of this Ordinance conflict with the requirements of the Schedule of Permitted Uses in the Lanier County Land Development Code (Section 5-2), the more restrictive requirement shall apply.

1.7 MAZ-1 Overlay District Requirements

In addition to the General Requirements of Section 1.6 above, which apply to all three MAZ Overlay Districts, the following development standards shall apply to all proposed new uses and structures within the MAZ-1 Overlay District.

Lighting and Glare. All new development within the MAZ-1 Overlay District must direct all exterior lighting toward the ground and utilize cutoff light fixtures and shielding to eliminate all up-lighting and light spillage at an angle greater than 90 degrees.

Building and Structural Height. The maximum height of any building or structure in the MAZ-1 Overlay District shall not exceed one (1) percent of its distance from the nearest runway terminus as drawn by a straight line from the property line nearest the runway, or 45' in height, whichever is less. If a permit request for a structure or tower is submitted that exceeds 45' in height, Lanier County agrees to notify Moody in writing- per the MOU process-to allow review and safety assessment. Moody will respond within 21 days of submission of the notification.

Minimum Lot Size. The minimum required lot size in this district shall be the same as the minimum lot size required by the existing underlying Lanier County zoning.

Applicability. These standards shall apply to new construction or substantial renovations only.

Land Use Regulations. Land use regulations within the MAZ-1 Overlay District are shown in Section 1.10.

1.8 MAZ-2 Overlay District Requirements

In addition to the General Requirements of Section 1.6 above, the following development standards shall apply to all proposed uses and structures within the MAZ-2 Overlay District.

Lighting and Glare. All new development within MAZ-2 must direct all exterior lighting toward the ground and utilize cutoff light fixtures and shielding to eliminate all up-lighting and light spillage at an angle greater than 90 degrees.

Building and Structural Height. The maximum height of any building or structure in the MAZ-2 Sub-District shall not exceed one (1) percent of its distance from the nearest runway terminus as drawn by a straight line from the property line nearest the runway, or 45' in height, whichever is less. If a permit request for a structure or tower is submitted that exceeds 45' in height, Lanier County agrees to notify Moody in writing- per the MOU process-to allow review and safety assessment. Moody will respond within 21 days of submission of the notification.

Land Use Regulations. Land use regulations within the MAZ-2 Overlay District are shown in Section 1.10.

1.9 MAZ-3 Overlay District Requirements

The General Requirements of Section 1.6 above shall apply to all proposed uses and structures within the MAZ-3 Overlay District.

Land Use Regulations. Land use regulations within the MAZ-3 Overlay District are shown in Section 1.10.

1.10 Land Use Regulations

This section contains Section 5-2, the Table of Permitted Uses, from the Lanier County Land Development Ordinance, reproduced in full with additional columns for MAZ-1, MAZ-2, and MAZ-3.

The following terminology is used in this table:

X = permitted by right

SE = permitted by Special Exception only

Blank = not permitted

* = same as underlying zoning district (for MAZs only)

Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
RESIDENTIAL AND RELATED USES													
Accessory Buildings or Uses not otherwise listed in this table, normally incidental to one or more permitted principal uses.	X	X	X	X	X	X	X	X	X		*	*	*
Animals , non-commercial keeping of horses as an accessory use to residential land uses, provided that in R-R, R-1, R-1A, and MHP zones: a) shall only be permitted on a lot containing not less than two acres; b) all buildings used to house the animals shall be set back not less than 150 feet from any property line; c) all animals shall be maintained at least fifty (50) feet from any property line except property lines adjoining an A-U zones; and d) there shall be not less than 30,000 square feet of fenced lot area not covered by the principal structure for each animal.	X	X	X	X	X	X	X	X	X		*	*	*
Animals , kennel, non-commercial, as an accessory use to residential land uses provided that: a) Minimum lot size of one acre (5 acres in A-U); b) All buildings used to house the animals shall be setback 100 feet from any property line.	X	X	X	X	X	X	X	X	X		*	*	*
Boarding or Rooming House						X	X					SE	*
Church or other Place of Worship , including Sunday School buildings, parish houses, convents, nursery school, kindergartens (subject to developmental standards listed in use item # 19) and other related uses on the same premises and operated by the church provided that within R-R, R-1, R1A, MHP, R-C, G-B zones: a) Lot must front collector or arterial street; b) the lot size shall be no less than two (2) acres (five (5) acres required in A-U land development district); c) any building or structure established with any such use shall have minimum side and rear yards of fifty feet.	X	X	X	X	X	X	X				SE	SE	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
Dwellings , located within a building containing another principal use.													
Dwelling, Single Family	X	X	X	X	SE						*	*	*
Dwelling, Two Family (Duplex)	X											SE	*
Garden, Private	X	X	X	X	X	X	X	X	X		*	*	*
Family Day Care Home in single-family detached dwellings.	X	X	SE	SE	SE	X					SE	SE	SE
Family Personal Care Home	X	SE	SE	SE		SE					SE	SE	SE
Garage Apartment , provided no more than one shall be permitted on a lot with the principal dwelling, and provided such shall be permitted only within the rear yard.	X												
Group Personal Care Home , provided that: a) Minimum lot size of one (1) acre in all zones; (except A-U, which requires five acres.) b) Parking is restricted to rear and sideyard and shall be screened per Section 3-19.	X					X	X				SE	SE	SE
Guest Quarters or Servant Quarters , provided no more than one shall be permitted on a lot with the principal building and provided such shall be permitted only within the rear yard. Within R-R, R1, and R1A zones, the lot on which such use is to be established must be fifty percent (50%) greater in lot area than the minimum standard lot size for the respective district.	X	X	X	X									
Home Occupation (See Section 9-1)	X	X	X	X	X	X	X	X	X		*	*	*
Home Based Business (See Section 9-2)	X	SE	SE	SE	SE	X	X	X	X		*	*	*
Manufactured Home , individually sited, provided that: a) The manufactured home shall meet the same minimum square footage, setback and yard requirements as any other single family dwelling, and b) must be installed and anchored as per Georgia State minimum requirements, properly underpinned or skirted within 45 days with material comparable to the proposed manufactured home.	X	X										SE	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
Manufactured Housing Park , provided that: a) Access to manufactured housing parks shall be by paved street and directly abut an arterial or collector street as designated on the Major Thoroughfare Plan, Lanier County, Georgia, and, b) the manufactured housing park meets the requirements of Section 9-4 of this ordinance					X							SE	*
Public Owned Recreation Centers, Y.M.C.A. and Institutions of a Similar Nature	SE					X	X				SE	*	*
Schools (Public or Private) Elementary through high school.	SE	SE	SE	SE		SE	SE				SE	*	*
Schools, Kindergartens, Nurseries, and Child Day Care Centers , provided that: a) Off-street loading and unloading spaces are supplied; and b) at least one-hundred (100) square feet of outdoor play area is supplied for each child accommodated; and, c) the entire play area is enclosed by a steel mesh security fence with lockable gates approved by the Building Official or other substantial building material affording equal or better protection having a minimum height of at least four (4) feet and constructed in such a manner that maximum safety to the children is ensured. d) Lot must front collector or arterial street as specified on the Major Thoroughfare Plan.	SE					X	X	SE	SE		SE	*	*
Tourist Homes (Bed and Breakfast Inn)	SE					X	X				SE	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
BUSINESS USES													
Adult Entertainment Establishments , provided that, <ul style="list-style-type: none"> a) No adult entertainment establishment shall advertise its location by signs more than six inches in height placed on the front of the building which shall state the name of the business and hours of operation only. b) No adult entertainment establishment shall advertise its location with flashing or other kinds of lights, signs, banners, or other devices, intended to attract the attention of the general public to its location. c) Adult book stores shall maintain all windows in a clear unobstructed manner so as to provide an open and unobstructed view through the interior of the book store. d) Adult movie houses shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the theater is open and unobstructed to view by the public from all adjoining public thoroughfares and rights-of-way. e) Adult service establishments (bath houses, movie house, etc.) shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the service establishment is open and unobstructed to view by the public from all adjoining public rights-of-way. 										X	*	*	*
Amusement or Recreational Activities (Commercial) , carried on outside a building such as a golf or baseball driving range, miniature golf course, softball field, and uses of a similar nature.						X	X				*	*	*
Amusement or Recreational Activities (Commercial) , carried on outside a building which produces noise and/or noxious fumes, such as drag racing strips, race tracks, motorcycle races or ATV (all terrain vehicle) courses, and uses of a similar nature.								SE			*	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
Amusement or Recreational Activities (Commercial) , carried on wholly within a building, such a cinema, theater, auditorium, and uses of a similar nature.							X				SE	SE	*
Animal Hospital, Commercial Kennels, Veterinary Clinic or Animal Boarding Place , located at least 300 feet from the nearest residential district.	SE					SE	X	X	X		SE	SE	*
Art Studio	SE					X	X				*	*	*
Automobile Service Station , provided that major auto repair shall not be permitted, nor shall there be outside storage of materials or equipment other than merchandise offered for sale in a R-C or G-B district.						X	X	X	X		*	*	*
Automobile, Truck, Farm Equipment, or Motorcycle Sales, Repair, or Upholstery, Auto Washerteria, Paint Shops, or Tire Recapping , (including rebuilding of parts or sales of parts and equipment indoors only, no outside storage of equipment or parts except for WLI and H-I districts).							X	X	X		*	*	*
Automobile Parking Lot or Parking Garage (Commercial)						SE	X	X	X		*	*	*
Bait and Tackle Store ; in AU, only when associated with resource oriented amusement or recreational activity.	SE					X	X	X	X		*	*	*
Banks, Financial Institutions, and Offices not specifically listed elsewhere in this column.						X	X				*	*	*
Bookbinding, Printing, Engraving, Blueprinting, Photostating, or Letter Shop						X	X	X	X		*	*	*
Building Contractor and Related Activities and Storage of Building Supplies and Materials , provided that equipment and materials temporarily stored or displayed outside shall be completely enclosed by a suitable fence. No sawmill or planing mill operations shall take place on the premises within any district other than the H-I district.							X	X	X		*	*	*
Business Schools (Private)							SE	SE	SE		SE	SE	*
Business Service Establishments , not exceeding 2,500 square feet of gross floor area.											SE	*	*
Business Service Establishments of more than 2,500 square feet of gross floor area.											SE	*	*
Catering Service						X	X				*	*	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
Clothing and Dry Goods Stores , including shoe stores, men's shops, women's shops, variety stores and stores of a similar nature.						SE	X				*	*	*
Clubs or Lodges (Nonprofit)	SE					X	X				SE	SE	*
Conference Centers and Retreat Centers	SE					X	X				*	*	*
Contractor' s Establishments							X	X	X		*	*	*
Country Clubs , including golf courses and clubhouses including restaurants and golf prop shops as accessory uses - residential lot size controlled by development district standards.	SE	SE	SE	SE								SE	*
Cultural Facilities , libraries, museums, and similar facilities.	SE					X	X					SE	*
Dance School or Studio						X	X					SE	*
Day Care Centers serving no more than seventeen (17) persons.												SE	*
Day Care Centers serving eighteen (18) or more persons.												SE	*
Department Stores						SE	X				*	*	*
Drive-In Restaurants						SE	X				SE	*	*
Drive-In Theater							X	X				SE	*
Drug Stores						X	X				*	*	*
Electrical Repair and similar repair of a heavy commercial nature.							X	X	X		*	*	*
Electrical Appliance Repair , wholly contained within a building.						X	X	X	X		*	*	*
Experimental Laboratory	SE					SE	X	X	X		*	*	*
Freight Express Office							X	X	X		*	*	*
Farmers Market	SE						X	X	X		SE	*	*
Farm Supplies , including feed, seed, and insecticides, and fertilizer retail sales.	SE						X	X	X		*	*	*
Finance, Insurance, and Real Estate Establishments						X	X				SE	*	*
Flower Shop						X	X				*	*	*
Food Stores , including retail bakeries, meat markets, dairy products, confectioner shops, and stores of a similar nature.						X	X	X			*	*	*
Funeral Home						SE	X					SE	*
Furniture Upholstery Shop						SE	X	X	X		*	*	*
Glass Sales and Storage - Wholly contained within a building.							X	X	X		*	*	*
Golf Course – Lighted							X	X	X			SE	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
Golf Course , provided that: a) It shall be for daytime use only; and b) all greens and fairways shall be set back at least one hundred (100) feet from any exterior property lines; and c) structures shall meet minimum setback requirements for single family residences within the respective district.	SE	SE	SE	SE		SE	X					SE	*
Growing of Crops	X							X	X		*	*	*
Health Spas						X	X					SE	*
Home Furnishings and Hardware , such as appliance sales, hardware stores, paint stores, sporting goods stores, furniture stores, and stores of a similar nature.						SE	X	X			*	*	*
Hospitals, Nursing Homes, Care Homes and Congregate Personal Care Homes , provided that: a) The lot size shall be no less than three (3) acres within any district where allowed; and, b) any building or structure established with any such use shall have minimum side and rear yard of fifty (50) feet; and, c) the setback shall be twenty-five (25) feet more than required for other structures within the same district; and, d) the lot upon which any hospital is built shall front on an arterial or collector street as specified on the Major Thoroughfare Plan						SE	SE					SE	*
Hotels						SE	SE					SE	*
Laboratory Service Professional Requirements - Medical, Dental						SE	SE	X	X		*	*	*
Laundromat or Washerteria						X	X				*	*	*
Locksmith, Gunsmith- Repairs and sales only.						X	X				*	*	*
Medical, Dental, or Similar Clinic						SE	SE				SE	*	*
Motels						SE	SE					SE	*
Music Teaching Studio						X	X					SE	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
Neighborhood Drycleaning Plants, Laundry Pick-up Stations:													
a) The drycleaning plant and its operation shall meet the requirements of the National Fire Protection Association (NFPA) and the Underwriters Laboratories, Inc.; and,													
b) the drycleaning plant shall serve not more than one pick-up and delivery station exclusive of one occupying the same premises as the plant; and,													
c) the building for a drycleaning plant shall not contain more than 4,000 square feet of floor area inclusive of drycleaning pick-up facilities within the building; and,						X	X				*	*	*
d) the drycleaning plant shall be designed to operate in a manner that will not emit smoke, or odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant; and,													
e) fuel for operation of equipment shall be smokeless fuel; and,													
f) the applicant for the drycleaning plant shall certify in writing at the time of application that all the above conditions will be met.													
Newspaper or Periodical Production, Sales and Distribution							X	X	X		*	*	*
Newspaper or Periodical Publishing						X	X	X	X		*	*	*
Night Club or Lounge , provided lot must front arterial street.							SE					SE	*
Offices						X	X				SE	SE	*
Office Equipment Sales and Service							X	X			*	*	*
Open Air Businesses and Unenclosed Retail Trade Establishments							SE	X			SE	SE	*
Pawn Shops and small personal loan offices other than commercial banks.						SE	X				*	*	*
Personal Service Shops , such as barber shops, beauty shops, shoe repair, watch repair, and services of a similar nature.						X	X				*	*	*
Pest Control , providing no outside storage other than within a WLI or H-I district.							X	X	X		*	*	*
Photography Studio						X	X				*	*	*
Produce Sales, Seasonal	X					X	X				*	*	*
Radio and Television Studios						X	X					SE	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
Research, Scientific, and Testing Laboratories	SE					SE	SE				*	*	*
Restaurants, including drive-ins or drive-through facilities.						X	X				SE	SE	*
Retail Trade Establishments (enclosed)						X	X				*	*	*
Utility Substation , provided all buildings, masts, and other facilities are located at least two hundred (200) feet from adjacent property lines on any lot which adjoins any residential district.	X					SE	X	X	X		*	*	*
Railroad or Bus Passenger Station						X	X	X	X		*	*	*
Railroad Freight Station							X	X	X		*	*	*
Retail Auto Parts and Tire Stores						SE	X	X	X		*	*	*
Residential Mobile Home Sales Room and Sales Lot							X	X				SE	*
Security Worker Housing						SE	SE	SE	SE			SE	*
Shell Home Display Yards							X	X			*	*	*
Shrubbery Sales (Within a RC zone, must be wholly contained within the building.)						X	X	X			*	*	*
Specialty Shops , such as gift shops, jewelry stores, jewelry repair, antique shops, and stores of a similar nature.						X	X				*	*	*
Taxidermist							X	X			*	*	*
Taxi Office						SE	X	X			*	*	*
Telecommunications Towers (Commercial) Not to include HAM nor CB operations: a) Provided all structures are setback from property lines and right-of-way lines the required distances for that district, plus 1 foot for every 2 feet above the height requirements of that district. b) Towers for telecommunication services will not be permitted within 500 feet of each other measured from base of tower to base of tower.	SE						SE	SE	SE		*	*	*
Telegraph or Messenger Service							X	X			*	*	*
Trade Schools							X	X	X			SE	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT												
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA	MAZ 1	MAZ 2	MAZ 3
Travel Trailer Park , provided that: <ul style="list-style-type: none"> a) No travel trailer nor R/V park shall be located except with direct access to a principal or minor arterial with a minimum lot width of not less than fifty (50) feet for that portion used for entrance and exit. No entrances or exits shall be through a residential district, or shall require movement of traffic from the park through a residential district. b) The minimum lot area required for a travel trailer park shall be three (3) acres. c) Spaces in a travel trailer park may be used by travel trailers provided they shall be rented by the day or week only, and an occupant of such space shall remain in the trailer park for a period of not more than thirty (30) days. d) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which travel trailer parks are allowed provided such establishments and the area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park. e) No space shall be located so that any part intended for occupancy for sleeping purposes shall be within twenty (20) feet of the exterior property lines. f) In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval from the Lanier County Health Department. 						SE	X					SE	*
Utility Trailer Rentals and Rent-Alls							X	X	X		*	*	*
Vending Machines , located out-of-doors subject to yard and setback requirements for the respective districts (as an accessory use only).					X	X	X	X	X		*	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
MANUFACTURING, WHOLESALE & INDUSTRY													
Acid Storage and Distribution									SE		*	*	*
Feed, Grain, or Fertilizer Wholesaling and Storage								X	X		*	*	*
Freezer Locker Service, Ice Storage								X	X		*	*	*
Greenhouse and Plant Nursery (Commercial) heavy equipment allowed only in AU, WLI, and H-I districts. In RC district must be wholly contained within a building.	X					X	X	X	X		*	*	*
Heavy Manufacturing. The like which produce noise, odor, dust, fumes, fire hazards or other nuisance features shall be setback not less than five hundred (500) feet from any H-I district boundary.												*	*
- Asphalt or concrete plant									SE		*	*	*
- Battery manufacturing									SE		*	*	*
- Bone distillation									SE		*	*	*
- <i>Breweries and Distilleries</i>									SE		*	*	*
- <i>Coating of cans, coils, fabrics, vinyl, metal, furniture, appliance surfaces, wire, paper, and flat wood paneling</i>									SE		*	*	*
- Corrosive acids manufacture									SE		*	*	*
- Drop forge industry									SE		*	*	*
- Explosives storage									SE		*	*	*
- Extraction industries - extraction and removal of sand, gravel, top soil, clay, dirt, precious metals, gems, and minerals	SE								SE		*	*	*
- Fat or oil manufacture (including fat rendering)									SE		*	*	*
- Fertilizer manufacture									SE		*	*	*
- Fiberglass insulation manufacturers									SE		*	*	*
- Food processing plants, including fish and poultry facilities									SE		*	*	*
- Grain mill product manufacture									SE		*	*	*
- Hazardous waste receiving, handling, and disposal facilities									SE		*	*	*
- Leather tanning manufacture									SE		*	*	*
- Linoleum manufacture									SE		*	*	*
- Luggage manufacture									SE		*	*	*
- Lumber manufacture (Lumber saw mill and storage)									SE		*	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
- Meat processing plant									SE		*	*	*
- Metal product manufacturing									SE		*	*	*
- Open storage yards as principal uses									SE		*	*	*
- Organic materials reduction									SE		*	*	*
- Petroleum refining and related industry									SE		*	*	*
- Pulp or paper mill									SE		*	*	*
- Recycling Centers, processing									SE		*	*	*
- Rubber or plastic product manufacture									SE		*	*	*
- Solid Waste transfer stations	SE							SE	SE		*	*	*
- Solvent metal cleaning									SE		*	*	*
- Stone, clay, or glass manufacture									SE		*	*	*
- Textile manufacturing and processing									SE		*	*	*
- Volatile organic liquid handling and storage									SE		*	*	*
- Transportation equipment manufacture								SE	X		*	*	*
Junk Yard or Auto Graveyard , provided that: a) Minimum lot size of five (5) acres is required; and b) front yard setback increased fifty (50) feet over requirements for other uses in WLI and H-I zones; and c) must be set back five hundred (500) feet from any district boundary. d) the entire junk yard or auto grave yard shall be screened as required in Section 3-19.								SE	SE		*	*	*
Landfill, inert								SE	SE		*	*	*
Landfill, sanitary									SE		*	*	*
Light Manufacturing: • Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices; and								X	X		*	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
<ul style="list-style-type: none"> Manufacturing of food, cosmetics and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants; and 								X	X		*	*	*
<ul style="list-style-type: none"> Machine shop and related activities; and 								X	X		*	*	*
<ul style="list-style-type: none"> Construction of signs, including painted signs; and 								X	X		*	*	*
<ul style="list-style-type: none"> Cooperage; and 								X	X		*	*	*
<ul style="list-style-type: none"> Bottling and canning plants; and 								X	X		*	*	*
<ul style="list-style-type: none"> Light sheet metal products such as ventilating ducts and eaves; and 								X	X		*	*	*
<ul style="list-style-type: none"> Ice manufacturing; and 								X	X		*	*	*
<ul style="list-style-type: none"> Laundry, cleaning, and dyeing plants; and 								X	X		*	*	*
<ul style="list-style-type: none"> Musical instruments, toys, novelties, and similar products; and 								X	X		*	*	*
<ul style="list-style-type: none"> Ceramic products provided that kilns shall only be by gas or electricity; and 								X	X		*	*	*
<ul style="list-style-type: none"> Assembly of products from previously prepared materials; and 								X	X		*	*	*
<ul style="list-style-type: none"> Tinsmith and roofing services; and 								X	X		*	*	*
<ul style="list-style-type: none"> Other manufacturing, processing, packaging, or handling of a similar nature which shall not omit or produce more smoke, noise, odor, dust, vibration or fumes than the uses listed herein. 								X	X		*	*	*
<ul style="list-style-type: none"> <i>Manufacturing, processing, recycling, and assembling within buildings, not otherwise specified in this table.</i> 								SE	SE		*	*	*
<ul style="list-style-type: none"> <i>Recycling centers, collection points</i> 								SE	X		*	*	*
Lumber Yard, Coal Storage Yards, or Other Storage Not Specifically Listed in this column such yards if within a WLI district shall be enclosed by screening per Section 3-19.								X	X		*	*	*
Petroleum Storage (Wholesale storage and wholesale distribution)								X	X		*	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
Railroad Classification and Repair Yard									X		*	*	*
Sale of Livestock (Commercial Sales and/or Auction Facility)	SE								X		*	*	*
Stock Yards and Slaughter Houses								SE	SE		*	*	*
Truck Terminal								X	X		*	*	*
Warehousing (not related to sales on the premises)								X	X		*	*	*
Warehousing (Mini Storage Facility) Storage for personal property - must be wholly contained within a building.								X	X		*	*	*
Wholesaling of a Light Commercial Nature when operated in conjunction with or as part of a retail outlet.							X	X	X		*	*	*
Wholesaling (not covered in other parts of this list)							SE	X	X		*	*	*
Wood Products Manufacturing								SE	X		*	*	*
AGRICULTURAL AND RELATED USES													
Amusement or Recreational Activities (Resource Oriented), such as parks; marinas, bird sanctuaries; botanical gardens, archery ranges and commercial fishing ponds.	X										*	*	*
Amusement or Recreational Activities - Hunting and shooting preserves and clubs and paintball ranges.	SE										*	*	*
Agricultural Experimental Laboratory and/or Facilities	SE										*	*	*
Apiculture	X										*	*	*
Agricultural Worker Housing	SE											SE	*
Commercial Chicken Houses	SE										SE	*	*
Conservation Areas and Passive Recreational Facilities	X	X	X	X	X	X	X	X	X		*	*	*
Cotton Gin	SE							SE	SE		*	*	*
Crop Dusting Service - If landing strip or pad is associated with activity must be set back five hundred (500) feet from all property lines.	SE							SE	SE			SE	*
Dairies	X										*	*	*
Farming and Farm Operations , including related structures and other agricultural uses.	X										*	*	*
Fish Hatcheries	X										*	*	*
Forestry Nurseries (Tree Farms)	X										*	*	*
Growing of Crops	X							X	X		*	*	*

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Lanier County Moody Activity Zone Overlay Districts

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
Horticultural Production , including related retail and wholesale activities.	X										*	*	*
Peanut Drying Facility (Commercial)	SE								SE		*	*	*
Plant Farms	X										*	*	*
Riding or Boarding Stables	X										SE	*	*
Rodeo or Horse Show	SE										SE	*	*
Rural Home Occupation	SE					X	X	X	X		*	*	*
Wineries	X										*	*	*
Worm Farm	X										*	*	*
Vegetable Packing and Sorting Facility	SE										*	*	*
Vineyards	X										*	*	*
MISCELLANEOUS													
Armories , for meetings and training organizations.							X	X	X			SE	*
Carnival or Athletic Event, Community Fair or Other Event of Interest to the Public , not to exceed thirty (30) days.	X					X	X	X	X		*	*	*
Cemetery (Commercial)	SE					SE	X				*	*	*
Flea Market							X	X			*	*	*
Religious Meetings , held in a tent or other temporary structure not to exceed thirty (30) days.						X	X	X	X			SE	SE
Temporary Buildings and Storage or Materials (in conjunction with construction of a building) on a lot where construction is taking place or on adjacent lots such temporary uses to be terminated upon completion of construction. No temporary building shall be used for residential purposes.	X	X	X	X	X	X	X	X	X	X	*	*	*
Temporary Batch Plants and Construction Related Facilities for a Single Development	SE								SE		*	*	*

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1.11 Pre-Existing Uses and Structures in all MAZs

Any existing use or structure which was lawfully established at the time of the effective date of this ordinance may be continued although such use or structure does not conform to the provisions hereof. However, the requirements set forth in this chapter shall be applicable to the portion of the use or structure subject to enlargement, extension, conversion, reconstruction, or structural alteration, and not be retroactively applicable to the entire existing use or structure. Nothing shall prohibit the reconstruction of a building legally in use at the time of the adoption of this ordinance.

1.12 Construction Standards for all MAZs

Residential construction and substantial renovation shall comply with the 2012 International Residential Code (IRC) and the 2009 International Energy Conservation Code, as currently amended. All non-residential construction shall, at a minimum, comply with the 2012 International Building Code, as currently amended, and with the 2009 International Energy Conservation Code, as currently amended.

1.13 Special Exception Process in all MAZs

Persons wishing to apply for a Special Exception for a land use within MAZ-1, MAZ-2, or MAZ-3 may do so at the Lanier County Zoning Administrator's Office, 56 West Main St., Lakeland, Georgia. To determine whether a proposed use is permitted, and/or whether a Special Exception is necessary, see Section 1.10.