

Sec. 27-2.2.3. Chart of performance standards.

Activities are permitted or prohibited on property, based on the development category to which the property has been assigned and, further, based on the road classification to which the property is adjacent as shown in Table 1, below. An activity is permitted only where a diamond appears in the "Road Classification" column corresponding to the activity for the relevant (Restrictive ("R") or General ("G")) development category. For properties with more than one adjacent right-of-way, access to the development will only be allowed from the ROW meeting the Performance Standard Requirements for the proposed use. The road classification column designations are A=arterial, C=collector, L=local. Similarly, minimum lot size, buffers, setbacks and screening requirements are based on the proposed use in the relevant development category.

All activities listed in the performance standards chart except Single Family Residences, Home Occupations, and Short-Term Rentals are classified as commercial uses.

*** All commercial activities in both development categories shall also meet the requirements in Ch. 26.

Table 1: Performance Standards Chart.

Road Classification			ACTIVITIES		ACRES	BUFFER (ft)	SETBACKS (ft) from		SCREENING (ft)	
A	C	L					Adjoining Property	Road R.O.W.	Total	Partial
♦	♦	♦	Addiction Treatment Facility	R	1	50	50	30		
♦	♦	♦	(Limited)	G	1	50	50	30		
♦	♦		Addiction Treatment Facility	R	10	200	200	50	200	250
♦	♦		(Extensive)	G	5	100	100	50	100	150
♦	♦	♦	Animal Facility	R	1*	30	50	30	50	100
♦	♦	♦	(Limited)	G	1	30	50	30		
			* Not allowed in platted subdivisions.							
♦	♦		Animal Facility	R	10	100	200/500*	50	200/500*	225/750*
♦	♦		(Extensive)	G	3	50	50	30		
			* Applies to outdoor activities.							
♦	♦	♦	Animal/Game	R	1		50	50	50	150
♦	♦	♦	Processing	G	1		50	50	50	150
			* Buffer, setbacks, and screening apply to buildings only. ** Not allowed in platted subdivisions.							
♦	♦	♦	Archery Range*	R	5	100	100	50	100	150
♦	♦	♦		G	2	50	50	50	50	100
			* Does not apply to personal use with family or friends.							
			Asphalt Batch Plant	R						
♦ #	♦ #			G	5	100	200	70	200	250
			# (Heavy Industrial Activity - See Sec. 27-8.1.4 - Requires Special Land Use Approval)							
♦	♦	♦	Broadcast Studio or	R	1	20	30	30/50**		
♦	♦	♦	Radio (Limited)	G	1	20	30	30/50**		
♦	♦			R	2	50	50	50	50	100

◆	◆		Broadcast Studio or Radio (Extensive)	G	2	50	50	50	50	100
◆	◆		Business Services	R	5	50	100	50	100	75
◆	◆	◆		G	1		20	30		
◆ #	◆ #		Bulk Storage of Fuel or Liquid Asphalt and Distribution (Limited)	R	3	175	300	50	300	400
◆ #	◆ #			G	3	175	300	50	300	400
			# (Additional descriptions and definitions may be found in Article IV, Sec. 27-4.1.1 - Conditional Use Approval)							
◆ #	◆ #		Bulk Storage of Fuel or Liquid Asphalt and Distribution (Extensive)	R						
				G	5	100	200	70	100	300
			# (Heavy Industrial Activity - See Sec. 27-8.1.4 - Requires Special Land Use Approval)							
◆	◆		Call Center	R	2	50	50	30	50	100
◆	◆	◆		G	1			30		
◆ #	◆ #	◆ #	Campgrounds (Limited)	R	10	100	200	100	200	250
◆ #	◆ #	◆ #		G	5	50	100	50	100	150
			# (Further definitions or description will be found in Article IV, Sec. 27-4.2.1 - Conditional Uses)							
◆ #	◆ #		Campgrounds (Extensive)	R	30	300	300	300	300	400
◆ #	◆ #			G	20	200	200	100	200	300
			# (Further definitions or description will be found in Article IV, Sec. 27-4.2.1 -Conditional Uses). RVs are not allowed to be used as a permanent residence in Lumpkin County.							
			Car Wash	R						
◆	◆			G	1	20	30	30		
◆	◆	◆	Cemeteries	R	2	10	10	50	10	40
◆	◆	◆		G	2			50		
◆	◆	◆	Chicken Houses*	R	15		200	100		
				G**						
			*For up to four poultry houses. Acreage and setbacks double for over four chicken houses. ** Does not prohibit the expansion of existing operations in the general development category.							
◆	◆		Community Education	R	10	75	100	50	100	200
◆	◆	◆		G	2		50	30		
◆	◆	◆	Construction Services (Limited)	R	1	50	100	50	100	150
◆	◆	◆		G	1		50	30		
◆	◆		Construction Services (Extensive)	R	4	75	100	40	100	200
◆	◆	◆		G	2		50	30		
◆	◆	◆	Cottage Industry	R	1		20	30		
◆	◆	◆		G	1		20	30		

◆	◆	◆	Crops	R	1		50*	30*		
◆	◆	◆		G	1			30*		
			*Setbacks apply to buildings only.							
◆	◆	◆	Day Care	R	5	75	100	40	100	200
◆	◆	◆		G	2		50	30		
◆	◆	◆	Essential Infrastructure Services	R	3	50	75	30	75	100
◆	◆	◆		G	1	30	30	30	30	50
◆	◆		Essential Public Health and Safety Services	R	2	75	100	40	100	200
◆	◆	◆		G	2		50	30		
◆ #	◆ #		Flea Market	R	3	100	150	50	150	250
◆ #	◆ #			G	1		30	30	30	50
			# (Additional descriptions and definitions may be found in Article IV, Sec. 27.4.3.1 - Activities requiring Conditional Use Approval.)							
◆	◆		Food Services (Limited)	R	3	50	50	50	50	100
◆	◆			G	1	2	30	30		
◆	◆		Food Services (Extensive)	R	5	125	175	60	175	250
◆	◆			G	1			30		
◆	◆		Funeral Services*	R	3	50	75	30	75	150
◆	◆			G	1		50	30		
			*Crematories not allowed next to residential uses.							
◆	◆		General Retail (Limited)	R	3	50	50	50		
◆	◆	◆		G	1		50	30		
◆	◆		General Retail (Intermediate)	R	3	50	75	30	75	100
◆	◆			G	2	50	75	30		
			General Retail (Extensive)	R						
◆	◆			G	5	50	100	30		
◆	◆	◆ *	Golf Courses	R	100	200	300*	50*		
◆	◆	◆		G	50	100	150	30		
			*Setback applies to buildings only. *Only in residential subdivisions.							
◆ #	◆ #	◆ #	Group Assembly (Limited)	R	5	200	300	100	300	350
◆ #	◆ #	◆ #		G	5	100	150	50	150	200
			# (Additional descriptions and definitions may be Article IV, Sec. 27-4.5.1 - Activities requiring Conditional Use Approval.)							
◆ #	◆ #		Group Assembly (Intermediate)	R	10	400	400	150	400	500
◆ #	◆ #			G	5	300	300	50	300	250
			# (Additional descriptions and definitions may be Article IV, Sec. 27-4.5.1 - Activities requiring Conditional Use Approval.)							
◆ #	◆ #		Group Assembly (Extensive)	R	20	600	600	200	600	700

◆ #	◆ #			G	10	500	500	50	500	600
			# (Additional descriptions and definitions may be Article IV, Sec. 27.4.5.1 - Activities requiring Conditional Use Approval.)							
◆	◆	◆	Gun Range Indoor	R	3	100	100	50	100	150
◆	◆	◆		G	1	50	30	50		
◆ #	◆ #	◆ #	Gun/Skeet Range Outdoor*	R	10	200	200	100	200	300
◆ #	◆ #	◆ #		G	10	200	200	100	200	300
			# (Additional descriptions and definitions may be found in Article IV, Sec. 27-4.4.1 - Activities requiring Conditional Use Approval.) *Does not apply to personal firearms use with family or friends.							
◆ #	◆ #		Hazardous Materials Production/Storage Handling and Distribution	R						
				G	20	200	100	100	100	
			# (Heavy Industrial Activity - See Sec. 27-8.1.4 - Requires Special Land Use Approval)							
			Hospitals	R						
◆				G	1	100		50		
			Hotel & Motel	R						
◆	◆			G	3	100	100	50	100	150
◆	◆	◆	Manufacturing (Light Assembly Limited)	R	2	100	100	50	100	150
◆	◆	G		2	100	100	50	100	150	
◆	◆		Manufacturing (Light Assembly Extensive)	R	5	100	100	50	50	100
◆	◆	◆		G	2	100	100	50		
			Manufacturing (Limited)*	R						
◆	◆			G	5	100	100	100		
			*Does not apply to local roads in designated industrial parks.							
◆ #	◆ #		Manufacturing (Extensive)	R						
	#			G	100	2000	2500	2000	2500	3000
			# (Heavy Industrial Activity - See Sec. 27-8.1.4 - Requires Special Land Use Approval)							
◆	◆		Manufactured Home Sales	R						
				G	5	100	100	50	100	50
◆	◆		Medical & Related Services	R						
◆	◆			G	1		20	100		
◆	◆		Micro-Brewery/Distillery	R	5	100	150	50	150	250
◆	◆	◆		G	1		20	30		
◆	◆	◆	Mini Parks	R*	3	75	100	50	100	150
◆	◆	◆		G	1		20	100		
			*Unless it is in a planned subdivision.							
◆	◆		Mini-Storage Facilities	R	10	100	200	100	200	300
◆	◆	◆		G	5	50	50	50	100	200

◆	◆	◆	Multi-Family Development*	R	**	200	250	250	250	300
◆	◆	◆		G	4	25	50	50	50	75
			*See Ch. 26 Sec. 604 for further requirements. **2 acres per unit in restrictive development.							
◆	◆	◆	Multi-Family Single Duplex*	R	1.5	75	100	100	100	150
◆	◆	◆		G	1.5	50	50	50	50	75
			* See Ch. 26 Sec. 604 for further requirements.							
◆	◆		Nursing Home (Limited)	R	10	100	150	50	150	200
◆	◆			G	3	50	50	50	50	100
◆	◆		Nursing Home (Extensive)	R	10	100	100	50	100	200
◆	◆			G	3	50	50	50		50
◆	◆		Outdoor Storage	R	10	100	200	50	200	250
◆	◆	◆		G	3	100	100	50	100	150
◆	◆	◆	Personal Services (Limited)	R	1	20	20	30		
◆	◆	◆		G	1	30	30	30		
◆	◆		Personal Services (Extensive)	R	2	50	75	40	75	150
◆	◆			G	1			30		
◆	◆	◆	Pet Breeding Services	R	1	20*	20	30	20	30
◆	◆	◆		G	1	20*	20	50	20	30
			* Buffers apply to any outdoor activities							
◆	◆	◆	Plant Nurseries (Limited)	R	1	50	50	50		
◆	◆	◆		G	1	50	50	50		
◆	◆	◆	Plant Nurseries (Extensive)	R	2	50	50	50		
◆	◆	◆		G	2	50	50	50		
◆	◆		Professional Services	R	2	25	50	50	50	100
◆	◆	◆		G	1		20	30		
◆	#		Race Track	R	100	100	300	50	300	400
◆	#			G	50	100	200	50	200	300
			# (Additional descriptions and definitions may be found in Sec. 27-4.6.1 - Activities requiring Conditional Use Approval.)							
◆	◆	◆	Repair and Maintenance Services (Limited)	R	1	50	50	50	50	100
◆	◆	◆		G	1	50	50	30		
◆	◆		Repair and Maintenance Services (Extensive)	R	4	100	100	50	50	100
◆	◆			G	2	50	100	50	50	100
◆	◆	◆	Residential Business	R	1		20	30/50**		
◆	◆	◆		G	1		20	30/50**		
			**See Ch. 26Sec. 26-253							
◆	#	◆	Salvage Yard (Indoor)	R	3	50	100	50	100	125
◆	#	◆		G	1		30	30		
			# (Heavy Industrial Activity - Additional descriptions and definitions found in Article IV, Sec. 27- 4.7.1 - Activities requiring Conditional Use Approval.)							

			Salvage Yard(Outdoor)	R						
◆ #	◆ #			G	10	100	150	50	100	200
			# (Heavy Industrial Activity - See Sec. 27-8.1.4 - Requires Special Land Use Approval)							
◆	◆	◆	Sawmill (Limited)	R	1	50	50	50	50	75
◆	◆	◆		G	1	50	50	50	50	75
◆ #	◆ #		Sawmill (Extensive)	R	10	300	500	150	500	600
◆ #	◆ #	◆ #		G	5	300	300	100	300	400
			# (Additional descriptions and definitions found in Article IV, Sec. 27-4.8.1 - Activities requiring Conditional Use Approval)							
◆	◆	◆	Scrap Metal Processing	R						
◆ #	◆ #			G	5	100	150	50	100	200
			# (Heavy Industrial Activity - See Sec. 27-8.1.4 - Requires Special Land Use Approval)							
◆	◆	◆	Short Term Rental*	R	1		20	50		
◆	◆	◆		G	1		20	50		
			* Additional standards are found in chapter 12-Art. IV.							
◆	◆	◆	Single Family Residential* (mobile homes and industrialized buildings included)	R	1		20	30/50**		
◆	◆	◆		G	1		20	30/50**		
			*Agricultural Preservation only - If the development is greater than three lots, must be three acres or more. *Greenspace and mixed-use subdivisions shall require a minimum overall residential density of one acre per residential unit. **30 ft in platted subdivisions and 50 ft for all other lots.							
◆	◆	◆	Small Lodging*	R	10	100	150	100	150	200
◆	◆	◆		G	2	50	50	30		
			*This activity is not allowed in Platted Subdivisions.							
◆	◆	◆	Telecommunication Towers*	R	1	200	200	100		
◆	◆	◆		G	1	200	200	100		
			*Additional standards found in Ch. 51 - Telecommunications.							
◆	◆		Towing & Impoundment Lot	R	4	100	100	100	100	150
◆	◆			G	2	50	100	100	100	150
◆	◆	◆	Trade Enterprises*	R	1	50	50	50	50	100
◆	◆	◆		G	1	50	50	50		
			*All outdoor storage must be fully screened by an opaque fence.							
			Transportation Services*	R						
◆	◆			G	2	50	15100	50	100	150
			*Exception to acreage and setbacks requirements if located in a planned development							
◆	◆		Vehicle Parking (Limited)	R						
◆	◆			G	1			50		
			Vehicle Parking (Extensive)	R						
◆	◆			G	1		100	50		
◆	◆	◆		R	3	50	100	50	50	100

◆	◆	◆	Vehicle Repair (Limited)	G	1	25	50	50	25	50
			Vehicle Repair (Extensive)	R						
◆	◆			G	3	50	100	30	50	100
◆	◆		Vehicle Sales (Limited)	R						
				G	3	50	50	50	50	100
			Vehicle Sales (Extensive)	R						
◆	◆			G	5	50	100	50	100	150
			Vehicle Servicing	R						
◆	◆			G	1		50	30		
◆	◆		Veterinarian Services	R	2	50	75	50	75	100
◆	◆	◆		G	1		50	30		
◆			Warehousing & Distribution (Limited)*	R	5	50	100	50	100	150
◆	◆			G	3	50	50	50		
			*Does not apply to local roads in designated industrial parks.							
			Warehousing & Distribution (Extensive)*	R						
◆	◆			G	5	100	100	50		
			*Does not apply to local roads in designated industrial parks.							

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