City Council Meeting

AGENDA

Tuesday, January 13, 2026
6:00 PM
Council Chambers

Call to Order

Invocation

Roll Call

Approval of Agenda

Approval of Consent Agenda

1. November 13, 2025 Downtown Development Authority Minutes
2. November 13, 2025 Convention & Visitors Bureau Meeting Minutes
3. November 18, 2025 Planning Commission Meeting Minutes
4. November 20, 2025 Historic Preservation Commission Meeting Minutes
5. December 9, 2025 City Council Meeting Minutes

Public Forum

a. Public Presentation(s)
b. Public Comment(s)

Administrative and Department Updates

Old Business

Public Hearing

6. Zoning Ordinance Amendments

7. Official Zoning Map
8. Official Character Based Code Regulating Plan

New Business

9. Zoning Ordinance Amendments Adoption
10. Official Zoning Map Adoption
11. Official Character Based Code Regulating Plan Adoption
12. Hotel Architectural Concept Design Proposal Agreement
13. Renewal of City of Civility Designation
14. Application - Package License - Supermercado El Mana
15. Appointment of Vice Mayor

District Items

Adjourn to Executive Session

Legal Issue(s)

Adjourn

CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
NOVEMBER 13, 2025 – 8:00 A.M.

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson	Chairwoman
	Meredith Malcom	Vice-Chairwoman
	Chris Collin	Board Member
	Clayton Mathias	Board Member
	Lee Malcom	Board Member
	Whit Holder	Board Member
	Brittany Palazzo	Board Member
Those Absent:	Andrea Gray	Secretary
Staff Present:	Chris Bailey, Laura Beth Caudell, Beth Thompson, Laura Powel	
Visitors:	None	

I. CALL TO ORDER – 8:00am

A. Roll Call

Chairwoman Anderson noted that all Committee Members were present except for Andrea Gray. There was a quorum.

B. Approval of Previous Meeting Minutes

1. DDA Meeting Minutes – October 9, 2025
To approve the minutes as presented.

Motion by Malcom, seconded by Mathias.
Passed Unanimously

C. Approval of Financial Statements

1. September Financials
To approve the September 2025 Financials.

Motion by Malcom, seconded by Holder.
Passed Unanimously

Ms. Beth Thomson stated that she would send out the budget, but the FY 2026 Budget Meeting just happened on November 10, 2025, and they are finalizing a few items. Nothing will be changing, however.

II. CITY UPDATE

Assistant City Administrator Chris Bailey shared that the TAP Grant Projects are in progress. He is trying to communicate with Keck & Wood to try and lessen the barrel usage. Mr. Collin asked if they were going to pick some up, because from a business perspective, it looks like the town is closed down. Mr. Bailey replied that Ohmshiv is the contractor, and the City has had a difficult time getting a response.

The alleyway project is expected to be done by Thanksgiving, weather permitting.

Christmas lights are being set up in Childers Park, and the Bikes, Trikes, and Magical Lights parade is next Thursday, November 20, 2025.

Mr. Holder asked about the hotel and Mr. Bailey stated that the environmental surveys are done, and the next phase will be the concept design. After that, there will be discussions with hotel reps and then send it to City Council for approval.

The Municipal parking lot is currently on hold.

Ms. Malcom mentioned that there was a 2% overall increase from the Budget Meeting. She also stated that she spoke to RV Watts about more police presence downtown, especially during the holidays.

III. COMMUNITY WORK PLAN & REPORTS

A. Downtown Design

Mr. Bailey stated that downtown is decorated and the garland on the poles is going up today.

Meredith Malcom asked for a mural update. Mr. Bailey said he has received three concepts from UGA, but the City has not finalized anything. Mr. Bailey will share the concepts with DDA. Ms. Malcom stated that she needed to coordinate with APEX Painting regarding the pressure washing and base coat on the Spring Street wall. Discussion pursued about the timing of the painting of the mural.

B. Redevelopment Projects

None.

C. Entertainment Draws

Mr. Bailey shared that the downtown trees are lit up and the train and carriage rides are sold out for tonight. Ms. Caudell stated that there have been three social media posts with links to sign up and they are also on the website under Merry Monroe. The carriage route has been extended and it is $10/person to ride. There are also train rides at $5/person.

Farm to Table was a success with 175 tickets sold.

The Christmas Parade is scheduled for Thursday, December 4th and there are 82 attendees/floats. There was some discussion about details for this year and what may happen for next year.

Mr. Holder asked about the by-pass and Mr. Bailey shared that there will be an Ordinance coming before Council, in December or January, that will enforce hi volume truck use through downtown. There will be a companion Ordinance with the County. The DOT did not put out signs but the City took care of some of them. GPS also needs to be updated.

There was mention of the signalization project at Hwy 78 and Hwy 11 in connection with the by-pass and the re-routing of trucks that need to return to Hwy 11. Mr. Holder asked if Broad Street was still going to be a State Route and Mr. Bailey replied that the end goal for the City is to take over this portion of Broad that goes towards Hwy 78.

Ms. Lee Malcom asked about an event in February, and Ms. Caudell said that the only item that has been discussed for 2026 is Sponsorship. It is on Eventany and will go out next week.

There are around twenty-eight businesses participating in downtown business meetings. Invites are sent out via MailChimp so they can see who has opened the email.

Chairwoman, Ms. Anderson, asked Ms. Caudell if they needed volunteers and she replied that they have had the most in a while through the Debutantes and the Junior League. They may need a few more for the Christmas Parade.

IV. PROGRAMS

A. Farmers Market

None

V. FUNDING

A. SPONSORSHIP

None.

B. COMMUNITY EVENT GRANTS

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Approval of the 2026 Downtown Development Meeting Calendar

Motion by Mathias, seconded Collin.
Passed Unanimously

VIII. ANNOUNCEMENTS

Mr. Bailey mentioned the visits to Duluth and Norcross, and how productive they were. He would also like for Staff to visit to see some end games and get some ideas. There was discussion on the visits.

Next meeting – December 11, 2025 at 8:00 am at City Hall.

IX. ADJOURN- 8:56 am

Motion by Collin, seconded Mathias.
Passed Unanimously

CITY OF MONROE
CONVENTION & VISITORS BUREAU AUTHORITY
NOVEMBER 13, 2025 – 8:56 A.M.

The Convention & Visitors Bureau Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson	Chairman
	Meredith Malcom	Vice-Chairwoman
	Lee Malcom	Board Member
	Clayton Mathias	Board Member
	Whit Holder	Board Member
	Brittany Palazzo	Board Member
	Chris Collin	Board Member
Those Absent:	Andrea Gray	Secretary
Staff Present:	Chris Bailey, Laura Beth Caudell, Beth Thompson, Laura Powell	
Visitors:	None	

I. CALL TO ORDER- 8:56 am

A. Roll Call

Chairman Anderson noted that all Committee Members were present except for Andrea Gray. There was a quorum.

B. Approval of Previous Meeting Minutes

1. October 9, 2025 Minutes

To approve the minutes as presented.

Motion by Holder, seconded by Collin. Passed Unanimously

C. Approval of Financial Statements

1. September Financials

To approve the September 2025 Financials.

Motion by Malcom, seconded by Collin. Passed Unanimously

II. CHAIRMAN UPDATE

Chairwoman Anderson asked if the retail store was doing okay, and Ms. Thompson reported that there has been $6,000 in revenue. Ms. Caudell added that she would like to create an 1821 Store standalone Facebook page where she could batch content. Ms. Caudell also mentioned that she wanted to do a collaboration with employees and do a photo shoot to move the older inventory T-shirts. Lastly, the soap and candle collaborations are in the shop and the 1821 Shop is on the passport. Ms. Lee Malcom suggested adding a City of Monroe cutting board to the shop. There was further discussion about the 1821 Shop and real estate agents.

Ms. Anderson thanked the staff, City, and museum for all of their hard work.

Ms. Anderson asked about the QR codes and it was suggested adding an image of someone scanning the code for those who may not know what to do.

III. DIRECTOR UPDATE

None.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. Approval of the 2026 Convention & Visitors Bureau Meeting Calendar

Motion by Collin, seconded by Mathias. Passed Unanimously

VI. ANNOUNCEMENTS

Next Meeting – December 11, 2025 at 9:00 am at City Hall

VII. ADJOURN – 9:25 am

Motion by Collin, seconded by Mathias. Passed Unanimously

MONROE PLANNING COMMISSION
MEETING MINUTES – NOVEMBER 18, 2025

Present: Chairman Randy Camp, Kim Jolly, Shauna Mathias, and Bonnie Rosser

Absent: Rosalind Parks

Staff: Brad Callender – City Planner
Laura Powell – City Clerk

Visitors: Kris Kroll, Jeff Kroll, and Traci Taylor

Call to Order:

Chairman Camp called the Planning Commission meeting to order at 6:00 pm.

Approval of Agenda:

Chairman Camp called for a motion to approve the agenda;

Motion Mathias,
Second Jolly.
Motion carried unanimously

Minutes of Previous Meeting(s):

Chairman Camp asked if everyone has reviewed the October 21, 2025 minutes and asked if there are any changes, corrections or additions. Commission members responded there were none. Chairman Camp called for a motion to approve the October 21, 2025, minutes;

Motion Mathias,
Second Jolly.
Motion carried unanimously

Report from Code Officer:

Mr. Callender reported that there is a new employee for the Planning Department, Lexie Robinson, who will serve as the Historic Preservation Planner. Mr. Callender also mentioned that they have hired a Senior Planner, and he will start in December.

Old Business:

None

New Business:

The First Item of Business: Certificate of Appropriateness #4201 – 1216 S. Broad Street – Building Expansion & Site Modification

Brad Callender presented that this is an existing, commercially zoned property that was converted to an office some years back. The applicants are requesting to expand the building backwards into the site and will improve the driveway by installing an asphalt driveway by S. Broad Street. The elevation will remain the same on the front but they will be doubling the size of the building. Complimentary siding will be added.

Staff recommends approval as submitted without conditions.

Kris Kroll and Traci Taylor, applicants, were present and spoke about the application. They are owners of Expedited Transportation Services, Inc. and want to have a Monroe office since the majority of their employees live here, and it would provide a better quality of life by eliminating a commute.

Mr. Callender gave a few directives to the applicants as to what to expect next.

Chairman Camp called for a motion to approve the request as presented;

Motion Mathias,
Second Jolly.
Motion carried unanimously

The Second Item of Business: To approve the 2026 Planning Commission Meeting Calendar

Chairman Camp called for a motion to approve the 2026 Meeting Calendar;

Motion Mathias,
Second Jolly.
Motion carried unanimously

Adjournment:

Chairman Camp entertained a motion to adjourn;

Motion Mathias,
Second Jolly,
Meeting adjourned, 6:07 pm.

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

REGULAR MEETING—NOVEMBER 20, 2025

Present: Chairwoman Elizabeth Jones, Jane Camp, Chuck Bradley, Joy Pequignot

Absent: Mark Hammes

Staff: Brad Callender – City Planner
Lexie Robinson – Historic Preservation Planner
Laura Powell – City Clerk

Visitors: Richard Miley

Meeting called to order at 6:00 p.m.

Roll Call: Mr. Callender introduced Lexi Robinson, the new Historic Preservation Planner.

Chairwoman Jones called for a motion to approve agenda as submitted,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

Chairwoman Jones asked if there were any changes or corrections to the October 28, 2025 minutes. Chairwoman Jones called for a motion to approve the minutes as submitted,

Motion by Camp,
Second by Pequignot,
Motion carried unanimously

Old Business:

None.

New Business:

The First Item of New Business: Request for 136 North Broad Street #425 – Awning

Ms. Robinson presented the staff report. The awning will be going on the back of the building, and is a black metal awning, similar to the adjacent building. It will be around 12 feet long. The guidelines for the awning are found in the Preservation Primer Section 7.1-E. The staff recommendation is to approve without conditions.

Richard Miley, owner, was present and had no additional comments. He did state that the awning would be mounted to the building with bolts when asked by Chairwoman Jones.

Chairwoman Jones called for a motion.

Motion to approve as presented,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

The Second Item of New Business: Approval of the 2026 Historic Preservation Commission Calendar

Ms. Robinson presented the proposed 2026 Meeting Calendar. She mentioned that they adjusted it a little to include submission deadline dates. The proposed calendar is adjusted to give three weeks from the deadline to the meeting, so the applicant does not have to wait thirty days from submittal.

Chairwoman Jones called for a motion.

Motion to approve as presented,

Motion by Bradley,
Second by Pequignot
Motion carried unanimously

The Third Item of New Business: HPC Training

Ms. Robinson presented a brief power point for the HPC Commission, and the public, regarding items to think about and questions to ask in regards to historic applications. The information provided was pulled from the Ordinance, the Primer, and past HPC cases. The presentation walked through the why, what, and how of historic preservation. Ms. Robinson used an example from 116 6th Street and discussion pursued.

No action taken.

Jane Camp left the meeting at 6:17 p.m.

Chairwoman Jones called for a motion to adjourn,

Motion by Pequignot,
Second by Bradley
Motion carried unanimously

Adjourned at 6:19 p.m.

MAYOR AND COUNCIL MEETING DECEMBER 9, 2025 6:00 P.M.

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Adriane Brown	Council Member
	Julie Sams	Council Member
	Tyler Gregory	Council Member
	Greg Thompson	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Chris Bailey	Assistant City Administrator
	Laura Powell	City Clerk
	Paul Rosenthal	City Attorney
	Russell Preston	City Attorney
Absent:	Charles Boyce, Lee Malcom, Myoshia Crawford	
Staff Present:	RV Watts, Andrew Dykes, Danny Smith, Brad Callender, Rodney Middlebrooks, Jeremiah Still, Mike McGuire, Beth Thompson	
Visitors:	Nicole Green, Jenni Olivo, Hugo Bryan-Porter, Terreke Atkinson, Roger Hillman, Francisco Ramirez	

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Hugo Bryan-Porter, with Lighthouse, gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present, except Charles Boyce, Lee Malcom, and Myoshia Crawford; there was a quorum.

3. Approval to amend the Agenda

There will be no Executive Session as previously thought.

Motion by Thompson, seconded by Sams.
Passed Unanimously

4. Approval of Consent Agenda

- **a.** October 9, 2025 Downtown Development Authority Minutes
- **b.** October 9, 2025 Convention & Visitors Bureau Minutes
- **c.** October 21, 2025 Planning Commission Minutes
- **d.** October 28, 2025 Historic Preservation Commission Minutes
- **e.** November 10, 2025 FY 2026 Budget Meeting Minutes
- **c**. November 11, 2025 City Council Minutes

To approve the consent agenda as presented.

Motion by Gregory, seconded by Thompson.
Passed Unanimously

II. PUBLIC FORUM

1. Public Presentations—No Action

2. Public Comments

Nicole Green, owner of Olive Branch Antiques, spoke regarding loading and unloading of merchandise in the center lane off of Broad Street. She stated that the trucks are parked in the center lane, with two solid yellow lines, not the turn lane portion, for a brief period of time. She referenced Ordinance 94-49(c), and mentioned that there are, apparently, several ordinances, and she would like clarification on which one is correct. She was ticketed because one ordinance states that is protocol and another one does not. Mayor Howard stated that he would meet with Chief Watts and City Administrator, Logan Propes, and get something in writing to Ms. Green.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator, Logan Propes, spoke about the new format for the Agenda Packet. He stated that he hopes we can work out the hyperlink situation that will help make it easier to go through the packet. Mayor Howard added that there are a ton of items going on in the coming months.

2. Assistant City Administrator Update

Mayor Howard announced that Assistant City Administrator, Chris Bailey, was elected to the Board for the Georgia Airport Association. Mr. Bailey stated that the TAP Grant is a 540-day project and we are under 500 days for the completion of the project. Several departments are continuing to work together and monitor the flow of the project.

The alleyway project, off of North Lumpkin, has been paved completely, and all that is left is striping of the parking lot.

The Bikes, Trikes, and Magical Lights Parade was held on November 20, 2025, and the opening night brought in around 1,400 people, through Childers Park, in a 2.5-3-hour time period. To date, there have been 9,100 visitors to the lights.

The Christmas Parade had eleven volunteers, gave out 7,000 stuffed animals, twenty walkers representing the City, 125 employees, and there were a little over 25,000 people in attendance. There was an incident handled by the Police Department.

IV. OLD BUSINESS - None

V. NEW BUSINESS

1. Public Hearing(s)

a. FY2026 Operating & Capital Budget

Ms. Beth Thompson presented the FY2026 Operating Budget and summarized the following: the citywide operating budget is $86,145,012.00 which is a 2% increase over the current year's budget. The General Fund Budget accounts for $19,837,329.00, which is a 2.7% increase. The Combined Utility Fund Budget accounts for $51,988,293.00, which is a 3% increase. The Solid Waste Fund Budget accounts for $9,454,722.00, which is a 5% increase over the current budget. The revised utility and solid waste rates are presented in detail within the budget document that was submitted for consideration and approval. The new rates will take effect when the utility bills are due in February 2026. The citywide Capital Budget is $13,889,936.00, as detailed in the capital improvement section of the budget document. This is a 20.67% decrease from the current Capital Budget. The Capital Budget is funded by SPLOST funds, Grant funds, GEFA loans, Utility capital reserves, Solid Waste capital reserves, and the General Fund.

2. New Business

a. FY2026 Operating & Capital Budget

To approve

Motion by Dickinson, seconded by Gregory. Passed Unanimously.

b. Heavy Truck Ordinance

Mr. Propes presented the Ordinance that would enforce heavy trucks from coming through the downtown corridor, and encourage use of the bypass. The Ordinance was expanded to include Spring Street and North and South Madison. The Ordinance has been studied thoroughly. Mr. Rosenthal confirmed what Mr. Propes presented and added that the definition of heavy trucks is those greater than 26,000 gross vehicle weight, greater than eight wheels, or greater than 45 feet in length. He also confirmed the Ordinance covers SR 11 from the old jail to Hwy 78, Spring Street from the Hwy 138 intersection to Hwy 78, and anywhere on North and South Madison, within the City limits. There is an existing Ordinance, from many years ago, related to Church Street that may be combined with the Ordinance being presented this evening. Once the signage is up, the enforcement can begin, and the City and officers will be meeting to discuss what that will look like. The signage should be up by the beginning of January, if not sooner.

To approve

Motion by Thompson, seconded by Sams. Passed Unanimously.

c. Procurement Policy Update

Mr. Bailey stated that this is an update to the current Procurement Policy in relation to House Bill 137 that was passed by the Governor. It will essentially increase sealed bidding amounts, for Public Works projects, from $100,000.00 to $250,000.00. This is now a State Procurement Policy. There are a couple of sections that update within the policy: Section 3.A., Section 3.D., and Section 3.V.

To approve

Motion by Gregory, seconded by Brown.
Passed Unanimously.

d. Storm Water Policy Adoption

Mr. Bailey stated that this policy has been previously discussed since there was a chance the City could have been placed in the MS4 level category, for storm water, meaning we would have been governed more heavily by the State. The City has done the fee structure, the policy study, and capital project planning, to name a few. As of now, we know that we are not in the 2027 designation for MS4, but we currently still operate roughly at 90% if we were. We lack the fee structure, the staffing, the various capital projects you would have in place that would be funded by the said fee. This policy has been heavily bedded by staff, and Jenni Olivo, with Keck and Wood, and matches the majority of the surrounding municipalities around the State. The policy also follows closely with what Walton County has in place, and is essentially the first step in the adoption of the overall plan of creating a storm water utility, which will be monitored. Essentially it will put practice into policy. Mr. Bailey confirmed that this is simply a maintenance policy and they will continue to monitor where the State tracks with us before a fee is implemented.

To approve

Motion by Thompson, seconded by Gregory.
Passed Unanimously.

e. 2026 LMIG Program

Mr. Jeremiah Still presented a recommendation for the allotted funds for the 2026 LMIG Program. He proceeded to list the streets that are scheduled to be milled, deep patched, overlaid, and the through streets will be striped. We will receive $235,242.14 from the State and our part of the match is $70,572.65 for a total of $305,814.80.

To approve

Motion by Gregory, seconded by Sams.
Passed Unanimously.

f. MOU with Walton County – Joint Funding Agreement for Northern Arc Bypass Project

Mr. Propes asked for a verbal consent to move forward with an agreement with Walton County to move forward with the Northern Arc Bypass. This is a very specific, important joint project, and what the City is attempting to do is have personal investment with GDOT. The City and the County are trying to come up with five million dollars each, and should be able to do that with various funding sources. The overall project is anticipated to be around 74 million dollars. The plan is to ask the State for some direct appropriation funding, otherwise, we will be stuck in another twenty-year cycle of waiting to see if we can get a bypass. County Attorney, Chip Ferguson, will be reaching out to City Attorney, Paul Rosenthal, with the County's draft MOU, approved at last week's meeting on December 2, 2025.

To approve

Motion by Dickinson, seconded by Gregory.
Passed Unanimously

g. Joint Funding Agreement for Professional Services

Mr. Propes shared that in order to get in front of the General Assembly, the City and the County will jointly have a Professional Services Agreement, with Holland & Knight. This will ensure that someone will be in front of the assembly and will be stating our case to the people of importance. The County has already approved the services for a six-month period; what is presented here says twelve-month, so we will do a strikethrough. The City will approve a 50 percent cost share which will be $4,250.00 per month.

To approve

Motion by Dickinson, seconded by Gregory.
Passed Unanimously

h. Bond Arbitrage Rebate

Mr. Propes recapped that back in 2020, the City borrowed 50 million dollars, for all of the utility projects, at a really low interest rate at around 2%. We put some of the funds in investment funds and they were doing well, and then started doing really well when the interest rates rapidly rose.

So, the City had to pivot quickly, while also trying to balance the drawdown of the projects, so as not to enter arbitrage – where we make too much money and then it becomes taxable to the IRS. Essentially, we will have to pay around $220,000.00 and are seeking your permission to do so on the Form 8038-T. By putting it in the investment funds, the City made nearly 1 million dollars that is not taxable.

To approve

Motion by Thompson, seconded by Dickinson. Passed Unanimously

i. River Pointe Phase 2 Final Plat

Mr. Callender presented that this phase constitutes the property at the front of the site, comprising of 24.33 acres and 53 Lots, and includes the last two entrances. They have met all the requirements and the recommendation is to approve the final plat as presented without corrections.

To approve

Motion by Gregory, seconded by Brown. Passed Unanimously

j. Adopt – 2026 Council Meeting Schedule

Mr. Propes stated that we have the standard 2026 meeting schedule, meeting the second Tuesday of every month. He mentioned that the first Tuesday, as discussed in the Budget Meeting, would be left open for Called Sessions or work meetings.

To approve

Motion by Sams, seconded by Brown. Passed Unanimously

VI. DISTRICT ITEMS

A. District Items

Councilmember Julie Sams stated the Christmas Parade was great and thanked the chiefs.

Councilmember Adriane Brown shared two upcoming Christmas events – The Shepherd's House is on Sunday, December 21st from 2-4 p.m., and the Tuscan Community Services event is on Monday, December 22nd at 2 p.m.. She thanked everyone who keeps the City running.

Councilmember Tyler Gregory thanked the City for the quick leaf pick-up services and limb removal. He also said the Christmas Parade was great as well.

Councilmember Greg Thompson stated that 2025 was a really good year for the City of Monroe and wants to continue to make good decisions.

Councilmember David Dickinson agreed with Mr. Thompson.

B. Mayoral Update

Mayor John Howard mentioned he was at the MEAG Mayor's Summit a couple of weeks ago and mentioned the general discussion on data centers. MEAG does have a moratorium on data centers and how they will affect our communities. Charging stations were also discussed.

VII. ADJOURN – 6:41 pm

Motion by Thompson, seconded by Sams. Passed Unanimously.

_____ _____

MAYOR **CITY CLERK**

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 1/7/2026

Subject: Zoning Ordinance Amendment #1 to the 12/10/24 Zoning Ordinance

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Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

Amend the 12/10/24 Zoning Ordinance to add land uses, clarify map adoption procedures, incorporate other necessary procedures into the ordinance by reference, and make modifications to existing requirements.

Background:

Please refer to the attached Proposed Zoning Ordinance Breakdown, for specific amendment descriptions and details. The purpose for each amendment is included in each breakdown of the proposed amendments.

Recommendation:

The Planning Commission voted unanimously to recommend approval of all the proposed Zoning Ordinance Amendments, as presented at the December 2026 Planning Commission meeting without changes.

Attachment(s):

Proposed Zoning Ordinance Amendment Breakdown
Zoning Ordinance Amendment Resolution
Exhibit A

➢ *Section 300 – Districts: Remove CBD (Central Business District Overlay from Table 1*

Sec. 300 Districts.

The City is divided into the following zoning districts set forth in ***Table 1 – Districts*** below.

Table 1

Districts

LAND USE CATEGORY	DISTRICT	DISTRICT NAME
RESIDENTIAL	R-1	Large Lot Residential District
	R-1A	Medium Lot Residential District
	R-2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL	P	Professional / Office / Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL	M-1	Light Industrial / Manufacturing District
OVERLAY	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
	~~CBD~~	~~Central Business District Overlay~~
PLANNED DEVELOPMENT	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

➢ *Section 310.1 – Incorporation of the Zoning Map: Modify adoption language to update adoption date and info. Add a subsection for cross-reference to CBC Regulating Plan. Add language regarding properties located in zoning districts vs. character districts.*

Sec. 310.1 Incorporation of the Zoning Map.

The boundaries of the above described districts are hereby established as shown on the map, entitled "Official Zoning Map, City of Monroe, Walton County, Georgia," adopted on ~~March 12, 2019~~**January 13, 2026**, by the Mayor and City Council of Monroe, Georgia, and certified by

the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

(a) Properties not designated or shown with zoning classifications described in Table 1 and on the Official Zoning Map in the interior core of the City are governed by the "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia,", as described in Section 700.6.

➢ ***Section 635 – Principal and Accessory Land Use Tables 4 and 4A; Remove CBD from land use chart, Remove the land use Wholesale Lawn and Garden supply from B-3, Add the land use General Retail to Retail uses, add Technological, Data, and Scientific Research subcategory under Industrial, add the land uses Data Centers and Cryptocurrency Data Mining in new subcategory, relocate similar existing land uses from Light Manufacturing to new subcategory, Add additional requirements for Data Centers in the Notes Section, and Remove all notations regarding the CBD.***

SEE TABLE ON FOLLOWING PAGE

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
RESIDENTIAL:											
Apartment Buildings			P		C	C	C	C	~~P~~		
Apartment Houses			P		C				~~P~~		
Apartment Lofts					P	P	P	P	~~P~~		
Single-Family Dwellings, Detached	P	P	P		P	P	P	P	~~P~~		
Single-Family Dwellings, Attached		C	P		P	P	P	P	~~P~~		
Two-Family Dwellings/Duplexes			P						~~P~~		
Manufactured Home, Parks				P							Note (1), 1145
Manufactured Home, Individual	P	P	P	P							Note (1), 1140
Townhouses		C	P		C	C	C	C	~~P~~		
AGRICULTURAL:											
Animals - Horses and Stables	C	C	C	C							Note (2)
Animals - Household Pets	P	P	P	P	P	P	P	P	~~P~~		Note (7)
Animals - Cows, Sheep, Goats, Chickens	C	C	C	C							Note (3)
Farming, General Practice											Note (4)
Game Preserves and/or Sanctuaries											
Nut/Fruit Tree Harvesting											
Produce Stands	C	C	C	C							Note (5)
Timber Harvesting								P			
Greenhouse, Nursery, and Floriculture Production											
Greenhouses and Plant Nursery, Wholesale											
Indoor Food Crop Production										P	
COMMERCIAL (NOTE 8):											
Administrative and Professional Offices, and Information Services											
Administrative Offices/Processing Center					P	P	P	P	~~P~~	P	
Call/Telecommunications Center					P	P	P	P	~~P~~	P	
Collection Agency					P	P	P	P	~~P~~		
Data Processing/Programming Facilities					P	P	P	P	~~P~~	P	
Data Processing/Programming Facilities with Product Production										P	
Detective Agency					P	P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Professional Offices					P	P	P	P	~~P~~		Note (17)
Professional Office Parks					P	P		P			
Travel Agencies					P	P	P	P	~~P~~		
Alcohol and Beverage											
Beer and Wine, Retail Store						C	P	P	~~C~~		Note (19)
Brewpubs									~~P~~		Note (19)
Breweries										C	Note (19)
Distilleries										C	Note (19)
Micro-Breweries									~~P~~		Note (19)
Micro-Distilleries									~~P~~		Note (19)
Amusements and Entertainment											
Adult Entertainment Establishment										P	Note (27)
Archery Range or Firing Range								P		P	1131
Game Center						P	P	P	~~P~~		
Miniature Golf, Outdoor								C			
Play Centers, Skating Rink, Bowling Alley								P	~~P~~	P	
Theaters								P	~~P~~		
Theaters, Outdoor		C	C	C		C	C	C	~~C~~		
Animal Facilities and Services											
Clinics and Specialty Services							P	P		C	Note (12)
Hospitals, Lodging, and Shelters								C		C	Note (12) & (14)
Animal/Pet Supply Stores, Retail (Excluding Pet Sales)						P	P	P	~~P~~		
Animal/Pet Supply Stores, Retail (Including Pet Sales)							P	P			
Pet Cemeteries											
Apparel Stores-Clothing and Accessories, Retail											
Bridal, Vintage, Consignment, and Rental						P	P	P	~~P~~		
New						P	P	P	~~P~~		
Secondhand and/or Thrift						P	P	P	~~P~~		
Shoe Repair, Service						P	P	P	~~P~~		
Tailoring and/or Dressmaking, Service						P	P	P	~~P~~		
Arts, Crafts, and Hobbies											
Art, Craft, and/or Hobby Supply Stores, Retail						P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Art Gallery or Shop, Retail						P	P	P	~~P~~		
Art Studios					P	P	P	P	~~P~~		
Craftsman Studios					P	P	P	P	~~P~~		
Audio/Video/Computer Equipment											
Supply Stores, Rental and/or Repairs						P	P	P	~~P~~		
Supply Stores, Retail						P	P	P	~~P~~		
Beauty Shops, Services											
Barber, Hairdresser, and/or Stylist Shops					P	P	P	P	~~P~~		
Beauty Supply Retail					P	P	P	P	~~P~~		
Beauty/Health Spas						P	P	P	~~P~~		
Manicure Establishment						P	P	P	~~P~~		
Tanning Centers						P	P	P	~~P~~		
Tattoo Parlors								P	~~P~~		
Building, Construction and Special Trade Facilities											Note (13)
Contractor and Developer Offices						P	P	P	~~P~~	P	
Contractor/Developer Offices with Facilities								P		P	Note (14) & (18)
Contractor/Developer Office Center								P		P	Note (14) & (18)
Landscape/Irrigation Service								P		P	Note (14) & (18)
Timber Harvesting Service								P		P	Note (14) & (18)
Tree Surgery Service								P		P	Note (14) & (18)
Building Supply Store, Wholesale								P		P	Note (14) & (18)
Child Care Facilities											
Child Care, Homes	C	C	C	C	C	C	P	P	~~C~~		
Child Care, Centers	C	C	C	C	C	C	P	P	~~C~~		
Churches											
Administrative Offices	P	P	P	P	P	P	P	P	~~P~~		
Community Church	P	P	P	P	P	P	P	P	~~P~~		
Mega Church	P	P	P	P	P	P	P	P	~~P~~		
Neighborhood Church	P	P	P	P	P	P	P	P	~~P~~		
Community Associations/Clubs-Civic and Private											
Community Associations/Clubs-Civic and Private					P	P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Educational Facilities											
Schools - Public, Private, Parochial	C	C	C	C	C	C	C	C	~~C~~		
Schools Programs - Day-, Pre-, Post-	C	C	C	C	C	C	C	C	~~C~~		
Small Scale Instruction					C	P	P	P	~~P~~		
Studios for Work or Teaching of Fine Arts, Photography, Music, Drama, Dance, Martial Arts					C	P	P	P	~~P~~		
Financial Institutions-Banks, Savings/Loans											
With/Without Drive-Thru Window					P	P	P	P	~~P~~		
Automatic Teller Machine Only					P	P	P	P	~~P~~		
Funeral and Interment Establishments											
Cemeteries and Memorial Cemeteries								C			1120
Gravestone and Burial Vault, Sales and Storage								P			Note (18)
Undertaking, Mortuary, and/or Funeral Home							C	P			
Grocers, Retail											
Convenience Food Stores						P	P	P	~~P~~		Note (20)
Delicatessens, Bakery, Specialty						P	P	P	~~P~~		Note (20)
Grocers Farmers Market									~~P~~		Note (15)
Grocery Markets						P	P	P	~~P~~		Note (20)
Health Food Store						P	P	P	~~P~~		Note (20)
Healthcare Facilities, Service-Dental, Medical, Optometry, Psychiatric, Chiropractic											
Clinics (Day Services Only)					P	P	P	P	~~P~~		
Convalescent Care, Nursing, Rest Homes					P	P	P	P			
Hospitals and Laboratories					C		C	C			
Medical Office Parks						P		P			
Personal Care Homes, Family		C	C			P	P	P			Note (28)
Personal Care Homes, Group					C	P	P	P	~~C~~		Note (28)
Personal Care Homes, Congregate					C	C	P	P	~~C~~		Note (28)
Private Offices					P	P	P	P	~~P~~		
Sanitariums and Mental Institutions								C			
Interior Design and Decorating Establishments											
China, Clock, Frame, and/or Rug Shops						P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Retail Floor Covering, Retail and Service						P	P	P	~~P~~		
Furniture and Furnishing Stores						P	P	P	~~P~~		
Retail Hardware and Paint Stores						P	P	P	~~P~~		
Retail Kitchen Supply Stores, Retail						P	P	P	~~P~~		
Kitchen Supply Stores, Rental						P	P	P	~~P~~		
Linen and Drapery, Retail and Service						P	P	P	~~P~~		
Wallpaper, Retail and Service						P	P	P	~~P~~		
Laundry and/or Dry Cleaning Establishments											
Drop-Off and Pick-Up						P	P	P	~~P~~		
Stations Full-Service						P	P	P		P	
Self-Service, Public						C	P	P			
Lawn and Garden Establishments											
Supply and Equipment, Retail and Rental						C	P	P			Note (18)
Greenhouse and Plant Nursery, Retail						C	C	P			1100.5
Lawn and Garden Supply, Wholesale								~~P~~		P	
Lodging											
Bed and Breakfast Inns							P	P	~~P~~		CODE - CHAP. 22, 1103.3.3
Hotel						C	P	P	~~P~~		
Inns						C	P	P	~~P~~		
Motels							C	P			
Media Facilities, Print and Electronic											
Copy and Blueprint Shops					P	P	P	P	~~P~~		
Film and Internet Production Offices					P	P	P	P	~~P~~		
Newspaper Offices						P	P	P	~~P~~		
Publishing and Printing Establishments						P	P	P	~~P~~		
Motor Vehicles and Equipment, Passenger Vehicles and Small Engine Equipment											Note (22)
Body Repair and Painting								C		C	Note (14), (16), & (18)
Car Wash, Service or Self-Service						C	C	C		C	
Fuel Sales						C	C	C	~~C~~	C	
General Service/Installation of Parts/Accessories						C	C	C	~~C~~	C	Note (16)

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
New or Used, Sales and Rental							C	C		C	Note (18)
Light Duty Trailer Sales, New, Accessory Use							C	C			Note (18) & (21)
Parts and Accessories						C	P	P	~~P~~	P	
Tire Sales						C	C	C		C	Note (18)
Vehicle Storage Yard								C		C	Note (14), (16), & (23)
Welding and Fabrication								C		C	Note (14), (16), & (23)
Wrecker and/or Towing Service								C		C	Note (14), (16), & (23)
Motor Vehicles and Equipment, Heavy Trucks, RV's and Other Heavy Equipment											
Body Repair and Painting								C		C	Note (14), (16), & (18)
Fueling Station										C	
General Service/Installation of Parts/Accessories								C		C	Note (16)
New or Used, Sales and Rental								C		C	Note (18) & (21)
Parts and Accessories								P		P	
Tire Sales								C		C	Note (18)
Truck Wash, Service or Self-Service										C	Note (14) & (18)
Motor Freight Terminal										C	Note (14) & (18)
Truck Stop/Travel Plaza										C	Note (14) & (18)
Parking, Commercial-Primary Use											
Garages					P	P	P	P	~~P~~		Note (18) & 520
Lots								C	~~C~~		
Parks and Recreation											
Campgrounds											
Health/Fitness Center		C	C	C		P	P	P	~~P~~	C	Note (25)
Gymnasium		C	C	C		C	C	P		C	Note (26)
Neighborhood Activity Center	C	C	C	C	P	P	P	P	~~P~~	C	Note (25)
Parks, Active	C	C	C	C		P	P	P	~~C~~		
Parks, Passive	P	P	P	P	P	P	P	P	~~P~~	P	
Photography											
Supply and Processing Stores, Sales/Service						P	P	P	~~P~~		
Portrait Studio					P	P	P	P	~~P~~		
Public and Semi-Public Buildings											

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
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	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Government Offices					P	P	P	P	~~P~~		
Libraries					P	P	P	P	~~P~~		
Community Center	C	C	P	P	P	P	P	P	~~P~~		
Convention Hall					P	P	P	P	~~P~~		
Museums					P	P	P	P	~~P~~		
Restaurant											
Restaurant/Café, Grill, Lunch Counter						P	P	P		P	Note (19)
Restaurant with Drive-In or Drive Thru Service								P	~~C~~	P	
Restaurant with Walk-Up or Walk Away								P	~~P~~		Note (25)
Retail											
Antique, Curio, and/or Collectible Shops					P	P	P	P	~~P~~		
Book, News, Magazine Stores, Retail						P	P	P	~~P~~		
Catering Establishments, Retail and Rental					P	P	P	P	~~P~~		
Confectionary and Dessert Shops, Retail						P	P	P	~~P~~		
Department/Discount Department Stores, Retail						P	P	P	~~P~~		
Drug Stores, Retail					P	P	P	P	~~P~~		
Fabric and Notion Shops, Retail						P	P	P	~~P~~		
Florist and Plant Shops, Retail						P	P	P	~~P~~		
General Retail						**P**	**P**	**P**			
Gift, Card, and Stationary Shops, Retail						P	P	P	~~P~~		
Jewelry Stores, Retail						P	P	P	~~P~~		
Mercantile and Dry Good Stores, Retail						P	P	P	~~P~~		
Mobile Telephones/Paging, Retail and Service						P	P	P	~~P~~		
Musical Instruments Shop, Retail						P	P	P	~~P~~		
Office Supply Stores, Retail					P	P	P	P	~~P~~		
Optical Supply Stores, Retail					P	P	P	P	~~P~~		
Recreational Equipment Stores, Retail							P	P	~~P~~		Note (18) & (21)
Satellite Dishes, Retail						P	P	P			
Shopping Centers								P			
Toy, Variety, Novelty, and Dime Stores, Retail						P	P	P	~~P~~		
Sales and Service Facilities											

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Appliance Stores (Small and Large), Retail, Rental, and/or Repairs						P	P	P		P	Note (10), (11), & (14)
Building Supply, Retail								P		P	Note (14)
Equipment (Small and Large), Service and Rental						P	P	P		P	Note (10) & (14)
Equipment (Office), Service and Rental							P	P	~~P~~	P	
Fuel Sales-Liquid, Wholesale and Retail										C	Note (32)
Funeral and Interment Establishments, Wholesale and Storage								P		C	
Janitorial Cleaning Services							P	P		P	
Janitorial Cleaning Supply Store							P	P		P	
Locksmith Shop and Service, Wholesale							P	P	~~P~~	P	
Manufactured Home Sales Lots										C	Note (14) & (21)
Pawn Shop and Pawn Brokers								P		P	CODE - CHAP. 78
Pest Control Services								P		P	
Print and Publication Shops								P		P	
Recreational Equipment Stores, Repair and Rental							P	P			Note (18)
Scrap Hauling Service										P	
Sewer and Septic Tank Service										C	
Vending Supply and Service										P	
Shipping, Packaging, and Delivery Establishments											
Non-Freight Business								P			
Transportation Facilities											
Airport								C		C	
Administrative Offices/Dispatches								P		C	
Commuter Lot								P		C	
Stations or Terminals								C		C	
Utility and Area Service Provider Facilities											
Emergency Management Services-Fire, Police, Ambulance					P	P	P	P	~~P~~	P	
Garbage and Recycling Collection Services										C	
Landfills, Incinerators, and Dumps											
Recycling Center										C	
Private Sewage Treatment Facilities										C	

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Telecommunications Facility, Radio and Television Stations						C	C	P	~~P~~	P	
Telecommunications Facility, Tower/Antenna								C		C	Article XII
Utility Administrative Office								P	~~P~~	P	
Utility Transformers, Substations, and Towers	P	P	P	P	P	P	P	P	~~P~~	P	Note (6) & (14)
Vending											
Food and Beverage, Temporary Sales									~~C~~		
General Merchandise, Temporary Sales									~~C~~		
Parking, Temporary Event						P	P	P	~~P~~		
Outdoor Sales, Temporary Sales									~~C~~		
INDUSTRIAL:											
Distribution and Storage Facilities											
Warehouse, Self-Service (Mini), Outdoor										P	Note (33)
Warehouse, Self-Service (Mini), Indoor										P	Note (34)
Warehouse										P	
Distribution Warehouse Facility										P	
Heavy Manufacturing, Repair, Assembly, or Processing											
Abattoir											
Acid Manufacturing											Note (29)
Asphalt, Cement, Clay, Gypsum, Lime, or Plaster Manufacturing or Processing											
Biodiesel Fuel Production										P	
Bone Distillation											
Chlorine or Similar Noxious Gases Production											
Drop Forge Industries Using Power Hammers											
Explosives, Manufacturing or Storage											
Fats or Oils, Rendering or Refining											
Fertilizer Production											
Garbage, Offal, or Dead Animals-Dumping, Storage, Disposal, or Landfilling of Such											
Glue Manufacturing											
Petroleum, Refining or Above-Ground Product Storage											

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Sauerkraut, Vinegar or Yeast Processing											
Light Manufacturing, Repair, Assembly or Processing											
Apparel, Clothing and/or Garment Manufacturing										P	
Aquarium Chemical Processing										P	
Bakery or Confectionery, Wholesale										P	
Business Machine Manufacturing										P	
Concrete Batch Plant										C	
Electrical Appliances Manufacturing										P	
~~Electronic and Scientific Equipment Manufacturing~~										~~P~~	
Camera and Photographic Equipment Manufacturing										P	
Ceramic Products Manufacturing										P	
Cosmetics and Toiletries Manufacturing										P	
Fiberglass Product Manufacturing										P	
Frozen Dessert and Milk Processing										P	
Glass Fabrication										P	
Generator Sets, Turbine Manufacturing										P	
Grain Processing										P	
~~Laboratories for Testing Materials, Chemical Analysis and/or Photographic Processing~~										~~P~~	
Medical Appliance Manufacturing										P	
Medical Device Sterilization										P	
Metal Stamping										P	
Musical Instruments and Parts Manufacturing										P	
Paper Product Manufacturing											Note (30)
Pharmaceuticals or Optical Good Manufacturing										P	
Plastic Product Manufacturing										P	Note (31)
Souvenirs and Novelties Manufacturing										P	
Tools or Hardware Manufacturing										P	
Toys, Sporting, and Athletic Goods Manufacturing										P	
Wood, Paper, and Plastic Assembly										P	
Any Light Industrial Use Not Listed Above										C	Note (35)
Technological, Data, and Scientific Research											
Data Centers										**C**	**Note (36)**

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Cryptocurrency Data Mining											
Electronic and Scientific Equipment Manufacturing										**P**	
Laboratories for Testing Materials, Chemical Analysis and/or Photographic Processing										**P**	
Any Technological, Data, and Scientific Research Use Not Listed Above										**C**	

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Table 4A: Accessory Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

ACCESSORY USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
RESIDENTIAL:											
Accessory Dwelling Units	P	P	P		P	P	P	P	~~P~~		1100.8(b)
Accessory Apartments	P	P	P		P	P	P	P	~~P~~		1100.8(a)
Bed and Breakfasts	P	P			P						CODE - CHAP. 22, 1103.3.3
Home Occupations	P	P	P	P	P	P	P	P	~~P~~		1100.3
Home Office	P	P	P	P	P	P	P	P	~~P~~		1100.3.1
Residential Business	C	C	C	C	P	P	P	P	~~P~~		1100.3.2
Home Recreation - Swimming Pools and Tennis Courts	P	P	P	P	P	P	P	P			1100.4
Accessory Structures - General	P	P	P	P	P	P	P	P	~~P~~		Note (1), 1100.1
Accessory Uses - General	P	P	P	P	P	P	P	P	~~P~~		Note (1), 1100.2
Temporary Buildings and Structures	P	P	P	P	P	P	P	P	~~P~~		1100.9
NON-RESIDENTIAL:											
Fuel Dispensary, Pump, Island, and/or Canopy						C	C	C	~~C~~		Note (9)
Outdoor Storage								P			1100.5
Outdoor Display									~~P~~		1100.6
Sidewalk Displays									~~P~~		1100.6.1
Accessory Structures - General					P	P	P	P	~~P~~	P	1100.1
Accessory Uses - General					P	P	P	P	~~P~~	P	1100.2
Temporary Buildings and Structures					P	P	P	P	~~P~~	P	1100.9

Notes for Tables 4 and 4A:

(1) Service and auxiliary buildings located and specifically designed to service only the residents of one (1) manufactured home park, as specified herein, not to include repair facilities of any type. Permitted buildings shall be limited to the following uses:

a. manufactured home park management office,

b. storage for maintenance tools, equipment and supplies,

c. residence for a park watchman, caretaker, owner or manager,

d. recreation, community and laundry facilities for the exclusive use of the manufactured home park community.

(2) As an accessory use, one (1) horse per acre of fenced area on the same lot as the principal dwelling, not to exceed a maximum of four (4) horses per lot; one (1) stable having no more than four (4) stalls, with no stall exceeding two hundred (200) square feet in area. Stables are considered accessory buildings and shall meet Section 1100.1 standards.

(3) As an accessory use, non-commercial keeping of these animals provided that the lot must be a minimum of two (2) acres with no more than: one (1) cow per four (4) acres, one (1) sheep or goat per acre, and three (3) chickens per acre.

(4) Includes crop production on the premises, as well as commercial livestock/poultry farms, fur farms, and kennels/cattery.

(5) Selling only products grown or produced on site in hobby gardening or farming. Commercial growing prohibited.

(6) Unmanned utility structures and substations, excluding towers, provided that such structures are screened in accordance with Section 550. No on-site storage of equipment is permitted.

(7) Dogs: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) dogs. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) dogs. On any residential property larger than two (2) acres, there shall be no restriction on the number of dogs allowed to be possessed or kept provided all other applicable zoning provisions are obeyed. However, any such property that contains more than six (6) dogs shall be required to maintain those animals in an enclosure at least one hundred (100) feet from the nearest property line.

Cats: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) cats. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than two (2) acres, there shall be no restriction on the number of cats allowed to be possessed or kept provided all other applicable zoning provisions are obeyed.

Litters of animals shall be exempt from the provisions herein for up to six (6) months from the date of birth.

(8) Unless otherwise specifically noted (for example, RESIDENTIAL:), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

(9) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3 properties which are not located inside the Corridor Design Overlay District.

(10) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.

(11) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.

(12) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance to Section 550.

(13) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.

(14) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.

~~(15) Provided that temporary produce stands are located within the designated area within the CBD Overlay District and operated only during the established times set by Council or its designee.~~

(16) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.

(17) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.

(18) Provided that such is screened in accordance with Section 550.

(19) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.

(20) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.

(21) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1100.6, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.

(22) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.

(23) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.

(24) Excludes retails sales of fuels intended for car and light truck vehicle use.

(25) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department. ~~This restriction does not apply to properties located inside the CBD.~~

(26) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.

(27) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.

~~(28) Not allowed in B2 located within the CBD Overlay.~~

(29) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.

(30) Excluding the manufacturing of paper from pulp wood.

(31) Excluding the processing of raw materials.

(32) Excludes fuels intended for vehicle use.

(33) Excludes properties located in the Federal Enterprise Opportunity Zone and Urban Redevelopment Authority boundary with the exception of M-1 zoned properties located within a ½ mile of the Vine Street and South Broad Street intersection. Outdoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size. Climate controlled buildings are permitted within an outdoor self-service (mini) warehouse facility. Buildings shall be situated so that overhead access doors do not face or are visible from public roads or residentially zoned properties. Outdoor storage areas shall not exceed 20 percent of the total area of the site.

(34) Indoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size and shall not be developed in conjunction with, adjacent to, or part of any facility containing outdoor self-service (mini) warehouses. Indoor self-service (mini) warehouses shall not include any outdoor storage units or outdoor storage areas.

(35) Light Industrial Uses as identified and listed in the NAICS (North American Industry Classification System).

(36) **Data Center buildings shall not be located closer than five-hundred feet (500') to any residential structure. Data Center sites shall include a minimum one-hundred foot (100') buffer around the perimeter of the site. The required one-hundred foot (100') buffer shall include dense vegetation and a combination of structural and topographical sound abatement measures to minimize noise generated from Data Center operations.**

Additional noise abatement measures shall be applied to cooling systems operating at the Data Center facility using innovative techniques to eliminate low-frequency tonal noise, also known as hum or drone, generated by cooling fans and generators. Innovative techniques shall include (A) Design retrofit aerodynamic inserts and other modifications that improve the airflow through the cooling system, increasing efficiency so fan speeds can be reduced for the same duty and less power is used (fan noise is proportional to fan speed, a small decrease in speed provides significant reductions in noise), (B) Design innovative geometry acoustic close shields that provide additional attenuation without affecting airflow and hence efficiency, and (C) Use cutting-edge metamaterial noise barriers that provide attenuation while permitting adequate airflow.

Prior to the submittal of a Conditional Use application, applicants shall notify all property owners' within five-hundred feet (500') of the site and conduct a minimum of two (2) public outreach meetings at the applicant's expense. Applicants shall publish in the local legal organ of the City the times, dates, and locations of the public outreach meetings. Public outreach meetings shall be open to the general public and provided at locations accessible to the general public. Applicants shall provide proof of conducted meetings and a list of all contacted property owners at the time of Conditional Use application. Said neighborhood meetings shall be conducted no less than 6 months prior to submittal of a Conditional Use application.

At the time of Conditional Use consideration, applicants shall submit as part of the application to the City a detailed plan for site development, an environmental assessment, and proposals for sound pollution mitigation for the proposed site.

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➢ *Section 640 – Overlay Districts: HPC, A-H, CDO, MHDO, IOD, CBD; Remove CBD overlay district from district list and description.*

Sec. 640 Overlay Districts: HPC, A-H, CDO, MHDO, IOD, ~~CBD~~.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), **and** the Infill Overlay District (IOD), ~~and the Central Business District Overlay (CBD)~~. Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

➢ *Section 641 – Historic Preservation Overlay District (HPO); amend and clarify language in the Section to refer the districts as a compilations and not as a sole district*

Sec. 641 Historic Preservation Overlay District (HPO).

Sec. 641.1 Intent and Purpose.

The ~~Monroe Historic District~~**historic districts identified in The Monroe Preservation Primer**, designated pursuant to O.C.G.A Chapter 44-10-1, shall also be known as the Historic Preservation Overlay District. The boundaries of ~~the~~**each** district are delineated on the Official Zoning Map pursuant to the Monroe Historic Preservation Ordinance, see Chapter 54 of the Code of Ordinances.

Sec. 641.2 Overlay District.

The Historic Preservation Overlay District is superimposed over existing zoning districts **and character based code districts**. The special requirements of this district shall apply in addition to the requirements of the zoning district **or character based code district** within which a specific property is located. Uses permitted within the Historic Preservation Overlay District are those permitted in the underlying zoning district **or character based code district**. If there is any conflict between the requirements of Chapter 54 of the Code of Ordinances and the historic preservation design manual, guidelines, and/or criteria and another part of this Ordinance, the more stringent requirement shall govern.

Sec. 641.3 Permitted Uses.

All permitted uses of the ~~use~~**zoning** district **or character based code district** which is superimposed by the Monroe Historic District shall be allowed as regulated by the requirements of such district**s**. Any use or development or building in the HPO shall be subject to any and all special requirements imposed by the City of Monroe Historic Preservation Commission pursuant to a properly granted Certificate of Appropriateness.

➢ ***Section 643.3(a)(4) – Boundaries of the Corridor; Remove Hwy 78 from CDO and remove sub-section reference to the Central Business District Overlay (CBD).***

Sec. 643.3 Boundaries of the Corridor.

(a) The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or about the following roads within the City limits of Monroe:

(1) Highway 11/Broad Street

(2) East and West Spring Street (Hwy 10 Bus)

(3) Highway 138/Martin Luther King Jr Blvd./Charlotte Rowell Blvd.

~~(4) Highway 78~~

~~(b) Properties located within the Central Business District Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.~~

➢ ***Section 643.4(c)(2) – Application to Corridor Commission for Certificate of Appropriateness, Application Process; Modify application procedures to allow for certain site and building modifications on existing sites, and increase alteration for Minor Changes***

Sec. 643.4(c) Application Process.

(1) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Commission per this section and shall be submitted to the Code Enforcement Officer at least sixty (60) days prior to the Commission's regularly scheduled meeting.

(2) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, installation of new signs conforming to the regulations in this Ordinance, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than ~~Twenty-Five~~ **Fifty** Thousand Dollars ($~~25~~**50**,000.00) expense to existing buildings or the site.

a. Additions to existing buildings constituting less than 10% of the overall building square footage shall also be considered a Minor Change when the General and Specific Criteria of the Corridor Design Standards and Guidelines identified in Section 643A are unaffected by the change.

➢ ***Section 646 – Central Business District (CBD); Remove Section 646 in its entirety. The Character Based Code Character Districts CD-5 now takes precedence over the CBD and has rendered it non-functioning and obsolete.***

~~**Sec. 646 – Central Business District (CBD).**~~

➢ ***Section 700.6 – Preparation and Adoption of Regulating Plans; Add subsection with language regarding adoption of the official Character Based Code Regulating Plan in conjunction with amendments in Section 310.***

SECTION 700.6.4

PREPARATION AND ADOPTION OF REGULATING PLANS.

700.6.4 Adoption of the Regulating Plan.

The boundaries of the districts described in Section 710 are hereby established as shown on the map, entitled "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia," adopted on January 13, 2026, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 700.7. This map shall be the Official Character Based Code Regulation Plan of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

1. Properties not designated or shown with character district classifications described in Section 710 on the Official Character Based Code Regulating Plan outside the City core are governed by the "Official Zoning Map, City of Monroe, Walton County, Georgia,", as described in Section 310.

➢ ***Section 720 – Standards & Requirements, CD-4, Table 720.2.1: Neighborhood Center Character District; revise lot width language to include Cottage, House, and Duplex residential building types for minimum lot widths of 18 feet.***

SECTION 720: STANDARDS & REQUIREMENTS

CD-4, TABLE 720.2.1 DISTRICT STANDARDS:

NEIGHBORHOOD CENTER CHARACTER DISTRICT

Lot Occupation	
Lot Width	40 ft., 96 ft. max; except 18 ft. min. for Townhouse, ~~and~~ Live/Work, Duplex, House and Cottage Building Types.

➢ ***Section 720 – Standards & Requirements, SD-M, Table 720.2.1: Mill Special District; revise lot width language to include Cottage, House, and Duplex residential building types for minimum lot widths of 18 feet.***

SECTION 720: STANDARDS & REQUIREMENTS

SD-M, TABLE 720.2.1 DISTRICT STANDARDS:

MILL SPECIAL DISTRICT

Lot Occupation	
Lot Width	24 ft. min., 75 ft. max., except 100 ft. min, 500 ft. max. for Flex Building Type, and 18 ft. min. for Townhouse, ~~and~~ Live/Work, Duplex, House and Cottage Building Types.

➢ ***Section 1350.2(c)(2) – Planned Center and Multi-Tenant Complexes, Wall Signs: Remove conflicting language regarding maximum square feet allowed for a wall sign in a Planned Center and Multi-Tenant Complex.***

(2) Wall Signs.

a. Each planned center building with entrances accessible by multiple tenants such as an office building or similar use shall be permitted one (1) wall sign per separate tenant or occupant not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or ~~fifty (50)~~ **seventy-five (75)** square feet total. Only one (1) wall sign is allowed per wall per tenant.

b. Each building or unit with a separate entrance with multiple treated facades, not accessible by other tenants located in a planned center, shall be permitted one (1) wall sign not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or fifty (50) square feet total. Only one (1) wall sign is allowed per unit wall.

~~c. The maximum area for a single wall sign shall not exceed 75 square feet.~~

➢ ***Article XIV – Landscaping Design & Tree Preservation; Rename article to include Environmental Regulations***

Article XIV LANDSCAPING DESIGN, & TREE PRESERVATION, & ENVIRONMENTAL REGULATIONS

➢ ***Section 1400 – Landscaping Design, Tree Preservation, & Environmental Regulations; Revise language in purpose and intent general description of Article to include environmental regulations.***

Sec. 1400 General.

The purpose of this article is to encourage the preservation of existing trees and other vegetation on residential property in the city by regulating and controlling the removal of native and planted trees and other vegetation**, to protect and limit impacts to existing streams,** thereby maintaining and enhancing the quality of life of the City; and, to preserve and protect existing vegetation **and streams** ~~on public lands~~ from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

➢ ***Article XIV – Landscaping Design, Tree Preservation, & Environmental Regulations; Add Section for reference to the Stream Buffer Protection Ordinance Regulations in Chapter 42, Article X of the Code of Ordinances***

Sec. 1420 Stream Buffer Protection.

Article X under Chapter 42 of the Code of Ordinances, also known as "*City of Monroe's Stream Buffer Protection Ordinance*," is hereby incorporated into the Zoning Ordinance by reference. Variances identified Section 42.274 of the Code of Ordinances shall be processed as Special Exception Variances, as outlined in Section 1530.7(a).

➢ ***Section 1530.7(a) – Special Exception Variances; add Stream Buffer Protection variance to the list Special Exception Variance types.***

Sec. 1530.7 Special Exception Variances.

(a) Special Exception Variances shall be limited to relief from the following requirements of this Ordinance:

(1) Minimum building setbacks.
(2) Maximum building height.
(3) Automobile parking requirements.
(4) Screening, buffering, and landscaping.
(5) Maximum lot coverage.
(6) Maximum lot width.
(7) **Stream buffer protection.**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the City of Monroe, Georgia, hereby ordain as follows:

ARTICLE I.

The Zoning Ordinance of the City of Monroe, officially adopted December 10, 2024, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since December 1, 2025, leading up to its adoption pursuant to Georgia law. This ordinance is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

READ AND ADOPTED on this 13th day of January, 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment #1

1. **Section 300 – Table 1: Districts; Modify Table 1 to remove the Central Business District Overlay (CBD) from the table. Table 1 as it is currently written outside the changes provided below will remain unchanged. Table 1 is to be amended to include and modify the categories as follows:**

Table 1

Districts

LAND USE CATEGORY	DISTRICT	DISTRICT NAME
RESIDENTIAL	R-1	Large Lot Residential District
	R-1A	Medium Lot Residential District
	R-2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL	P	Professional / Office / Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL	M-1	Light Industrial / Manufacturing District
OVERLAY	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
PLANNED DEVELOPMENT	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

2. **Section 310.1 – Incorporation of the Zoning Map; Modify adoption language to update adoption date information and add a subsection for cross-reference to the Character Based Code Regulating Plan. Section 310.1 is to be amended as follows:**

Sec. 310.1 Incorporation of the Zoning Map.

The boundaries of the above described districts are hereby established as shown on the map, entitled "Official Zoning Map, City of Monroe, Walton County, Georgia," adopted on January 13, 2026, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

(a) Properties not designated or shown with zoning classifications described in Table 1 and on the Official Zoning Map in the interior core of the City are governed by the "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia,", as described in Section 700.6.

3. **Section 635 – Principal and Accessory Land Use Tables 4 and 4A; Remove the Central Business District Overlay (CBD) column from the tables, add the land use General Retail to the Retail category, add the sub-category Technological, Data, and Scientific Research to the Industrial category, add the land uses Data Centers and Cryptocurrency Data Mining to the new sub-category, relocate like land uses from the Light Manufacturing category to the new sub-category, add additional requirements and standards fir Data Centers in the Notes Section for Tables 4 and 4A, and remove all notations, requirements, or references to the Central Business District Overlay (CBD) from the Notes Section for Tables 4 and 4A. Section 635 – Principal and Accessory Land Use Tables 4 and 4A and the Notes for Tables 4 and 4A to be amended as follows:**

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1	See Sec. or Note
RESIDENTIAL:										
Apartment Buildings			P		C	C	C	C		
Apartment Houses			P		C					
Apartment Lofts					P	P	P	P		
Single-Family Dwellings, Detached	P	P	P		P	P	P	P		
Single-Family Dwellings, Attached		C	P		P	P	P	P		
Two-Family Dwellings/Duplexes			P							
Manufactured Home, Parks				P						Note (1), 1145
Manufactured Home, Individual	P	P	P	P						Note (1), 1140
Townhouses		C	P		C	C	C	C		
AGRICULTURAL:										
Animals - Horses and Stables	C	C	C	C						Note (2)
Animals - Household Pets	P	P	P	P	P	P	P	P		Note (7)
Animals - Cows, Sheep, Goats, Chickens	C	C	C	C						Note (3)
Farming, General Practice										Note (4)
Game Preserves and/or Sanctuaries										
Nut/Fruit Tree Harvesting										
Produce Stands	C	C	C	C						Note (5)
Timber Harvesting								P		
Greenhouse, Nursery, and Floriculture Production										
Greenhouses and Plant Nursery, Wholesale										
Indoor Food Crop Production									P	
COMMERCIAL (NOTE 8):										
Administrative and Professional Offices, and Information Services										
Administrative Offices/Processing Center					P	P	P	P	P	
Call/Telecommunications Center					P	P	P	P	P	
Collection Agency					P	P	P	P		
Data Processing/Programming Facilities					P	P	P	P	P	
Data Processing/Programming Facilities with Product Production									P	
Detective Agency					P	P	P	P		

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Professional Offices					P	P	P	P	P		Note (16)
Professional Office Parks					P	P		P			
Travel Agencies					P	P	P	P	P		
Alcohol and Beverage											
Beer and Wine, Retail Store						C	P	P	C		Note (18)
Brewpubs									P		Note (18)
Breweries										C	Note (18)
Distilleries										C	Note (18)
Micro-Breweries									P		Note (18)
Micro-Distilleries									P		Note (18)
Amusements and Entertainment											
Adult Entertainment Establishment										P	Note (26)
Archery Range or Firing Range								P		P	1131
Game Center						P	P	P	P		
Miniature Golf, Outdoor								C			
Play Centers, Skating Rink, Bowling Alley								P	P	P	
Theaters								P	P		
Theaters, Outdoor		C	C	C		C	C	C	C		
Animal Facilities and Services											
Clinics and Specialty Services							P	P		C	Note (12)
Hospitals, Lodging, and Shelters								C		C	Note (12) & (14)
Animal/Pet Supply Stores, Retail (Excluding Pet Sales)						P	P	P	P		
Animal/Pet Supply Stores, Retail (Including Pet Sales)							P	P			
Pet Cemeteries											
Apparel Stores-Clothing and Accessories, Retail											
Bridal, Vintage, Consignment, and Rental						P	P	P	P		
New						P	P	P	P		
Secondhand and/or Thrift						P	P	P	P		
Shoe Repair, Service						P	P	P	P		
Tailoring and/or Dressmaking, Service						P	P	P	P		
Arts, Crafts, and Hobbies											
Art, Craft, and/or Hobby Supply Stores, Retail						P	P	P	P		

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Art Gallery or Shop, Retail						P	P	P	P		
Art Studios					P	P	P	P	P		
Craftsman Studios					P	P	P	P	P		
Audio/Video/Computer Equipment											
Supply Stores, Rental and/or Repairs						P	P	P	P		
Supply Stores, Retail						P	P	P	P		
Beauty Shops, Services											
Barber, Hairdresser, and/or Stylist Shops					P	P	P	P	P		
Beauty Supply Retail					P	P	P	P	P		
Beauty/Health Spas						P	P	P	P		
Manicure Establishment						P	P	P	P		
Tanning Centers						P	P	P	P		
Tattoo Parlors								P	P		
Building, Construction and Special Trade Facilities											Note (13)
Contractor and Developer Offices						P	P	P	P	P	
Contractor/Developer Offices with Facilities								P		P	Note (14) & (17)
Contractor/Developer Office Center								P		P	Note (14) & (17)
Landscape/Irrigation Service								P		P	Note (14) & (17)
Timber Harvesting Service								P		P	Note (14) & (17)
Tree Surgery Service								P		P	Note (14) & (17)
Building Supply Store, Wholesale								P		P	Note (14) & (17)
Child Care Facilities											
Child Care, Homes	C	C	C	C	C	C	P	P	C		
Child Care, Centers	C	C	C	C	C	C	P	P	C		
Churches											
Administrative Offices	P	P	P	P	P	P	P	P	P		
Community Church	P	P	P	P	P	P	P	P	P		
Mega Church	P	P	P	P	P	P	P	P	P		
Neighborhood Church	P	P	P	P	P	P	P	P	P		
Community Associations/Clubs-Civic and Private											
Community Associations/Clubs-Civic and Private					P	P	P	P	P		
Educational Facilities											

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Schools - Public, Private, Parochial	C	C	C	C	C	C	C	C	C		
Schools Programs - Day-, Pre-, Post-	C	C	C	C	C	C	C	C	C		
Small Scale Instruction					C	P	P	P	P		
Studios for Work or Teaching of Fine Arts, Photography, Music, Drama, Dance, Martial Arts					C	P	P	P	P		
Financial Institutions-Banks, Savings/Loans											
With/Without Drive-Thru Window					P	P	P	P	P		
Automatic Teller Machine Only					P	P	P	P	P		
Funeral and Interment Establishments											
Cemeteries and Memorial Cemeteries								C			1120
Gravestone and Burial Vault, Sales and Storage								P			Note (17)
Undertaking, Mortuary, and/or Funeral Home							C	P			
Grocers, Retail											
Convenience Food Stores						P	P	P	P		Note (19)
Delicatessens, Bakery, Specialty						P	P	P	P		Note (19)
Grocers Farmers Market									P		
Grocery Markets						P	P	P	P		Note (19)
Health Food Store						P	P	P	P		Note (19)
Healthcare Facilities, Service-Dental, Medical, Optometry, Psychiatric, Chiropractic											
Clinics (Day Services Only)					P	P	P	P	P		
Convalescent Care, Nursing, Rest Homes					P	P	P	P			
Hospitals and Laboratories					C		C	C			
Medical Office Parks						P		P			
Personal Care Homes, Family		C	C			P	P	P			
Personal Care Homes, Group					C	P	P	P	C		
Personal Care Homes, Congregate					C	C	P	P	C		
Private Offices					P	P	P	P	P		
Sanitariums and Mental Institutions								C			
Interior Design and Decorating Establishments											
China, Clock, Frame, and/or Rug Shops						P	P	P	P		
Retail Floor Covering, Retail and Service						P	P	P	P		

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Furniture and Furnishing Stores						P	P	P	P		
Retail Hardware and Paint Stores						P	P	P	P		
Retail Kitchen Supply Stores, Retail						P	P	P	P		
Kitchen Supply Stores, Rental						P	P	P	P		
Linen and Drapery, Retail and Service						P	P	P	P		
Wallpaper, Retail and Service						P	P	P	P		
Laundry and/or Dry Cleaning Establishments											
Drop-Off and Pick-Up						P	P	P	P		
Stations Full-Service						P	P	P		P	
Self-Service, Public						C	P	P			
Lawn and Garden Establishments											
Supply and Equipment, Retail and Rental						C	P	P			Note (17)
Greenhouse and Plant Nursery, Retail						C	C	P			1100.5
Lawn and Garden Supply, Wholesale								P		P	
Lodging											
Bed and Breakfast Inns							P	P	P		CODE - CHAP. 22, 1103.3.3
Hotel						C	P	P	P		
Inns						C	P	P	P		
Motels							C	P			
Media Facilities, Print and Electronic											
Copy and Blueprint Shops					P	P	P	P	P		
Film and Internet Production Offices					P	P	P	P	P		
Newspaper Offices						P	P	P	P		
Publishing and Printing Establishments						P	P	P	P		
Motor Vehicles and Equipment, Passenger Vehicles and Small Engine Equipment											Note (21)
Body Repair and Painting								C		C	Note (14), (15), & (17)
Car Wash, Service or Self-Service						C	C	C		C	
Fuel Sales						C	C	C	C	C	
General Service/Installation of Parts/Accessories						C	C	C	C	C	Note (15)
New or Used, Sales and Rental							C	C		C	Note (17)

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Light Duty Trailer Sales, New, Accessory Use							C	C			Note (17) & (20)
Parts and Accessories						C	P	P	P	P	
Tire Sales						C	C	C		C	Note (17)
Vehicle Storage Yard								C		C	Note (14), (15), & (22)
Welding and Fabrication								C		C	Note (14), (15), & (22)
Wrecker and/or Towing Service								C		C	Note (14), (15), & (22)
Motor Vehicles and Equipment, Heavy Trucks, RV's and Other Heavy Equipment											
Body Repair and Painting								C		C	Note (14), (15), & (17)
Fueling Station										C	
General Service/Installation of Parts/Accessories								C		C	Note (15)
New or Used, Sales and Rental								C		C	Note (17) & (20)
Parts and Accessories								P		P	
Tire Sales								C		C	Note (17)
Truck Wash, Service or Self-Service										C	Note (14) & (17)
Motor Freight Terminal										C	Note (14) & (17)
Truck Stop/Travel Plaza										C	Note (14) & (17)
Parking, Commercial-Primary Use											
Garages					P	P	P	P	P		Note (17) & 520
Lots								C	C		
Parks and Recreation											
Campgrounds											
Health/Fitness Center		C	C	C		P	P	P	P	C	Note (24)
Gymnasium		C	C	C		C	C	P		C	Note (25)
Neighborhood Activity Center	C	C	C	C	P	P	P	P	P	C	Note (24)
Parks, Active	C	C	C	C		P	P	P	C		
Parks, Passive	P	P	P	P	P	P	P	P	P	P	
Photography											
Supply and Processing Stores, Sales/Service						P	P	P	P		
Portrait Studio					P	P	P	P	P		
Public and Semi-Public Buildings											
Government Offices					P	P	P	P	P		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Libraries					P	P	P	P	P		
Community Center	C	C	P	P	P	P	P	P	P		
Convention Hall					P	P	P	P	P		
Museums					P	P	P	P	P		
Restaurant											
Restaurant/Café, Grill, Lunch Counter						P	P	P		P	Note (18)
Restaurant with Drive-In or Drive Thru Service								P	C	P	
Restaurant with Walk-Up or Walk Away								P	P		Note (24)
Retail											
Antique, Curio, and/or Collectible Shops					P	P	P	P	P		
Book, News, Magazine Stores, Retail						P	P	P	P		
Catering Establishments, Retail and Rental					P	P	P	P	P		
Confectionary and Dessert Shops, Retail						P	P	P	P		
Department/Discount Department Stores, Retail						P	P	P	P		
Drug Stores, Retail					P	P	P	P	P		
Fabric and Notion Shops, Retail						P	P	P	P		
Florist and Plant Shops, Retail						P	P	P	P		
General Retail						P	P	P			
Gift, Card, and Stationary Shops, Retail						P	P	P	P		
Jewelry Stores, Retail						P	P	P	P		
Mercantile and Dry Good Stores, Retail						P	P	P	P		
Mobile Telephones/Paging, Retail and Service						P	P	P	P		
Musical Instruments Shop, Retail						P	P	P	P		
Office Supply Stores, Retail					P	P	P	P	P		
Optical Supply Stores, Retail					P	P	P	P	P		
Recreational Equipment Stores, Retail							P	P	P		Note (17) & (20)
Satellite Dishes, Retail						P	P	P			
Shopping Centers								P			
Toy, Variety, Novelty, and Dime Stores, Retail						P	P	P	P		
Sales and Service Facilities											
Appliance Stores (Small and Large), Retail, Rental, and/or Repairs						P	P	P		P	Note (10), (11), & (14)
Building Supply, Retail								P		P	Note (14)

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Equipment (Small and Large), Service and Rental						P	P	P		P	Note (10) & (14)
Equipment (Office), Service and Rental							P	P	P	P	
Fuel Sales-Liquid, Wholesale and Retail										C	Note (30)
Funeral and Interment Establishments, Wholesale and Storage								P		C	
Janitorial Cleaning Services							P	P		P	
Janitorial Cleaning Supply Store							P	P		P	
Locksmith Shop and Service, Wholesale							P	P	P	P	
Manufactured Home Sales Lots										C	Note (14) & (20)
Pawn Shop and Pawn Brokers								P		P	CODE - CHAP. 78
Pest Control Services								P		P	
Print and Publication Shops								P		P	
Recreational Equipment Stores, Repair and Rental							P	P			Note (17)
Scrap Hauling Service										P	
Sewer and Septic Tank Service										C	
Vending Supply and Service										P	
Shipping, Packaging, and Delivery Establishments											
Non-Freight Business								P			
Transportation Facilities											
Airport								C		C	
Administrative Offices/Dispatches								P		C	
Commuter Lot								P		C	
Stations or Terminals								C		C	
Utility and Area Service Provider Facilities											
Emergency Management Services-Fire, Police, Ambulance					P	P	P	P	P	P	
Garbage and Recycling Collection Services										C	
Landfills, Incinerators, and Dumps											
Recycling Center										C	
Private Sewage Treatment Facilities										C	
Telecommunications Facility, Radio and Television Stations						C	C	P	P	P	
Telecommunications Facility, Tower/Antenna								C		C	Article XII

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Utility Administrative Office								P	P	P	
Utility Transformers, Substations, and Towers	P	P	P	P	P	P	P	P	P	P	Note (6) & (14)
Vending											
Food and Beverage, Temporary Sales									C		
General Merchandise, Temporary Sales									C		
Parking, Temporary Event						P	P	P	P		
Outdoor Sales, Temporary Sales									C		
INDUSTRIAL:											
Distribution and Storage Facilities											
Warehouse, Self-Service (Mini), Outdoor										P	Note (31)
Warehouse, Self-Service (Mini), Indoor										P	Note (32)
Warehouse										P	
Distribution Warehouse Facility										P	
Heavy Manufacturing, Repair, Assembly, or Processing											
Abattoir											
Acid Manufacturing											Note (27)
Asphalt, Cement, Clay, Gypsum, Lime, or Plaster Manufacturing or Processing											
Biodiesel Fuel Production										P	
Bone Distillation											
Chlorine or Similar Noxious Gases Production											
Drop Forge Industries Using Power Hammers											
Explosives, Manufacturing or Storage											
Fats or Oils, Rendering or Refining											
Fertilizer Production											
Garbage, Offal, or Dead Animals-Dumping, Storage, Disposal, or Landfilling of Such											
Glue Manufacturing											
Petroleum, Refining or Above-Ground Product Storage											
Sauerkraut, Vinegar or Yeast Processing											
Light Manufacturing, Repair, Assembly or Processing											
Apparel, Clothing and/or Garment Manufacturing										P	

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Aquarium Chemical Processing										P	
Bakery or Confectionery, Wholesale										P	
Business Machine Manufacturing										P	
Concrete Batch Plant										C	
Electrical Appliances Manufacturing										P	
Camera and Photographic Equipment Manufacturing										P	
Ceramic Products Manufacturing										P	
Cosmetics and Toiletries Manufacturing										P	
Fiberglass Product Manufacturing										P	
Frozen Dessert and Milk Processing										P	
Glass Fabrication										P	
Generator Sets, Turbine Manufacturing										P	
Grain Processing										P	
Medical Appliance Manufacturing										P	
Medical Device Sterilization										P	
Metal Stamping										P	
Musical Instruments and Parts Manufacturing										P	
Paper Product Manufacturing											Note (28)
Pharmaceuticals or Optical Good Manufacturing										P	
Plastic Product Manufacturing										P	Note (29)
Souvenirs and Novelties Manufacturing										P	
Tools or Hardware Manufacturing										P	
Toys, Sporting, and Athletic Goods Manufacturing										P	
Wood, Paper, and Plastic Assembly										P	
Any Light Industrial Use Not Listed Above										C	Note (33)
Technological, Data, and Scientific Research											
Data Centers										C	Note (34)
Cryptocurrency Data Mining											
Electronic and Scientific Equipment Manufacturing										P	
Laboratories for Testing Materials, Chemical Analysis and/or Photographic Processing										P	
Any Technological, Data, and Scientific Use Not Listed Above										C	

Table 4A: Accessory Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

ACCESSORY USES	R1	R1A	R2	MH	P	B1	B2	B3	M1	See Sec. or Note
RESIDENTIAL:										
Accessory Dwelling Units	P	P	P		P	P	P	P		1100.8(b)
Accessory Apartments	P	P	P		P	P	P	P		1100.8(a)
Bed and Breakfasts	P	P			P					CODE - CHAP. 22, 1103.3.3
Home Occupations	P	P	P	P	P	P	P	P		1100.3
Home Office	P	P	P	P	P	P	P	P		1100.3.1
Residential Business	C	C	C	C	P	P	P	P		1100.3.2
Home Recreation - Swimming Pools and Tennis Courts	P	P	P	P	P	P	P	P		1100.4
Accessory Structures - General	P	P	P	P	P	P	P	P		Note (1), 1100.1
Accessory Uses - General	P	P	P	P	P	P	P	P		Note (1), 1100.2
Temporary Buildings and Structures	P	P	P	P	P	P	P	P		1100.9
NON-RESIDENTIAL:										
Fuel Dispensary, Pump, Island, and/or Canopy						C	C	C		Note (9)
Outdoor Storage								P		1100.5
Outdoor Display										1100.6
Sidewalk Displays										1100.6.1
Accessory Structures - General					P	P	P	P	P	1100.1
Accessory Uses - General					P	P	P	P	P	1100.2
Temporary Buildings and Structures					P	P	P	P	P	1100.9

Notes for Tables 4 and 4A:

(1) Service and auxiliary buildings located and specifically designed to service only the residents of one (1) manufactured home park, as specified herein, not to include repair facilities of any type. Permitted buildings shall be limited to the following uses:

a. manufactured home park management office,

b. storage for maintenance tools, equipment and supplies,

c. residence for a park watchman, caretaker, owner or manager,

d. recreation, community and laundry facilities for the exclusive use of the manufactured home park community.

(2) As an accessory use, one (1) horse per acre of fenced area on the same lot as the principal dwelling, not to exceed a maximum of four (4) horses per lot; one (1) stable having no more than four (4) stalls, with no stall exceeding two hundred (200) square feet in area. Stables are considered accessory buildings and shall meet Section 1100.1 standards.

(3) As an accessory use, non-commercial keeping of these animals provided that the lot must be a minimum of two (2) acres with no more than: one (1) cow per four (4) acres, one (1) sheep or goat per acre, and three (3) chickens per acre.

(4) Includes crop production on the premises, as well as commercial livestock/poultry farms, fur farms, and kennels/cattery.

(5) Selling only products grown or produced on site in hobby gardening or farming. Commercial growing prohibited.

(6) Unmanned utility structures and substations, excluding towers, provided that such structures are screened in accordance with Section 550. No on-site storage of equipment is permitted.

(7) Dogs: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) dogs. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) dogs. On any residential property larger than two (2) acres, there shall be no restriction on the number of dogs allowed to be possessed or kept provided all other applicable zoning provisions are obeyed. However, any such property that contains more than six (6) dogs shall be required to maintain those animals in an enclosure at least one hundred (100) feet from the nearest property line.

Cats: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) cats. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than two (2) acres, there shall be no restriction on the number of cats allowed to be possessed or kept provided all other applicable zoning provisions are obeyed.

Litters of animals shall be exempt from the provisions herein for up to six (6) months from the date of birth.

(8) Unless otherwise specifically noted (for example, RESIDENTIAL:), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

(9) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3 properties which are not located inside the Corridor Design Overlay District.

(10) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.

(11) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.

(12) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance to Section 550.

(13) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.

(14) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.

(15) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.

(16) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.

(17) Provided that such is screened in accordance with Section 550.

(18) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.

(19) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.

(20) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1100.6, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.

(21) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.

(22) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.

(23) Excludes retails sales of fuels intended for car and light truck vehicle use.

(24) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.

(25) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.

(26) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.

(27) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.

(28) Excluding the manufacturing of paper from pulp wood.

(29) Excluding the processing of raw materials.

(30) Excludes fuels intended for vehicle use.

(31) Excludes properties located in the Federal Enterprise Opportunity Zone and Urban Redevelopment Authority boundary with the exception of M-1 zoned properties located within a ½ mile of the Vine Street and South Broad Street intersection. Outdoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size. Climate controlled buildings are permitted within an outdoor self-service (mini) warehouse facility. Buildings shall be situated so that overhead access doors do not face or are visible from public roads or residentially zoned properties. Outdoor storage areas shall not exceed 20 percent of the total area of the site.

(32) Indoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size and shall not be developed in conjunction with, adjacent to, or part of any facility containing outdoor self-service (mini) warehouses. Indoor self-service (mini) warehouses shall not include any outdoor storage units or outdoor storage areas.

(33) Light Industrial Uses as identified and listed in the NAICS (North American Industry Classification System).

(34) Data Center buildings shall not be located closer than five-hundred feet (500') to any residential structure. Data Center sites shall include a minimum one-hundred-foot (100') buffer around the perimeter of the site. The required one-hundred-foot (100') buffer shall include dense vegetation and a combination of structural and topographical sound abatement measures to minimize noise generated from Data Center operations.

Additional noise abatement measures shall be applied to cooling systems operating at the Data Center facility using innovative techniques to eliminate low-frequency tonal noise, also known as hum or drone, generated by cooling fans and generators. Innovative techniques shall include (A) Design retrofit aerodynamic inserts and other modifications that improve the airflow through the cooling system, increasing efficiency so fan speeds can be reduced for the same duty and less power is used (fan noise is proportional to fan speed, a small decrease in speed provides significant reductions in noise), (B) Design innovative geometry acoustic close shields that provide additional attenuation without affecting airflow and hence efficiency, and (C) Use cutting-edge metamaterial noise barriers that provide attenuation while permitting adequate airflow.

Prior to the submittal of a Conditional Use application, applicants shall notify all property owners within five-hundred feet (500') of the site and conduct a minimum of two (2) public outreach meetings at the applicant's expense. Applicants shall publish in the local legal organ of the City the times, dates, and locations of the public outreach meetings. Public outreach meetings shall be open to the general public and provided at locations accessible to the general public. Applicants shall provide proof of conducted meetings and a list of all contacted property owners at the time of Conditional Use application. Said neighborhood meetings shall be conducted no less than 6 months prior to submitting a Conditional Use application.

At the time of Conditional Use consideration, applicants shall submit as part of the application to the City a detailed plan for site development, an environmental assessment, and proposals for sound pollution mitigation for the proposed site.

4. Section 640 – Overlay Districts: HPO, A-H, CDO, MHDO, IOD; Modify language in section to remove references to the Central Business District Overlay (CBD). Section 640 is to be amended as follows:

Sec. 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), and the Infill Overlay District (IOD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

5. Section 641 – Historic Preservation Overlay (HPO); Amend and clarify language in Section 641 to refer to the districts as compilations of districts and not as a sole district. Section 641 and its sub-sections are to be amended as follows:

Sec. 641 Historic Preservation Overlay District (HPO).

Sec. 641.1 Intent and Purpose.

The historic districts identified in The Monroe Preservation Primer, designated pursuant to O.C.G.A Chapter 44-10-1, shall also be known as the Historic Preservation Overlay District. The boundaries of each district are delineated on the Official Zoning Map pursuant to the Monroe Historic Preservation Ordinance, see Chapter 54 of the Code of Ordinances.

Sec. 641.2 Overlay District.

The Historic Preservation Overlay District is superimposed over existing zoning districts and character based code districts. The special requirements of this district shall apply in addition to the requirements of the zoning district or character based code districts within which a specific property is located. Uses permitted within the Historic Preservation Overlay District are those permitted in the underlying zoning district or character based code districts. If there is any conflict between the requirements of Chapter 54 of the Code of Ordinances and the historic preservation design manual, guidelines, and/or criteria and another part of this Ordinance, the more stringent requirement shall govern.

Sec. 641.3 Permitted Uses.

All permitted uses of the zoning district or character based code district which is superimposed by the Monroe Historic District shall be allowed as regulated by the requirements of such districts. Any use or development or building in the HPO shall be subject to any and all special requirements imposed by the City of Monroe Historic Preservation Commission pursuant to a properly granted Certificate of Appropriateness.

6. Section 643.3 – Corridor Design Overlay District (CDO), Boundaries of the Corridor; Remove Hwy 78 from the Corridor Design Overlay District (CDO) and remove sub-section reference to the Central Business District Overlay (CBD). Section 643.3 is to be amended as follows:

Sec. 643.3 Boundaries of the Corridor.

(a) The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

(1) Highway 11/Broad Street

(2) East and West Spring Street (Hwy 10 Bus)

(3) Highway 138/Martin Luther King Jr Blvd./Charlotte Rowell Blvd.

7. Section 643.4(c) – Corridor Design Overlay District (CDO), Application Process; Modify application procedures to allow for certain site and building modifications to existing sites as a Minor Change and increase the cost trigger for a Minor Change from $25,000 to $50,000. Section 643.4(c) is to be amended as follows:

(c) Application Process.

(1) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Commission per this section and shall be submitted to the Code Enforcement Officer at least sixty (60) days prior to the Commission's regularly scheduled meeting.

(2) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, installation of new signs conforming to the regulations in this Ordinance, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Fifty Thousand Dollars ($50,000.00) expense to existing buildings or the site.

a. Additions to existing buildings constituting less than 10% of the overall building square footage shall also be considered a Minor Change when the General and Specific Criteria of the Corridor Design Standards and Guidelines identified in Section 643A are unaffected by the change.

8. **Section 646 – Central Business District Overlay (CBD); Remove Section 646 in its entirety from the Zoning Ordinance. Article VI of the Zoning Ordinance is to be amended to delete Section 646 in its entirety.**

9. **Section 700.6 – Character Based Code – Preparation and Adoption of Regulating Plans; Add sub-section with language regarding the adoption of the Official Character Based Code Regulating Plan in conjunction with similar amendments to Section 310 above. Section 700.6 is to be amended to add sub-section (.4) as follows:**

700.6.4 Adoption of the Regulating Plan.

The boundaries of the Districts described in Section 710 are hereby established as shown on the map, entitled "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia," adopted on January 13, 2026, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 700.7. This map shall be the Official Character Based Code Regulation Plan of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

1. Properties not designated or shown with Character District classifications described in Section 710 on the Official Character Based Regulating Plan outside the City core are governed by the "Official Zoning Map, City of Monroe, Walton County, Georgia," as described in Section 310.

10. **Section 720 - Character Based Code – Standards & Requirements, CD-4, Table 720.2.1, Neighborhood Center Character District; Revise the lot width requirement language to include "Cottage", "House", and "Duplex" for minimum lot widths of eighteen (18) feet. CD-4, Table 720.2.1 District Standards is to be amended as follows:**

Lot Occupation	
Lot Width	40 ft. min., 96 ft. max; except 18 ft. min. for Townhouse, Live/Work, Duplex, House, and Cottage Building Types

11. **Section 720 - Character Based Code – Standards & Requirements, SD-M, Table 720.2.1, Mill Special District; Revise the lot width requirement language to include "Cottage", "House", and "Duplex" for minimum lot widths of eighteen (18) feet. SD-M, Table 720.2.1 District Standards are to be amended as follows:**

Lot Occupation	
Lot Width	24 ft. min., 75 ft. max., except 100 ft. min, 500 ft. max. for Flex Building Type, and 18 ft. min. for Townhouse, Live/Work, Duplex, House, and Cottage Building Types

12. **Section 1350(c)(2) – Regulated Signs – Planned Centers and Multi-Tenant Complexes, Wall Signs; Revise and remove conflicting language regarding maximum square feet allowed for a wall sign in a Planned Center and Multi-Tenant Complex. Section 1350(c)(2) is to be amended as follows:**

(2) Wall Signs.

a. Each planned center building with entrances accessible by multiple tenants such as an office building or similar use shall be permitted one (1) wall sign per separate tenant or occupant not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or seventy-five (75) square feet total. Only one (1) wall sign is allowed per wall per tenant.

b. Each building or unit with a separate entrance with multiple treated facades, not accessible by other tenants located in a planned center, shall be permitted one (1) wall sign not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or fifty (50) square feet total. Only one (1) wall sign is allowed per unit wall.

13. **Article XIV – Landscaping & Tree Preservation; Rename Article heading to include Environmental Regulations. Article XIV title is to be amended as follows:**

Article XIV LANDSCAPING DESIGN, TREE PRESERVATION, & ENVIRONMENTAL REGULATIONS

14. **Section 1400 – Landscaping, Tree Preservation, & Environmental Regulations – General; Revise language in the purpose and intent general description of Article XIV to include environmental regulations language and descriptions. Section 1400 is to be amended as follows:**

Sec. 1400 General.

The purpose of this article is to encourage the preservation of existing trees and other vegetation on residential property in the city by regulating and controlling the removal of native and planted trees and other vegetation, to protect and limit impacts to existing streams, thereby maintaining and enhancing the quality of life of the City; and, to preserve and protect existing vegetation and streams from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

15. **Article XIV – Landscaping, Tree Preservation, & Environmental Regulations; Add new section for reference to the Stream Buffer Protection Ordinance Regulations in Chapter 42, Article X of the City of Monroe Code of Ordinances. Article XIV is to be amended to include a new section, 1420, as follows:**

Sec. 1420 Stream Buffer Protection.

Article X under Chapter 42 of the Code of Ordinances, also known as "City of Monroe's Stream Buffer Protection Ordinance," is hereby incorporated into the Zoning Ordinance by reference. Variances identified Section 42.274 of the Code of Ordinances shall be processed as Special Exception Variances, as outlined in Section 1530.7(a).

16. **Section 1530.7(a) – Special Exception Variances; Add "Stream Buffer Protection" to the list of Special Exception Variance types. Section 1530.7(a) is to be amended as follows:**

Sec. 1530.7 Special Exception Variances.

(a) Special Exception Variances shall be limited to relief from the following requirements of this Ordinance:

(1) Minimum building setbacks.
(2) Maximum building height.
(3) Automobile parking requirements.
(4) Screening, buffering, and landscaping.
(5) Maximum lot coverage.
(6) Maximum lot width.
(7) Stream buffer protection.

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 1/7/2026

Subject: Official Zoning Map Adoption

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:
Formal adoption of the Official Zoning Map.

Background:
As required from time to time, the Official Zoning Map must be amended and readopted by City Council. The proposed map adoption is reflective of zoning changes and city boundary changes since the last adoption on December 10, 2024.

Recommendation:
The Planning Commission voted unanimously to recommend approval of all the proposed Official Zoning Map Adoption, as presented at the December Planning Commission meeting without changes.

Attachment(s):
Official Zoning Map Adoption Ordinance Resolution
Exhibit A – Official Zoning Map

AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the City of Monroe, Georgia, hereby ordain as follows:

ARTICLE I.

The "Official Zoning Map, City of Monroe, Walton County, Georgia" as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since December 1, 2025, leading up to its adoption pursuant to Georgia law. This map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Walton County, Georgia.

READ AND ADOPTED on this 13th day of January, 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

Official Zoning Map

City of Monroe, Walton County, Georgia

EXHIBIT A

OFFICIAL COPY

JANUARY 13, 2026

THE CITY OF Monroe GEORGIA IT'S ALL YOURS

See Character Based Code Regulating Plan for properties located in Character Districts

Legend

- Monroe City Limits
- Airport Hazard Zone
- Monroe Historic Districts
- Historic Individual Landmarks
- Infill Overlay District
- 2026 City Tax Parcels
- 2026 County Tax Parcels
- Streets
- Highways
- Railroad
- Character Districts (See Character Based Code Regulating Plan for properties located in Character Districts)

Zoning Districts

- B-1
- B-2
- B-3
- M-1
- MH
- MHDO
- P
- PCD
- PID
- PPD
- PRD
- R-1
- R-1A
- R-2
- SPLIT

This is to certify that this is the Official Zoning Map of the City of Monroe, Walton County, Georgia, as adopted on the _____ day of _____, 20____:

_____ _____

John Howard, Mayor **Date**

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
Feet

Amendments

	Date	Address - Location	Action
1			*to*
2			*to*
3			*to*
4			*to*
5			*to*
6			*to*
7			*to*
8			*to*
9			*to*
10			*to*
11			*to*
12			*to*
13			*to*
14			*to*
15			*to*
16			*to*
17			*to*
18			*to*
19			*to*
20			*to*

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 1/7/2026

Subject: Official Character Based Code Regulating Plan Adoption

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Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:
Formal adoption of the Official Character Based Code Regulating Plan.

Background:
In conjunction with the proposed readoption of the Official Zoning Map, the Official Character Based Code Regulating Plan is also proposed to be readopted.

Recommendation:
The Planning Commission voted unanimously to recommend approval of all the proposed Official Character Based Code Regulating Plan Adoption, as presented at the December Planning Commission meeting without changes.

Attachment(s):
Official Character Based Code Regulating Plan Ordinance Resolution
Exhibit A – Official Character Based Code Regulating Plan

AN ORDINANCE TO ADOPT THE OFFICIAL CHARACTER BASED CODE REGULATING PLAN OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the City of Monroe, Georgia, hereby ordain as follows:

ARTICLE I.

The "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia" as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since December 1, 2025, leading up to its adoption pursuant to Georgia law. This plan is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Walton County, Georgia.

READ AND ADOPTED on this 13th day of January, 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

Official Character Based Code Regulating Plan

City of Monroe, Walton County, Georgia

EXHIBIT A

OFFICIAL COPY

JANUARY 13, 2026

COMMUNITY CHARACTER CODE Monroe GEORGIA PATTERN·RHYTHM·PROPORTION

Legend

- Monroe City Limits
- Monroe Historic Districts
- Historic Individual Landmarks
- 2026 City Tax Parcels
- 2026 County Tax Parcels
- Streets
- Railroad
- Highways

Character & Special Districts

- CD-3
- CD-4
- CD-5
- CD-CV
- SD-M
- Existing PCD
- Existing PRD
- Regulated by Official Zoning Map

Amendments

	Date	Address - Location	Action
1			*to*
2			*to*
3			*to*
4			*to*
5			*to*

This is to certify that this is the Official Character Based Code Regulating Plan of the City of Monroe, Walton County, Georgia, as adopted on the _____ day of _____, 20____:

_____ **John Howard, Mayor**

_____ **Date**

0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000 Feet

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 1/7/2026

Subject: Zoning Ordinance Amendment #1 to the 12/10/24 Zoning Ordinance

---

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

Amend the 12/10/24 Zoning Ordinance to add land uses, clarify map adoption procedures, incorporate other necessary procedures into the ordinance by reference, and make modifications to existing requirements.

Background:

Please refer to the attached Proposed Zoning Ordinance Breakdown, for specific amendment descriptions and details. The purpose for each amendment is included in each breakdown of the proposed amendments.

Recommendation:

The Planning Commission voted unanimously to recommend approval of all the proposed Zoning Ordinance Amendments, as presented at the December 2026 Planning Commission meeting without changes.

Attachment(s):

Proposed Zoning Ordinance Amendment Breakdown
Zoning Ordinance Amendment Resolution
Exhibit A

➢ *Section 300 – Districts: Remove CBD (Central Business District Overlay from Table 1*

Sec. 300 Districts.

The City is divided into the following zoning districts set forth in ***Table 1 – Districts*** below.

Table 1

Districts

LAND USE CATEGORY	DISTRICT	DISTRICT NAME
RESIDENTIAL	R-1	Large Lot Residential District
	R-1A	Medium Lot Residential District
	R-2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL	P	Professional / Office / Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL	M-1	Light Industrial / Manufacturing District
OVERLAY	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
	~~CBD~~	~~Central Business District Overlay~~
PLANNED DEVELOPMENT	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

➢ *Section 310.1 – Incorporation of the Zoning Map: Modify adoption language to update adoption date and info. Add a subsection for cross-reference to CBC Regulating Plan. Add language regarding properties located in zoning districts vs. character districts.*

Sec. 310.1 Incorporation of the Zoning Map.

The boundaries of the above described districts are hereby established as shown on the map, entitled "Official Zoning Map, City of Monroe, Walton County, Georgia," adopted on ~~March 12, 2019~~**January 13, 2026**, by the Mayor and City Council of Monroe, Georgia, and certified by

the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

(a) Properties not designated or shown with zoning classifications described in Table 1 and on the Official Zoning Map in the interior core of the City are governed by the "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia,", as described in Section 700.6.

➢ ***Section 635 – Principal and Accessory Land Use Tables 4 and 4A; Remove CBD from land use chart, Remove the land use Wholesale Lawn and Garden supply from B-3, Add the land use General Retail to Retail uses, add Technological, Data, and Scientific Research subcategory under Industrial, add the land uses Data Centers and Cryptocurrency Data Mining in new subcategory, relocate similar existing land uses from Light Manufacturing to new subcategory, Add additional requirements for Data Centers in the Notes Section, and Remove all notations regarding the CBD.***

SEE TABLE ON FOLLOWING PAGE

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
RESIDENTIAL:											
Apartment Buildings			P		C	C	C	C	~~P~~		
Apartment Houses			P		C				~~P~~		
Apartment Lofts					P	P	P	P	~~P~~		
Single-Family Dwellings, Detached	P	P	P		P	P	P	P	~~P~~		
Single-Family Dwellings, Attached		C	P		P	P	P	P	~~P~~		
Two-Family Dwellings/Duplexes			P						~~P~~		
Manufactured Home, Parks				P							Note (1), 1145
Manufactured Home, Individual	P	P	P	P							Note (1), 1140
Townhouses		C	P		C	C	C	C	~~P~~		
AGRICULTURAL:											
Animals - Horses and Stables	C	C	C	C							Note (2)
Animals - Household Pets	P	P	P	P	P	P	P	P	~~P~~		Note (7)
Animals - Cows, Sheep, Goats, Chickens	C	C	C	C							Note (3)
Farming, General Practice											Note (4)
Game Preserves and/or Sanctuaries											
Nut/Fruit Tree Harvesting											
Produce Stands	C	C	C	C							Note (5)
Timber Harvesting								P			
Greenhouse, Nursery, and Floriculture Production											
Greenhouses and Plant Nursery, Wholesale											
Indoor Food Crop Production										P	
COMMERCIAL (NOTE 8):											
Administrative and Professional Offices, and Information Services											
Administrative Offices/Processing Center					P	P	P	P	~~P~~	P	
Call/Telecommunications Center					P	P	P	P	~~P~~	P	
Collection Agency					P	P	P	P	~~P~~		
Data Processing/Programming Facilities					P	P	P	P	~~P~~	P	
Data Processing/Programming Facilities with Product Production										P	
Detective Agency					P	P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Professional Offices					P	P	P	P	~~P~~		Note (17)
Professional Office Parks					P	P		P			
Travel Agencies					P	P	P	P	~~P~~		
Alcohol and Beverage											
Beer and Wine, Retail Store						C	P	P	~~C~~		Note (19)
Brewpubs									~~P~~		Note (19)
Breweries										C	Note (19)
Distilleries										C	Note (19)
Micro-Breweries									~~P~~		Note (19)
Micro-Distilleries									~~P~~		Note (19)
Amusements and Entertainment											
Adult Entertainment Establishment										P	Note (27)
Archery Range or Firing Range								P		P	1131
Game Center						P	P	P	~~P~~		
Miniature Golf, Outdoor								C			
Play Centers, Skating Rink, Bowling Alley								P	~~P~~	P	
Theaters								P	~~P~~		
Theaters, Outdoor		C	C	C		C	C	C	~~C~~		
Animal Facilities and Services											
Clinics and Specialty Services							P	P		C	Note (12)
Hospitals, Lodging, and Shelters								C		C	Note (12) & (14)
Animal/Pet Supply Stores, Retail (Excluding Pet Sales)						P	P	P	~~P~~		
Animal/Pet Supply Stores, Retail (Including Pet Sales)							P	P			
Pet Cemeteries											
Apparel Stores-Clothing and Accessories, Retail											
Bridal, Vintage, Consignment, and Rental						P	P	P	~~P~~		
New						P	P	P	~~P~~		
Secondhand and/or Thrift						P	P	P	~~P~~		
Shoe Repair, Service						P	P	P	~~P~~		
Tailoring and/or Dressmaking, Service						P	P	P	~~P~~		
Arts, Crafts, and Hobbies											
Art, Craft, and/or Hobby Supply Stores, Retail						P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Art Gallery or Shop, Retail						P	P	P	~~P~~		
Art Studios					P	P	P	P	~~P~~		
Craftsman Studios					P	P	P	P	~~P~~		
Audio/Video/Computer Equipment											
Supply Stores, Rental and/or Repairs						P	P	P	~~P~~		
Supply Stores, Retail						P	P	P	~~P~~		
Beauty Shops, Services											
Barber, Hairdresser, and/or Stylist Shops					P	P	P	P	~~P~~		
Beauty Supply Retail					P	P	P	P	~~P~~		
Beauty/Health Spas						P	P	P	~~P~~		
Manicure Establishment						P	P	P	~~P~~		
Tanning Centers						P	P	P	~~P~~		
Tattoo Parlors								P	~~P~~		
Building, Construction and Special Trade Facilities											Note (13)
Contractor and Developer Offices						P	P	P	~~P~~	P	
Contractor/Developer Offices with Facilities								P		P	Note (14) & (18)
Contractor/Developer Office Center								P		P	Note (14) & (18)
Landscape/Irrigation Service								P		P	Note (14) & (18)
Timber Harvesting Service								P		P	Note (14) & (18)
Tree Surgery Service								P		P	Note (14) & (18)
Building Supply Store, Wholesale								P		P	Note (14) & (18)
Child Care Facilities											
Child Care, Homes	C	C	C	C	C	C	P	P	~~C~~		
Child Care, Centers	C	C	C	C	C	C	P	P	~~C~~		
Churches											
Administrative Offices	P	P	P	P	P	P	P	P	~~P~~		
Community Church	P	P	P	P	P	P	P	P	~~P~~		
Mega Church	P	P	P	P	P	P	P	P	~~P~~		
Neighborhood Church	P	P	P	P	P	P	P	P	~~P~~		
Community Associations/Clubs-Civic and Private											
Community Associations/Clubs-Civic and Private					P	P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Educational Facilities											
Schools - Public, Private, Parochial	C	C	C	C	C	C	C	C	~~C~~		
Schools Programs - Day-, Pre-, Post-	C	C	C	C	C	C	C	C	~~C~~		
Small Scale Instruction					C	P	P	P	~~P~~		
Studios for Work or Teaching of Fine Arts, Photography, Music, Drama, Dance, Martial Arts					C	P	P	P	~~P~~		
Financial Institutions-Banks, Savings/Loans											
With/Without Drive-Thru Window					P	P	P	P	~~P~~		
Automatic Teller Machine Only					P	P	P	P	~~P~~		
Funeral and Interment Establishments											
Cemeteries and Memorial Cemeteries								C			1120
Gravestone and Burial Vault, Sales and Storage								P			Note (18)
Undertaking, Mortuary, and/or Funeral Home							C	P			
Grocers, Retail											
Convenience Food Stores						P	P	P	~~P~~		Note (20)
Delicatessens, Bakery, Specialty						P	P	P	~~P~~		Note (20)
Grocers Farmers Market									~~P~~		Note (15)
Grocery Markets						P	P	P	~~P~~		Note (20)
Health Food Store						P	P	P	~~P~~		Note (20)
Healthcare Facilities, Service-Dental, Medical, Optometry, Psychiatric, Chiropractic											
Clinics (Day Services Only)					P	P	P	P	~~P~~		
Convalescent Care, Nursing, Rest Homes					P	P	P	P			
Hospitals and Laboratories					C		C	C			
Medical Office Parks						P		P			
Personal Care Homes, Family		C	C			P	P	P			Note (28)
Personal Care Homes, Group					C	P	P	P	~~C~~		Note (28)
Personal Care Homes, Congregate					C	C	P	P	~~C~~		Note (28)
Private Offices					P	P	P	P	~~P~~		
Sanitariums and Mental Institutions								C			
Interior Design and Decorating Establishments											
China, Clock, Frame, and/or Rug Shops						P	P	P	~~P~~		

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Retail Floor Covering, Retail and Service						P	P	P	~~P~~		
Furniture and Furnishing Stores						P	P	P	~~P~~		
Retail Hardware and Paint Stores						P	P	P	~~P~~		
Retail Kitchen Supply Stores, Retail						P	P	P	~~P~~		
Kitchen Supply Stores, Rental						P	P	P	~~P~~		
Linen and Drapery, Retail and Service						P	P	P	~~P~~		
Wallpaper, Retail and Service						P	P	P	~~P~~		
Laundry and/or Dry Cleaning Establishments											
Drop-Off and Pick-Up						P	P	P	~~P~~		
Stations Full-Service						P	P	P		P	
Self-Service, Public						C	P	P			
Lawn and Garden Establishments											
Supply and Equipment, Retail and Rental						C	P	P			Note (18)
Greenhouse and Plant Nursery, Retail						C	C	P			1100.5
Lawn and Garden Supply, Wholesale								~~P~~		P	
Lodging											
Bed and Breakfast Inns							P	P	~~P~~		CODE - CHAP. 22, 1103.3.3
Hotel						C	P	P	~~P~~		
Inns						C	P	P	~~P~~		
Motels							C	P			
Media Facilities, Print and Electronic											
Copy and Blueprint Shops					P	P	P	P	~~P~~		
Film and Internet Production Offices					P	P	P	P	~~P~~		
Newspaper Offices						P	P	P	~~P~~		
Publishing and Printing Establishments						P	P	P	~~P~~		
Motor Vehicles and Equipment, Passenger Vehicles and Small Engine Equipment											Note (22)
Body Repair and Painting								C		C	Note (14), (16), & (18)
Car Wash, Service or Self-Service						C	C	C		C	
Fuel Sales						C	C	C	~~C~~	C	
General Service/Installation of Parts/Accessories						C	C	C	~~C~~	C	Note (16)

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
New or Used, Sales and Rental							C	C		C	Note (18)
Light Duty Trailer Sales, New, Accessory Use							C	C			Note (18) & (21)
Parts and Accessories						C	P	P	~~P~~	P	
Tire Sales						C	C	C		C	Note (18)
Vehicle Storage Yard								C		C	Note (14), (16), & (23)
Welding and Fabrication								C		C	Note (14), (16), & (23)
Wrecker and/or Towing Service								C		C	Note (14), (16), & (23)
Motor Vehicles and Equipment, Heavy Trucks, RV's and Other Heavy Equipment											
Body Repair and Painting								C		C	Note (14), (16), & (18)
Fueling Station										C	
General Service/Installation of Parts/Accessories								C		C	Note (16)
New or Used, Sales and Rental								C		C	Note (18) & (21)
Parts and Accessories								P		P	
Tire Sales								C		C	Note (18)
Truck Wash, Service or Self-Service										C	Note (14) & (18)
Motor Freight Terminal										C	Note (14) & (18)
Truck Stop/Travel Plaza										C	Note (14) & (18)
Parking, Commercial-Primary Use											
Garages					P	P	P	P	~~P~~		Note (18) & 520
Lots								C	~~C~~		
Parks and Recreation											
Campgrounds											
Health/Fitness Center		C	C	C		P	P	P	~~P~~	C	Note (25)
Gymnasium		C	C	C		C	C	P		C	Note (26)
Neighborhood Activity Center	C	C	C	C	P	P	P	P	~~P~~	C	Note (25)
Parks, Active	C	C	C	C		P	P	P	~~C~~		
Parks, Passive	P	P	P	P	P	P	P	P	~~P~~	P	
Photography											
Supply and Processing Stores, Sales/Service						P	P	P	~~P~~		
Portrait Studio					P	P	P	P	~~P~~		
Public and Semi-Public Buildings											

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Government Offices					P	P	P	P	~~P~~		
Libraries					P	P	P	P	~~P~~		
Community Center	C	C	P	P	P	P	P	P	~~P~~		
Convention Hall					P	P	P	P	~~P~~		
Museums					P	P	P	P	~~P~~		
Restaurant											
Restaurant/Café, Grill, Lunch Counter						P	P	P		P	Note (19)
Restaurant with Drive-In or Drive Thru Service								P	~~C~~	P	
Restaurant with Walk-Up or Walk Away								P	~~P~~		Note (25)
Retail											
Antique, Curio, and/or Collectible Shops					P	P	P	P	~~P~~		
Book, News, Magazine Stores, Retail						P	P	P	~~P~~		
Catering Establishments, Retail and Rental					P	P	P	P	~~P~~		
Confectionary and Dessert Shops, Retail						P	P	P	~~P~~		
Department/Discount Department Stores, Retail						P	P	P	~~P~~		
Drug Stores, Retail					P	P	P	P	~~P~~		
Fabric and Notion Shops, Retail						P	P	P	~~P~~		
Florist and Plant Shops, Retail						P	P	P	~~P~~		
General Retail						**P**	**P**	**P**			
Gift, Card, and Stationary Shops, Retail						P	P	P	~~P~~		
Jewelry Stores, Retail						P	P	P	~~P~~		
Mercantile and Dry Good Stores, Retail						P	P	P	~~P~~		
Mobile Telephones/Paging, Retail and Service						P	P	P	~~P~~		
Musical Instruments Shop, Retail						P	P	P	~~P~~		
Office Supply Stores, Retail					P	P	P	P	~~P~~		
Optical Supply Stores, Retail					P	P	P	P	~~P~~		
Recreational Equipment Stores, Retail							P	P	~~P~~		Note (18) & (21)
Satellite Dishes, Retail						P	P	P			
Shopping Centers								P			
Toy, Variety, Novelty, and Dime Stores, Retail						P	P	P	~~P~~		
Sales and Service Facilities											

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Appliance Stores (Small and Large), Retail, Rental, and/or Repairs						P	P	P		P	Note (10), (11), & (14)
Building Supply, Retail								P		P	Note (14)
Equipment (Small and Large), Service and Rental						P	P	P		P	Note (10) & (14)
Equipment (Office), Service and Rental							P	P	~~P~~	P	
Fuel Sales-Liquid, Wholesale and Retail										C	Note (32)
Funeral and Interment Establishments, Wholesale and Storage								P		C	
Janitorial Cleaning Services							P	P		P	
Janitorial Cleaning Supply Store							P	P		P	
Locksmith Shop and Service, Wholesale							P	P	~~P~~	P	
Manufactured Home Sales Lots										C	Note (14) & (21)
Pawn Shop and Pawn Brokers								P		P	CODE - CHAP. 78
Pest Control Services								P		P	
Print and Publication Shops								P		P	
Recreational Equipment Stores, Repair and Rental							P	P			Note (18)
Scrap Hauling Service										P	
Sewer and Septic Tank Service										C	
Vending Supply and Service										P	
Shipping, Packaging, and Delivery Establishments											
Non-Freight Business								P			
Transportation Facilities											
Airport								C		C	
Administrative Offices/Dispatches								P		C	
Commuter Lot								P		C	
Stations or Terminals								C		C	
Utility and Area Service Provider Facilities											
Emergency Management Services-Fire, Police, Ambulance					P	P	P	P	~~P~~	P	
Garbage and Recycling Collection Services										C	
Landfills, Incinerators, and Dumps											
Recycling Center										C	
Private Sewage Treatment Facilities										C	

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Telecommunications Facility, Radio and Television Stations						C	C	P	~~P~~	P	
Telecommunications Facility, Tower/Antenna								C		C	Article XII
Utility Administrative Office								P	~~P~~	P	
Utility Transformers, Substations, and Towers	P	P	P	P	P	P	P	P	~~P~~	P	Note (6) & (14)
Vending											
Food and Beverage, Temporary Sales									~~C~~		
General Merchandise, Temporary Sales									~~C~~		
Parking, Temporary Event						P	P	P	~~P~~		
Outdoor Sales, Temporary Sales									~~C~~		
INDUSTRIAL:											
Distribution and Storage Facilities											
Warehouse, Self-Service (Mini), Outdoor										P	Note (33)
Warehouse, Self-Service (Mini), Indoor										P	Note (34)
Warehouse										P	
Distribution Warehouse Facility										P	
Heavy Manufacturing, Repair, Assembly, or Processing											
Abattoir											
Acid Manufacturing											Note (29)
Asphalt, Cement, Clay, Gypsum, Lime, or Plaster Manufacturing or Processing											
Biodiesel Fuel Production										P	
Bone Distillation											
Chlorine or Similar Noxious Gases Production											
Drop Forge Industries Using Power Hammers											
Explosives, Manufacturing or Storage											
Fats or Oils, Rendering or Refining											
Fertilizer Production											
Garbage, Offal, or Dead Animals-Dumping, Storage, Disposal, or Landfilling of Such											
Glue Manufacturing											
Petroleum, Refining or Above-Ground Product Storage											

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Sauerkraut, Vinegar or Yeast Processing											
Light Manufacturing, Repair, Assembly or Processing											
Apparel, Clothing and/or Garment Manufacturing										P	
Aquarium Chemical Processing										P	
Bakery or Confectionery, Wholesale										P	
Business Machine Manufacturing										P	
Concrete Batch Plant										C	
Electrical Appliances Manufacturing										P	
~~Electronic and Scientific Equipment Manufacturing~~										~~P~~	
Camera and Photographic Equipment Manufacturing										P	
Ceramic Products Manufacturing										P	
Cosmetics and Toiletries Manufacturing										P	
Fiberglass Product Manufacturing										P	
Frozen Dessert and Milk Processing										P	
Glass Fabrication										P	
Generator Sets, Turbine Manufacturing										P	
Grain Processing										P	
~~Laboratories for Testing Materials, Chemical Analysis and/or Photographic Processing~~										~~P~~	
Medical Appliance Manufacturing										P	
Medical Device Sterilization										P	
Metal Stamping										P	
Musical Instruments and Parts Manufacturing										P	
Paper Product Manufacturing											Note (30)
Pharmaceuticals or Optical Good Manufacturing										P	
Plastic Product Manufacturing										P	Note (31)
Souvenirs and Novelties Manufacturing										P	
Tools or Hardware Manufacturing										P	
Toys, Sporting, and Athletic Goods Manufacturing										P	
Wood, Paper, and Plastic Assembly										P	
Any Light Industrial Use Not Listed Above										C	Note (35)
Technological, Data, and Scientific Research											
Data Centers										**C**	**Note (36)**

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
Cryptocurrency Data Mining											
Electronic and Scientific Equipment Manufacturing										**P**	
Laboratories for Testing Materials, Chemical Analysis and/or Photographic Processing										**P**	
Any Technological, Data, and Scientific Research Use Not Listed Above										**C**	

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Table 4A: Accessory Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

ACCESSORY USES	R1	R1A	R2	MH	P	B1	B2	B3	~~CBD~~	M1	See Sec. or Note
RESIDENTIAL:											
Accessory Dwelling Units	P	P	P		P	P	P	P	~~P~~		1100.8(b)
Accessory Apartments	P	P	P		P	P	P	P	~~P~~		1100.8(a)
Bed and Breakfasts	P	P			P						CODE - CHAP. 22, 1103.3.3
Home Occupations	P	P	P	P	P	P	P	P	~~P~~		1100.3
Home Office	P	P	P	P	P	P	P	P	~~P~~		1100.3.1
Residential Business	C	C	C	C	P	P	P	P	~~P~~		1100.3.2
Home Recreation - Swimming Pools and Tennis Courts	P	P	P	P	P	P	P	P			1100.4
Accessory Structures - General	P	P	P	P	P	P	P	P	~~P~~		Note (1), 1100.1
Accessory Uses - General	P	P	P	P	P	P	P	P	~~P~~		Note (1), 1100.2
Temporary Buildings and Structures	P	P	P	P	P	P	P	P	~~P~~		1100.9
NON-RESIDENTIAL:											
Fuel Dispensary, Pump, Island, and/or Canopy						C	C	C	~~C~~		Note (9)
Outdoor Storage								P			1100.5
Outdoor Display									~~P~~		1100.6
Sidewalk Displays									~~P~~		1100.6.1
Accessory Structures - General					P	P	P	P	~~P~~	P	1100.1
Accessory Uses - General					P	P	P	P	~~P~~	P	1100.2
Temporary Buildings and Structures					P	P	P	P	~~P~~	P	1100.9

Notes for Tables 4 and 4A:

(1) Service and auxiliary buildings located and specifically designed to service only the residents of one (1) manufactured home park, as specified herein, not to include repair facilities of any type. Permitted buildings shall be limited to the following uses:

a. manufactured home park management office,

b. storage for maintenance tools, equipment and supplies,

c. residence for a park watchman, caretaker, owner or manager,

d. recreation, community and laundry facilities for the exclusive use of the manufactured home park community.

(2) As an accessory use, one (1) horse per acre of fenced area on the same lot as the principal dwelling, not to exceed a maximum of four (4) horses per lot; one (1) stable having no more than four (4) stalls, with no stall exceeding two hundred (200) square feet in area. Stables are considered accessory buildings and shall meet Section 1100.1 standards.

(3) As an accessory use, non-commercial keeping of these animals provided that the lot must be a minimum of two (2) acres with no more than: one (1) cow per four (4) acres, one (1) sheep or goat per acre, and three (3) chickens per acre.

(4) Includes crop production on the premises, as well as commercial livestock/poultry farms, fur farms, and kennels/cattery.

(5) Selling only products grown or produced on site in hobby gardening or farming. Commercial growing prohibited.

(6) Unmanned utility structures and substations, excluding towers, provided that such structures are screened in accordance with Section 550. No on-site storage of equipment is permitted.

(7) Dogs: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) dogs. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) dogs. On any residential property larger than two (2) acres, there shall be no restriction on the number of dogs allowed to be possessed or kept provided all other applicable zoning provisions are obeyed. However, any such property that contains more than six (6) dogs shall be required to maintain those animals in an enclosure at least one hundred (100) feet from the nearest property line.

Cats: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) cats. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than two (2) acres, there shall be no restriction on the number of cats allowed to be possessed or kept provided all other applicable zoning provisions are obeyed.

Litters of animals shall be exempt from the provisions herein for up to six (6) months from the date of birth.

(8) Unless otherwise specifically noted (for example, RESIDENTIAL:), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

(9) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3 properties which are not located inside the Corridor Design Overlay District.

(10) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.

(11) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.

(12) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance to Section 550.

(13) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.

(14) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.

~~(15) Provided that temporary produce stands are located within the designated area within the CBD Overlay District and operated only during the established times set by Council or its designee.~~

(16) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.

(17) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.

(18) Provided that such is screened in accordance with Section 550.

(19) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.

(20) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.

(21) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1100.6, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.

(22) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.

(23) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.

(24) Excludes retails sales of fuels intended for car and light truck vehicle use.

(25) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department. ~~This restriction does not apply to properties located inside the CBD.~~

(26) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.

(27) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.

~~(28) Not allowed in B2 located within the CBD Overlay.~~

(29) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.

(30) Excluding the manufacturing of paper from pulp wood.

(31) Excluding the processing of raw materials.

(32) Excludes fuels intended for vehicle use.

(33) Excludes properties located in the Federal Enterprise Opportunity Zone and Urban Redevelopment Authority boundary with the exception of M-1 zoned properties located within a ½ mile of the Vine Street and South Broad Street intersection. Outdoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size. Climate controlled buildings are permitted within an outdoor self-service (mini) warehouse facility. Buildings shall be situated so that overhead access doors do not face or are visible from public roads or residentially zoned properties. Outdoor storage areas shall not exceed 20 percent of the total area of the site.

(34) Indoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size and shall not be developed in conjunction with, adjacent to, or part of any facility containing outdoor self-service (mini) warehouses. Indoor self-service (mini) warehouses shall not include any outdoor storage units or outdoor storage areas.

(35) Light Industrial Uses as identified and listed in the NAICS (North American Industry Classification System).

(36) **Data Center buildings shall not be located closer than five-hundred feet (500') to any residential structure. Data Center sites shall include a minimum one-hundred foot (100') buffer around the perimeter of the site. The required one-hundred foot (100') buffer shall include dense vegetation and a combination of structural and topographical sound abatement measures to minimize noise generated from Data Center operations.**

Additional noise abatement measures shall be applied to cooling systems operating at the Data Center facility using innovative techniques to eliminate low-frequency tonal noise, also known as hum or drone, generated by cooling fans and generators. Innovative techniques shall include (A) Design retrofit aerodynamic inserts and other modifications that improve the airflow through the cooling system, increasing efficiency so fan speeds can be reduced for the same duty and less power is used (fan noise is proportional to fan speed, a small decrease in speed provides significant reductions in noise), (B) Design innovative geometry acoustic close shields that provide additional attenuation without affecting airflow and hence efficiency, and (C) Use cutting-edge metamaterial noise barriers that provide attenuation while permitting adequate airflow.

Prior to the submittal of a Conditional Use application, applicants shall notify all property owners' within five-hundred feet (500') of the site and conduct a minimum of two (2) public outreach meetings at the applicant's expense. Applicants shall publish in the local legal organ of the City the times, dates, and locations of the public outreach meetings. Public outreach meetings shall be open to the general public and provided at locations accessible to the general public. Applicants shall provide proof of conducted meetings and a list of all contacted property owners at the time of Conditional Use application. Said neighborhood meetings shall be conducted no less than 6 months prior to submittal of a Conditional Use application.

At the time of Conditional Use consideration, applicants shall submit as part of the application to the City a detailed plan for site development, an environmental assessment, and proposals for sound pollution mitigation for the proposed site.

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➢ *Section 640 – Overlay Districts: HPC, A-H, CDO, MHDO, IOD, CBD; Remove CBD overlay district from district list and description.*

Sec. 640 Overlay Districts: HPC, A-H, CDO, MHDO, IOD, ~~CBD~~.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), **and** the Infill Overlay District (IOD), ~~and the Central Business District Overlay (CBD)~~. Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

➢ *Section 641 – Historic Preservation Overlay District (HPO); amend and clarify language in the Section to refer the districts as a compilations and not as a sole district*

Sec. 641 Historic Preservation Overlay District (HPO).

Sec. 641.1 Intent and Purpose.

The ~~Monroe Historic District~~**historic districts identified in The Monroe Preservation Primer**, designated pursuant to O.C.G.A Chapter 44-10-1, shall also be known as the Historic Preservation Overlay District. The boundaries of ~~the~~**each** district are delineated on the Official Zoning Map pursuant to the Monroe Historic Preservation Ordinance, see Chapter 54 of the Code of Ordinances.

Sec. 641.2 Overlay District.

The Historic Preservation Overlay District is superimposed over existing zoning districts **and character based code districts**. The special requirements of this district shall apply in addition to the requirements of the zoning district **or character based code district** within which a specific property is located. Uses permitted within the Historic Preservation Overlay District are those permitted in the underlying zoning district **or character based code district**. If there is any conflict between the requirements of Chapter 54 of the Code of Ordinances and the historic preservation design manual, guidelines, and/or criteria and another part of this Ordinance, the more stringent requirement shall govern.

Sec. 641.3 Permitted Uses.

All permitted uses of the ~~use~~**zoning** district **or character based code district** which is superimposed by the Monroe Historic District shall be allowed as regulated by the requirements of such district**s**. Any use or development or building in the HPO shall be subject to any and all special requirements imposed by the City of Monroe Historic Preservation Commission pursuant to a properly granted Certificate of Appropriateness.

➢ ***Section 643.3(a)(4) – Boundaries of the Corridor; Remove Hwy 78 from CDO and remove sub-section reference to the Central Business District Overlay (CBD).***

Sec. 643.3 Boundaries of the Corridor.

(a) The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or about the following roads within the City limits of Monroe:

(1) Highway 11/Broad Street

(2) East and West Spring Street (Hwy 10 Bus)

(3) Highway 138/Martin Luther King Jr Blvd./Charlotte Rowell Blvd.

~~(4) Highway 78~~

~~(b) Properties located within the Central Business District Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.~~

➢ ***Section 643.4(c)(2) – Application to Corridor Commission for Certificate of Appropriateness, Application Process; Modify application procedures to allow for certain site and building modifications on existing sites, and increase alteration for Minor Changes***

Sec. 643.4(c) Application Process.

(1) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Commission per this section and shall be submitted to the Code Enforcement Officer at least sixty (60) days prior to the Commission's regularly scheduled meeting.

(2) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, installation of new signs conforming to the regulations in this Ordinance, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than ~~Twenty-Five~~ **Fifty** Thousand Dollars ($~~25~~**50**,000.00) expense to existing buildings or the site.

a. Additions to existing buildings constituting less than 10% of the overall building square footage shall also be considered a Minor Change when the General and Specific Criteria of the Corridor Design Standards and Guidelines identified in Section 643A are unaffected by the change.

➢ ***Section 646 – Central Business District (CBD); Remove Section 646 in its entirety. The Character Based Code Character Districts CD-5 now takes precedence over the CBD and has rendered it non-functioning and obsolete.***

~~**Sec. 646 – Central Business District (CBD).**~~

➢ ***Section 700.6 – Preparation and Adoption of Regulating Plans; Add subsection with language regarding adoption of the official Character Based Code Regulating Plan in conjunction with amendments in Section 310.***

SECTION 700.6.4

PREPARATION AND ADOPTION OF REGULATING PLANS.

700.6.4 Adoption of the Regulating Plan.

The boundaries of the districts described in Section 710 are hereby established as shown on the map, entitled "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia," adopted on January 13, 2026, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 700.7. This map shall be the Official Character Based Code Regulation Plan of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

1. Properties not designated or shown with character district classifications described in Section 710 on the Official Character Based Code Regulating Plan outside the City core are governed by the "Official Zoning Map, City of Monroe, Walton County, Georgia,", as described in Section 310.

➢ ***Section 720 – Standards & Requirements, CD-4, Table 720.2.1: Neighborhood Center Character District; revise lot width language to include Cottage, House, and Duplex residential building types for minimum lot widths of 18 feet.***

SECTION 720: STANDARDS & REQUIREMENTS

CD-4, TABLE 720.2.1 DISTRICT STANDARDS:

NEIGHBORHOOD CENTER CHARACTER DISTRICT

Lot Occupation	
Lot Width	40 ft., 96 ft. max; except 18 ft. min. for Townhouse, ~~and~~ Live/Work, Duplex, House and Cottage Building Types.

➢ ***Section 720 – Standards & Requirements, SD-M, Table 720.2.1: Mill Special District; revise lot width language to include Cottage, House, and Duplex residential building types for minimum lot widths of 18 feet.***

SECTION 720: STANDARDS & REQUIREMENTS

SD-M, TABLE 720.2.1 DISTRICT STANDARDS:

MILL SPECIAL DISTRICT

Lot Occupation	
Lot Width	24 ft. min., 75 ft. max., except 100 ft. min, 500 ft. max. for Flex Building Type, and 18 ft. min. for Townhouse, ~~and~~ Live/Work, Duplex, House and Cottage Building Types.

➢ ***Section 1350.2(c)(2) – Planned Center and Multi-Tenant Complexes, Wall Signs: Remove conflicting language regarding maximum square feet allowed for a wall sign in a Planned Center and Multi-Tenant Complex.***

(2) Wall Signs.

a. Each planned center building with entrances accessible by multiple tenants such as an office building or similar use shall be permitted one (1) wall sign per separate tenant or occupant not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or ~~fifty (50)~~ **seventy-five (75)** square feet total. Only one (1) wall sign is allowed per wall per tenant.

b. Each building or unit with a separate entrance with multiple treated facades, not accessible by other tenants located in a planned center, shall be permitted one (1) wall sign not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or fifty (50) square feet total. Only one (1) wall sign is allowed per unit wall.

~~c. The maximum area for a single wall sign shall not exceed 75 square feet.~~

➢ ***Article XIV – Landscaping Design & Tree Preservation; Rename article to include Environmental Regulations***

Article XIV LANDSCAPING DESIGN, & TREE PRESERVATION, & ENVIRONMENTAL REGULATIONS

➢ ***Section 1400 – Landscaping Design, Tree Preservation, & Environmental Regulations; Revise language in purpose and intent general description of Article to include environmental regulations.***

Sec. 1400 General.

The purpose of this article is to encourage the preservation of existing trees and other vegetation on residential property in the city by regulating and controlling the removal of native and planted trees and other vegetation**, to protect and limit impacts to existing streams,** thereby maintaining and enhancing the quality of life of the City; and, to preserve and protect existing vegetation **and streams** ~~on public lands~~ from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

➢ ***Article XIV – Landscaping Design, Tree Preservation, & Environmental Regulations; Add Section for reference to the Stream Buffer Protection Ordinance Regulations in Chapter 42, Article X of the Code of Ordinances***

Sec. 1420 Stream Buffer Protection.

Article X under Chapter 42 of the Code of Ordinances, also known as "*City of Monroe's Stream Buffer Protection Ordinance*," is hereby incorporated into the Zoning Ordinance by reference. Variances identified Section 42.274 of the Code of Ordinances shall be processed as Special Exception Variances, as outlined in Section 1530.7(a).

➢ ***Section 1530.7(a) – Special Exception Variances; add Stream Buffer Protection variance to the list Special Exception Variance types.***

Sec. 1530.7 Special Exception Variances.

(a) Special Exception Variances shall be limited to relief from the following requirements of this Ordinance:

(1) Minimum building setbacks.
(2) Maximum building height.
(3) Automobile parking requirements.
(4) Screening, buffering, and landscaping.
(5) Maximum lot coverage.
(6) Maximum lot width.
(7) **Stream buffer protection.**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the City of Monroe, Georgia, hereby ordain as follows:

ARTICLE I.

The Zoning Ordinance of the City of Monroe, officially adopted December 10, 2024, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since December 1, 2025, leading up to its adoption pursuant to Georgia law. This ordinance is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

READ AND ADOPTED on this 13th day of January, 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment #1

1. **Section 300 – Table 1: Districts; Modify Table 1 to remove the Central Business District Overlay (CBD) from the table. Table 1 as it is currently written outside the changes provided below will remain unchanged. Table 1 is to be amended to include and modify the categories as follows:**

Table 1

Districts

LAND USE CATEGORY	DISTRICT	DISTRICT NAME
RESIDENTIAL	R-1	Large Lot Residential District
	R-1A	Medium Lot Residential District
	R-2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL	P	Professional / Office / Institutional District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL	M-1	Light Industrial / Manufacturing District
OVERLAY	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
PLANNED DEVELOPMENT	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

2. **Section 310.1 – Incorporation of the Zoning Map; Modify adoption language to update adoption date information and add a subsection for cross-reference to the Character Based Code Regulating Plan. Section 310.1 is to be amended as follows:**

Sec. 310.1 Incorporation of the Zoning Map.

The boundaries of the above described districts are hereby established as shown on the map, entitled "Official Zoning Map, City of Monroe, Walton County, Georgia," adopted on January 13, 2026, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 310.2. This map shall be the Official Zoning Map of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

(a) Properties not designated or shown with zoning classifications described in Table 1 and on the Official Zoning Map in the interior core of the City are governed by the "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia,", as described in Section 700.6.

3. **Section 635 – Principal and Accessory Land Use Tables 4 and 4A; Remove the Central Business District Overlay (CBD) column from the tables, add the land use General Retail to the Retail category, add the sub-category Technological, Data, and Scientific Research to the Industrial category, add the land uses Data Centers and Cryptocurrency Data Mining to the new sub-category, relocate like land uses from the Light Manufacturing category to the new sub-category, add additional requirements and standards fir Data Centers in the Notes Section for Tables 4 and 4A, and remove all notations, requirements, or references to the Central Business District Overlay (CBD) from the Notes Section for Tables 4 and 4A. Section 635 – Principal and Accessory Land Use Tables 4 and 4A and the Notes for Tables 4 and 4A to be amended as follows:**

Table 4: Principal Uses Allowed By Zoning District

P	Use is permitted by right in the zoning district indicated
C	Use is allowed in the district if approved as a Conditional Use
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1	See Sec. or Note
RESIDENTIAL:										
Apartment Buildings			P		C	C	C	C		
Apartment Houses			P		C					
Apartment Lofts					P	P	P	P		
Single-Family Dwellings, Detached	P	P	P		P	P	P	P		
Single-Family Dwellings, Attached		C	P		P	P	P	P		
Two-Family Dwellings/Duplexes			P							
Manufactured Home, Parks				P						Note (1), 1145
Manufactured Home, Individual	P	P	P	P						Note (1), 1140
Townhouses		C	P		C	C	C	C		
AGRICULTURAL:										
Animals - Horses and Stables	C	C	C	C						Note (2)
Animals - Household Pets	P	P	P	P	P	P	P	P		Note (7)
Animals - Cows, Sheep, Goats, Chickens	C	C	C	C						Note (3)
Farming, General Practice										Note (4)
Game Preserves and/or Sanctuaries										
Nut/Fruit Tree Harvesting										
Produce Stands	C	C	C	C						Note (5)
Timber Harvesting								P		
Greenhouse, Nursery, and Floriculture Production										
Greenhouses and Plant Nursery, Wholesale										
Indoor Food Crop Production									P	
COMMERCIAL (NOTE 8):										
Administrative and Professional Offices, and Information Services										
Administrative Offices/Processing Center					P	P	P	P	P	
Call/Telecommunications Center					P	P	P	P	P	
Collection Agency					P	P	P	P		
Data Processing/Programming Facilities					P	P	P	P	P	
Data Processing/Programming Facilities with Product Production									P	
Detective Agency					P	P	P	P		

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Professional Offices					P	P	P	P	P		Note (16)
Professional Office Parks					P	P		P			
Travel Agencies					P	P	P	P	P		
Alcohol and Beverage											
Beer and Wine, Retail Store						C	P	P	C		Note (18)
Brewpubs									P		Note (18)
Breweries										C	Note (18)
Distilleries										C	Note (18)
Micro-Breweries									P		Note (18)
Micro-Distilleries									P		Note (18)
Amusements and Entertainment											
Adult Entertainment Establishment										P	Note (26)
Archery Range or Firing Range								P		P	1131
Game Center						P	P	P	P		
Miniature Golf, Outdoor								C			
Play Centers, Skating Rink, Bowling Alley								P	P	P	
Theaters								P	P		
Theaters, Outdoor		C	C	C		C	C	C	C		
Animal Facilities and Services											
Clinics and Specialty Services							P	P		C	Note (12)
Hospitals, Lodging, and Shelters								C		C	Note (12) & (14)
Animal/Pet Supply Stores, Retail (Excluding Pet Sales)						P	P	P	P		
Animal/Pet Supply Stores, Retail (Including Pet Sales)							P	P			
Pet Cemeteries											
Apparel Stores-Clothing and Accessories, Retail											
Bridal, Vintage, Consignment, and Rental						P	P	P	P		
New						P	P	P	P		
Secondhand and/or Thrift						P	P	P	P		
Shoe Repair, Service						P	P	P	P		
Tailoring and/or Dressmaking, Service						P	P	P	P		
Arts, Crafts, and Hobbies											
Art, Craft, and/or Hobby Supply Stores, Retail						P	P	P	P		

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Art Gallery or Shop, Retail						P	P	P	P		
Art Studios					P	P	P	P	P		
Craftsman Studios					P	P	P	P	P		
Audio/Video/Computer Equipment											
Supply Stores, Rental and/or Repairs						P	P	P	P		
Supply Stores, Retail						P	P	P	P		
Beauty Shops, Services											
Barber, Hairdresser, and/or Stylist Shops					P	P	P	P	P		
Beauty Supply Retail					P	P	P	P	P		
Beauty/Health Spas						P	P	P	P		
Manicure Establishment						P	P	P	P		
Tanning Centers						P	P	P	P		
Tattoo Parlors								P	P		
Building, Construction and Special Trade Facilities											Note (13)
Contractor and Developer Offices						P	P	P	P	P	
Contractor/Developer Offices with Facilities								P		P	Note (14) & (17)
Contractor/Developer Office Center								P		P	Note (14) & (17)
Landscape/Irrigation Service								P		P	Note (14) & (17)
Timber Harvesting Service								P		P	Note (14) & (17)
Tree Surgery Service								P		P	Note (14) & (17)
Building Supply Store, Wholesale								P		P	Note (14) & (17)
Child Care Facilities											
Child Care, Homes	C	C	C	C	C	C	P	P	C		
Child Care, Centers	C	C	C	C	C	C	P	P	C		
Churches											
Administrative Offices	P	P	P	P	P	P	P	P	P		
Community Church	P	P	P	P	P	P	P	P	P		
Mega Church	P	P	P	P	P	P	P	P	P		
Neighborhood Church	P	P	P	P	P	P	P	P	P		
Community Associations/Clubs-Civic and Private											
Community Associations/Clubs-Civic and Private					P	P	P	P	P		
Educational Facilities											

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Schools - Public, Private, Parochial	C	C	C	C	C	C	C	C	C		
Schools Programs - Day-, Pre-, Post-	C	C	C	C	C	C	C	C	C		
Small Scale Instruction					C	P	P	P	P		
Studios for Work or Teaching of Fine Arts, Photography, Music, Drama, Dance, Martial Arts					C	P	P	P	P		
Financial Institutions-Banks, Savings/Loans											
With/Without Drive-Thru Window					P	P	P	P	P		
Automatic Teller Machine Only					P	P	P	P	P		
Funeral and Interment Establishments											
Cemeteries and Memorial Cemeteries								C			1120
Gravestone and Burial Vault, Sales and Storage								P			Note (17)
Undertaking, Mortuary, and/or Funeral Home							C	P			
Grocers, Retail											
Convenience Food Stores						P	P	P	P		Note (19)
Delicatessens, Bakery, Specialty						P	P	P	P		Note (19)
Grocers Farmers Market									P		
Grocery Markets						P	P	P	P		Note (19)
Health Food Store						P	P	P	P		Note (19)
Healthcare Facilities, Service-Dental, Medical, Optometry, Psychiatric, Chiropractic											
Clinics (Day Services Only)					P	P	P	P	P		
Convalescent Care, Nursing, Rest Homes					P	P	P	P			
Hospitals and Laboratories					C		C	C			
Medical Office Parks						P		P			
Personal Care Homes, Family		C	C			P	P	P			
Personal Care Homes, Group					C	P	P	P	C		
Personal Care Homes, Congregate					C	C	P	P	C		
Private Offices					P	P	P	P	P		
Sanitariums and Mental Institutions								C			
Interior Design and Decorating Establishments											
China, Clock, Frame, and/or Rug Shops						P	P	P	P		
Retail Floor Covering, Retail and Service						P	P	P	P		

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Furniture and Furnishing Stores						P	P	P	P		
Retail Hardware and Paint Stores						P	P	P	P		
Retail Kitchen Supply Stores, Retail						P	P	P	P		
Kitchen Supply Stores, Rental						P	P	P	P		
Linen and Drapery, Retail and Service						P	P	P	P		
Wallpaper, Retail and Service						P	P	P	P		
Laundry and/or Dry Cleaning Establishments											
Drop-Off and Pick-Up						P	P	P	P		
Stations Full-Service						P	P	P		P	
Self-Service, Public						C	P	P			
Lawn and Garden Establishments											
Supply and Equipment, Retail and Rental						C	P	P			Note (17)
Greenhouse and Plant Nursery, Retail						C	C	P			1100.5
Lawn and Garden Supply, Wholesale								P		P	
Lodging											
Bed and Breakfast Inns							P	P	P		CODE - CHAP. 22, 1103.3.3
Hotel						C	P	P	P		
Inns						C	P	P	P		
Motels							C	P			
Media Facilities, Print and Electronic											
Copy and Blueprint Shops					P	P	P	P	P		
Film and Internet Production Offices					P	P	P	P	P		
Newspaper Offices						P	P	P	P		
Publishing and Printing Establishments						P	P	P	P		
Motor Vehicles and Equipment, Passenger Vehicles and Small Engine Equipment											Note (21)
Body Repair and Painting								C		C	Note (14), (15), & (17)
Car Wash, Service or Self-Service						C	C	C		C	
Fuel Sales						C	C	C	C	C	
General Service/Installation of Parts/Accessories						C	C	C	C	C	Note (15)
New or Used, Sales and Rental							C	C		C	Note (17)

Table 4: Principal Uses Allowed By Zoning District

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Light Duty Trailer Sales, New, Accessory Use							C	C			Note (17) & (20)
Parts and Accessories						C	P	P	P	P	
Tire Sales						C	C	C		C	Note (17)
Vehicle Storage Yard								C		C	Note (14), (15), & (22)
Welding and Fabrication								C		C	Note (14), (15), & (22)
Wrecker and/or Towing Service								C		C	Note (14), (15), & (22)
Motor Vehicles and Equipment, Heavy Trucks, RV's and Other Heavy Equipment											
Body Repair and Painting								C		C	Note (14), (15), & (17)
Fueling Station										C	
General Service/Installation of Parts/Accessories								C		C	Note (15)
New or Used, Sales and Rental								C		C	Note (17) & (20)
Parts and Accessories								P		P	
Tire Sales								C		C	Note (17)
Truck Wash, Service or Self-Service										C	Note (14) & (17)
Motor Freight Terminal										C	Note (14) & (17)
Truck Stop/Travel Plaza										C	Note (14) & (17)
Parking, Commercial-Primary Use											
Garages					P	P	P	P	P		Note (17) & 520
Lots								C	C		
Parks and Recreation											
Campgrounds											
Health/Fitness Center		C	C	C		P	P	P	P	C	Note (24)
Gymnasium		C	C	C		C	C	P		C	Note (25)
Neighborhood Activity Center	C	C	C	C	P	P	P	P	P	C	Note (24)
Parks, Active	C	C	C	C		P	P	P	C		
Parks, Passive	P	P	P	P	P	P	P	P	P	P	
Photography											
Supply and Processing Stores, Sales/Service						P	P	P	P		
Portrait Studio					P	P	P	P	P		
Public and Semi-Public Buildings											
Government Offices					P	P	P	P	P		

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Libraries					P	P	P	P	P		
Community Center	C	C	P	P	P	P	P	P	P		
Convention Hall					P	P	P	P	P		
Museums					P	P	P	P	P		
Restaurant											
Restaurant/Café, Grill, Lunch Counter						P	P	P		P	Note (18)
Restaurant with Drive-In or Drive Thru Service								P	C	P	
Restaurant with Walk-Up or Walk Away								P	P		Note (24)
Retail											
Antique, Curio, and/or Collectible Shops					P	P	P	P	P		
Book, News, Magazine Stores, Retail						P	P	P	P		
Catering Establishments, Retail and Rental					P	P	P	P	P		
Confectionary and Dessert Shops, Retail						P	P	P	P		
Department/Discount Department Stores, Retail						P	P	P	P		
Drug Stores, Retail					P	P	P	P	P		
Fabric and Notion Shops, Retail						P	P	P	P		
Florist and Plant Shops, Retail						P	P	P	P		
General Retail						P	P	P			
Gift, Card, and Stationary Shops, Retail						P	P	P	P		
Jewelry Stores, Retail						P	P	P	P		
Mercantile and Dry Good Stores, Retail						P	P	P	P		
Mobile Telephones/Paging, Retail and Service						P	P	P	P		
Musical Instruments Shop, Retail						P	P	P	P		
Office Supply Stores, Retail					P	P	P	P	P		
Optical Supply Stores, Retail					P	P	P	P	P		
Recreational Equipment Stores, Retail							P	P	P		Note (17) & (20)
Satellite Dishes, Retail						P	P	P			
Shopping Centers								P			
Toy, Variety, Novelty, and Dime Stores, Retail						P	P	P	P		
Sales and Service Facilities											
Appliance Stores (Small and Large), Retail, Rental, and/or Repairs						P	P	P		P	Note (10), (11), & (14)
Building Supply, Retail								P		P	Note (14)

Table 4: Principal Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Equipment (Small and Large), Service and Rental						P	P	P		P	Note (10) & (14)
Equipment (Office), Service and Rental							P	P	P	P	
Fuel Sales-Liquid, Wholesale and Retail										C	Note (30)
Funeral and Interment Establishments, Wholesale and Storage								P		C	
Janitorial Cleaning Services							P	P		P	
Janitorial Cleaning Supply Store							P	P		P	
Locksmith Shop and Service, Wholesale							P	P	P	P	
Manufactured Home Sales Lots										C	Note (14) & (20)
Pawn Shop and Pawn Brokers								P		P	CODE - CHAP. 78
Pest Control Services								P		P	
Print and Publication Shops								P		P	
Recreational Equipment Stores, Repair and Rental							P	P			Note (17)
Scrap Hauling Service										P	
Sewer and Septic Tank Service										C	
Vending Supply and Service										P	
Shipping, Packaging, and Delivery Establishments											
Non-Freight Business								P			
Transportation Facilities											
Airport								C		C	
Administrative Offices/Dispatches								P		C	
Commuter Lot								P		C	
Stations or Terminals								C		C	
Utility and Area Service Provider Facilities											
Emergency Management Services-Fire, Police, Ambulance					P	P	P	P	P	P	
Garbage and Recycling Collection Services										C	
Landfills, Incinerators, and Dumps											
Recycling Center										C	
Private Sewage Treatment Facilities										C	
Telecommunications Facility, Radio and Television Stations						C	C	P	P	P	
Telecommunications Facility, Tower/Antenna								C		C	Article XII

Table 4: Principal Uses Allowed By Zoning District

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Utility Administrative Office								P	P	P	
Utility Transformers, Substations, and Towers	P	P	P	P	P	P	P	P	P	P	Note (6) & (14)
Vending											
Food and Beverage, Temporary Sales									C		
General Merchandise, Temporary Sales									C		
Parking, Temporary Event						P	P	P	P		
Outdoor Sales, Temporary Sales									C		
INDUSTRIAL:											
Distribution and Storage Facilities											
Warehouse, Self-Service (Mini), Outdoor										P	Note (31)
Warehouse, Self-Service (Mini), Indoor										P	Note (32)
Warehouse										P	
Distribution Warehouse Facility										P	
Heavy Manufacturing, Repair, Assembly, or Processing											
Abattoir											
Acid Manufacturing											Note (27)
Asphalt, Cement, Clay, Gypsum, Lime, or Plaster Manufacturing or Processing											
Biodiesel Fuel Production										P	
Bone Distillation											
Chlorine or Similar Noxious Gases Production											
Drop Forge Industries Using Power Hammers											
Explosives, Manufacturing or Storage											
Fats or Oils, Rendering or Refining											
Fertilizer Production											
Garbage, Offal, or Dead Animals-Dumping, Storage, Disposal, or Landfilling of Such											
Glue Manufacturing											
Petroleum, Refining or Above-Ground Product Storage											
Sauerkraut, Vinegar or Yeast Processing											
Light Manufacturing, Repair, Assembly or Processing											
Apparel, Clothing and/or Garment Manufacturing										P	

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PRINCIPAL USES	R1	R1A	R2	MH	P	B1	B2	B3	M1		See Sec. or Note
Aquarium Chemical Processing										P	
Bakery or Confectionery, Wholesale										P	
Business Machine Manufacturing										P	
Concrete Batch Plant										C	
Electrical Appliances Manufacturing										P	
Camera and Photographic Equipment Manufacturing										P	
Ceramic Products Manufacturing										P	
Cosmetics and Toiletries Manufacturing										P	
Fiberglass Product Manufacturing										P	
Frozen Dessert and Milk Processing										P	
Glass Fabrication										P	
Generator Sets, Turbine Manufacturing										P	
Grain Processing										P	
Medical Appliance Manufacturing										P	
Medical Device Sterilization										P	
Metal Stamping										P	
Musical Instruments and Parts Manufacturing										P	
Paper Product Manufacturing											Note (28)
Pharmaceuticals or Optical Good Manufacturing										P	
Plastic Product Manufacturing										P	Note (29)
Souvenirs and Novelties Manufacturing										P	
Tools or Hardware Manufacturing										P	
Toys, Sporting, and Athletic Goods Manufacturing										P	
Wood, Paper, and Plastic Assembly										P	
Any Light Industrial Use Not Listed Above										C	Note (33)
Technological, Data, and Scientific Research											
Data Centers										C	Note (34)
Cryptocurrency Data Mining											
Electronic and Scientific Equipment Manufacturing										P	
Laboratories for Testing Materials, Chemical Analysis and/or Photographic Processing										P	
Any Technological, Data, and Scientific Use Not Listed Above										C	

Table 4A: Accessory Uses Allowed By Zoning District

P	**Use is permitted by right in the zoning district indicated**
C	**Use is allowed in the district if approved as a Conditional Use**
	Any use not shown permitted by right or Conditional Use is prohibited

ACCESSORY USES	R1	R1A	R2	MH	P	B1	B2	B3	M1	See Sec. or Note
RESIDENTIAL:										
Accessory Dwelling Units	P	P	P		P	P	P	P		1100.8(b)
Accessory Apartments	P	P	P		P	P	P	P		1100.8(a)
Bed and Breakfasts	P	P			P					CODE - CHAP. 22, 1103.3.3
Home Occupations	P	P	P	P	P	P	P	P		1100.3
Home Office	P	P	P	P	P	P	P	P		1100.3.1
Residential Business	C	C	C	C	P	P	P	P		1100.3.2
Home Recreation - Swimming Pools and Tennis Courts	P	P	P	P	P	P	P	P		1100.4
Accessory Structures - General	P	P	P	P	P	P	P	P		Note (1), 1100.1
Accessory Uses - General	P	P	P	P	P	P	P	P		Note (1), 1100.2
Temporary Buildings and Structures	P	P	P	P	P	P	P	P		1100.9
NON-RESIDENTIAL:										
Fuel Dispensary, Pump, Island, and/or Canopy						C	C	C		Note (9)
Outdoor Storage								P		1100.5
Outdoor Display										1100.6
Sidewalk Displays										1100.6.1
Accessory Structures - General					P	P	P	P	P	1100.1
Accessory Uses - General					P	P	P	P	P	1100.2
Temporary Buildings and Structures					P	P	P	P	P	1100.9

Notes for Tables 4 and 4A:

(1) Service and auxiliary buildings located and specifically designed to service only the residents of one (1) manufactured home park, as specified herein, not to include repair facilities of any type. Permitted buildings shall be limited to the following uses:

a. manufactured home park management office,

b. storage for maintenance tools, equipment and supplies,

c. residence for a park watchman, caretaker, owner or manager,

d. recreation, community and laundry facilities for the exclusive use of the manufactured home park community.

(2) As an accessory use, one (1) horse per acre of fenced area on the same lot as the principal dwelling, not to exceed a maximum of four (4) horses per lot; one (1) stable having no more than four (4) stalls, with no stall exceeding two hundred (200) square feet in area. Stables are considered accessory buildings and shall meet Section 1100.1 standards.

(3) As an accessory use, non-commercial keeping of these animals provided that the lot must be a minimum of two (2) acres with no more than: one (1) cow per four (4) acres, one (1) sheep or goat per acre, and three (3) chickens per acre.

(4) Includes crop production on the premises, as well as commercial livestock/poultry farms, fur farms, and kennels/cattery.

(5) Selling only products grown or produced on site in hobby gardening or farming. Commercial growing prohibited.

(6) Unmanned utility structures and substations, excluding towers, provided that such structures are screened in accordance with Section 550. No on-site storage of equipment is permitted.

(7) Dogs: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) dogs. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) dogs. On any residential property larger than two (2) acres, there shall be no restriction on the number of dogs allowed to be possessed or kept provided all other applicable zoning provisions are obeyed. However, any such property that contains more than six (6) dogs shall be required to maintain those animals in an enclosure at least one hundred (100) feet from the nearest property line.

Cats: On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three (3) cats. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than two (2) acres, there shall be no restriction on the number of cats allowed to be possessed or kept provided all other applicable zoning provisions are obeyed.

Litters of animals shall be exempt from the provisions herein for up to six (6) months from the date of birth.

(8) Unless otherwise specifically noted (for example, RESIDENTIAL:), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

(9) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3 properties which are not located inside the Corridor Design Overlay District.

(10) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.

(11) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.

(12) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance to Section 550.

(13) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.

(14) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.

(15) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.

(16) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.

(17) Provided that such is screened in accordance with Section 550.

(18) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.

(19) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.

(20) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1100.6, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.

(21) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.

(22) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.

(23) Excludes retails sales of fuels intended for car and light truck vehicle use.

(24) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.

(25) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.

(26) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.

(27) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.

(28) Excluding the manufacturing of paper from pulp wood.

(29) Excluding the processing of raw materials.

(30) Excludes fuels intended for vehicle use.

(31) Excludes properties located in the Federal Enterprise Opportunity Zone and Urban Redevelopment Authority boundary with the exception of M-1 zoned properties located within a ½ mile of the Vine Street and South Broad Street intersection. Outdoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size. Climate controlled buildings are permitted within an outdoor self-service (mini) warehouse facility. Buildings shall be situated so that overhead access doors do not face or are visible from public roads or residentially zoned properties. Outdoor storage areas shall not exceed 20 percent of the total area of the site.

(32) Indoor self-service (mini) warehouses as principal uses shall be limited to properties 3 and ½ acres or less in size and shall not be developed in conjunction with, adjacent to, or part of any facility containing outdoor self-service (mini) warehouses. Indoor self-service (mini) warehouses shall not include any outdoor storage units or outdoor storage areas.

(33) Light Industrial Uses as identified and listed in the NAICS (North American Industry Classification System).

(34) Data Center buildings shall not be located closer than five-hundred feet (500') to any residential structure. Data Center sites shall include a minimum one-hundred-foot (100') buffer around the perimeter of the site. The required one-hundred-foot (100') buffer shall include dense vegetation and a combination of structural and topographical sound abatement measures to minimize noise generated from Data Center operations.

Additional noise abatement measures shall be applied to cooling systems operating at the Data Center facility using innovative techniques to eliminate low-frequency tonal noise, also known as hum or drone, generated by cooling fans and generators. Innovative techniques shall include (A) Design retrofit aerodynamic inserts and other modifications that improve the airflow through the cooling system, increasing efficiency so fan speeds can be reduced for the same duty and less power is used (fan noise is proportional to fan speed, a small decrease in speed provides significant reductions in noise), (B) Design innovative geometry acoustic close shields that provide additional attenuation without affecting airflow and hence efficiency, and (C) Use cutting-edge metamaterial noise barriers that provide attenuation while permitting adequate airflow.

Prior to the submittal of a Conditional Use application, applicants shall notify all property owners within five-hundred feet (500') of the site and conduct a minimum of two (2) public outreach meetings at the applicant's expense. Applicants shall publish in the local legal organ of the City the times, dates, and locations of the public outreach meetings. Public outreach meetings shall be open to the general public and provided at locations accessible to the general public. Applicants shall provide proof of conducted meetings and a list of all contacted property owners at the time of Conditional Use application. Said neighborhood meetings shall be conducted no less than 6 months prior to submitting a Conditional Use application.

At the time of Conditional Use consideration, applicants shall submit as part of the application to the City a detailed plan for site development, an environmental assessment, and proposals for sound pollution mitigation for the proposed site.

4. Section 640 – Overlay Districts: HPO, A-H, CDO, MHDO, IOD; Modify language in section to remove references to the Central Business District Overlay (CBD). Section 640 is to be amended as follows:

Sec. 640 Overlay Districts: HPO, A-H, CDO, MHDO, IOD.

The overlay zoning districts of the City of Monroe include: Historic Preservation Overlay District (HPO), Airport Hazard Overlay District (A-H), Corridor Design Overlay District (CDO), the Monroe & Walton Mills Historic District Overlay (MHDO), and the Infill Overlay District (IOD). Overlay districts are superimposed over existing zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

5. Section 641 – Historic Preservation Overlay (HPO); Amend and clarify language in Section 641 to refer to the districts as compilations of districts and not as a sole district. Section 641 and its sub-sections are to be amended as follows:

Sec. 641 Historic Preservation Overlay District (HPO).

Sec. 641.1 Intent and Purpose.

The historic districts identified in The Monroe Preservation Primer, designated pursuant to O.C.G.A Chapter 44-10-1, shall also be known as the Historic Preservation Overlay District. The boundaries of each district are delineated on the Official Zoning Map pursuant to the Monroe Historic Preservation Ordinance, see Chapter 54 of the Code of Ordinances.

Sec. 641.2 Overlay District.

The Historic Preservation Overlay District is superimposed over existing zoning districts and character based code districts. The special requirements of this district shall apply in addition to the requirements of the zoning district or character based code districts within which a specific property is located. Uses permitted within the Historic Preservation Overlay District are those permitted in the underlying zoning district or character based code districts. If there is any conflict between the requirements of Chapter 54 of the Code of Ordinances and the historic preservation design manual, guidelines, and/or criteria and another part of this Ordinance, the more stringent requirement shall govern.

Sec. 641.3 Permitted Uses.

All permitted uses of the zoning district or character based code district which is superimposed by the Monroe Historic District shall be allowed as regulated by the requirements of such districts. Any use or development or building in the HPO shall be subject to any and all special requirements imposed by the City of Monroe Historic Preservation Commission pursuant to a properly granted Certificate of Appropriateness.

6. Section 643.3 – Corridor Design Overlay District (CDO), Boundaries of the Corridor; Remove Hwy 78 from the Corridor Design Overlay District (CDO) and remove sub-section reference to the Central Business District Overlay (CBD). Section 643.3 is to be amended as follows:

Sec. 643.3 Boundaries of the Corridor.

(a) The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

(1) Highway 11/Broad Street

(2) East and West Spring Street (Hwy 10 Bus)

(3) Highway 138/Martin Luther King Jr Blvd./Charlotte Rowell Blvd.

7. Section 643.4(c) – Corridor Design Overlay District (CDO), Application Process; Modify application procedures to allow for certain site and building modifications to existing sites as a Minor Change and increase the cost trigger for a Minor Change from $25,000 to $50,000. Section 643.4(c) is to be amended as follows:

(c) Application Process.

(1) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Commission per this section and shall be submitted to the Code Enforcement Officer at least sixty (60) days prior to the Commission's regularly scheduled meeting.

(2) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, installation of new signs conforming to the regulations in this Ordinance, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Fifty Thousand Dollars ($50,000.00) expense to existing buildings or the site.

a. Additions to existing buildings constituting less than 10% of the overall building square footage shall also be considered a Minor Change when the General and Specific Criteria of the Corridor Design Standards and Guidelines identified in Section 643A are unaffected by the change.

8. **Section 646 – Central Business District Overlay (CBD); Remove Section 646 in its entirety from the Zoning Ordinance. Article VI of the Zoning Ordinance is to be amended to delete Section 646 in its entirety.**

9. **Section 700.6 – Character Based Code – Preparation and Adoption of Regulating Plans; Add sub-section with language regarding the adoption of the Official Character Based Code Regulating Plan in conjunction with similar amendments to Section 310 above. Section 700.6 is to be amended to add sub-section (.4) as follows:**

700.6.4 Adoption of the Regulating Plan.

The boundaries of the Districts described in Section 710 are hereby established as shown on the map, entitled "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia," adopted on January 13, 2026, by the Mayor and City Council of Monroe, Georgia, and certified by the City Clerk, as amended from time to time as called for herein in Section 700.7. This map shall be the Official Character Based Code Regulation Plan of the City of Monroe and is hereby made a part of this Ordinance as if fully set forth herein. Said map is a public record and shall be kept on file at City Hall, 215 N Broad Street, Monroe, Georgia 30655, in the records of the City Clerk.

1. Properties not designated or shown with Character District classifications described in Section 710 on the Official Character Based Regulating Plan outside the City core are governed by the "Official Zoning Map, City of Monroe, Walton County, Georgia," as described in Section 310.

10. **Section 720 - Character Based Code – Standards & Requirements, CD-4, Table 720.2.1, Neighborhood Center Character District; Revise the lot width requirement language to include "Cottage", "House", and "Duplex" for minimum lot widths of eighteen (18) feet. CD-4, Table 720.2.1 District Standards is to be amended as follows:**

Lot Occupation	
Lot Width	40 ft. min., 96 ft. max; except 18 ft. min. for Townhouse, Live/Work, Duplex, House, and Cottage Building Types

11. Section 720 - Character Based Code – Standards & Requirements, SD-M, Table 720.2.1, Mill Special District; Revise the lot width requirement language to include "Cottage", "House", and "Duplex" for minimum lot widths of eighteen (18) feet. SD-M, Table 720.2.1 District Standards are to be amended as follows:

Lot Occupation	
Lot Width	24 ft. min., 75 ft. max., except 100 ft. min, 500 ft. max. for Flex Building Type, and 18 ft. min. for Townhouse, Live/Work, Duplex, House, and Cottage Building Types

12. Section 1350(c)(2) – Regulated Signs – Planned Centers and Multi-Tenant Complexes, Wall Signs; Revise and remove conflicting language regarding maximum square feet allowed for a wall sign in a Planned Center and Multi-Tenant Complex. Section 1350(c)(2) is to be amended as follows:

(2) Wall Signs.

a. Each planned center building with entrances accessible by multiple tenants such as an office building or similar use shall be permitted one (1) wall sign per separate tenant or occupant not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or seventy-five (75) square feet total. Only one (1) wall sign is allowed per wall per tenant.

b. Each building or unit with a separate entrance with multiple treated facades, not accessible by other tenants located in a planned center, shall be permitted one (1) wall sign not to exceed the greater of one and one-half (1.5) square feet per linear foot of building frontage or fifty (50) square feet total. Only one (1) wall sign is allowed per unit wall.

13. Article XIV – Landscaping & Tree Preservation; Rename Article heading to include Environmental Regulations. Article XIV title is to be amended as follows:

Article XIV LANDSCAPING DESIGN, TREE PRESERVATION, & ENVIRONMENTAL REGULATIONS

14. Section 1400 – Landscaping, Tree Preservation, & Environmental Regulations – General; Revise language in the purpose and intent general description of Article XIV to include environmental regulations language and descriptions. Section 1400 is to be amended as follows:

Sec. 1400 General.

The purpose of this article is to encourage the preservation of existing trees and other vegetation on residential property in the city by regulating and controlling the removal of native and planted trees and other vegetation, to protect and limit impacts to existing streams, thereby maintaining and enhancing the quality of life of the City; and, to preserve and protect existing vegetation and streams from destruction, damage, conversion, or abuse for the benefit of ourselves and future generations; to encourage homeowners to preserve and respect our urban forests and to encourage the replacement of trees on residential property in order to maintain this valuable resource as an integral part of the community's environment.

15. **Article XIV – Landscaping, Tree Preservation, & Environmental Regulations; Add new section for reference to the Stream Buffer Protection Ordinance Regulations in Chapter 42, Article X of the City of Monroe Code of Ordinances. Article XIV is to be amended to include a new section, 1420, as follows:**

Sec. 1420 Stream Buffer Protection.

Article X under Chapter 42 of the Code of Ordinances, also known as "City of Monroe's Stream Buffer Protection Ordinance," is hereby incorporated into the Zoning Ordinance by reference. Variances identified Section 42.274 of the Code of Ordinances shall be processed as Special Exception Variances, as outlined in Section 1530.7(a).

16. **Section 1530.7(a) – Special Exception Variances; Add "Stream Buffer Protection" to the list of Special Exception Variance types. Section 1530.7(a) is to be amended as follows:**

Sec. 1530.7 Special Exception Variances.

(a) Special Exception Variances shall be limited to relief from the following requirements of this Ordinance:

(1) Minimum building setbacks.
(2) Maximum building height.
(3) Automobile parking requirements.
(4) Screening, buffering, and landscaping.
(5) Maximum lot coverage.
(6) Maximum lot width.
(7) Stream buffer protection.

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 1/7/2026

Subject: Official Zoning Map Adoption

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:
Formal adoption of the Official Zoning Map.

Background:
As required from time to time, the Official Zoning Map must be amended and readopted by City Council. The proposed map adoption is reflective of zoning changes and city boundary changes since the last adoption on December 10, 2024.

Recommendation:
The Planning Commission voted unanimously to recommend approval of all the proposed Official Zoning Map Adoption, as presented at the December Planning Commission meeting without changes.

Attachment(s):
Official Zoning Map Adoption Ordinance Resolution
Exhibit A – Official Zoning Map

AN ORDINANCE TO ADOPT THE OFFICIAL ZONING MAP OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the City of Monroe, Georgia, hereby ordain as follows:

ARTICLE I.

The "Official Zoning Map, City of Monroe, Walton County, Georgia" as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since December 1, 2025, leading up to its adoption pursuant to Georgia law. This map is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Walton County, Georgia.

READ AND ADOPTED on this 13th day of January, 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

Official Zoning Map

City of Monroe, Walton County, Georgia

EXHIBIT A

OFFICIAL COPY

JANUARY 13, 2026

THE CITY OF Monroe GEORGIA IT'S ALL YOURS

See Character Based Code Regulating Plan for properties located in Character Districts

Legend

- Monroe City Limits
- Airport Hazard Zone
- Monroe Historic Districts
- Historic Individual Landmarks
- Infill Overlay District
- 2026 City Tax Parcels
- 2026 County Tax Parcels
- Streets
- Highways
- Railroad
- Character Districts (See Character Based Code Regulating Plan for properties located in Character Districts)

Zoning Districts

- B-1
- B-2
- B-3
- M-1
- MH
- MHDO
- P
- PCD
- PID
- PPD
- PRD
- R-1
- R-1A
- R-2
- SPLIT

This is to certify that this is the Official Zoning Map of the City of Monroe, Walton County, Georgia, as adopted on the _____ day of _____, 20____:

_____ _____

John Howard, Mayor **Date**

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
Feet

Amendments

	Date	Address - Location	Action
1			*to*
2			*to*
3			*to*
4			*to*
5			*to*
6			*to*
7			*to*
8			*to*
9			*to*
10			*to*
11			*to*
12			*to*
13			*to*
14			*to*
15			*to*
16			*to*
17			*to*
18			*to*
19			*to*
20			*to*

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 1/7/2026

Subject: Official Character Based Code Regulating Plan Adoption

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Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:
Formal adoption of the Official Character Based Code Regulating Plan.

Background:
In conjunction with the proposed readoption of the Official Zoning Map, the Official Character Based Code Regulating Plan is also proposed to be readopted.

Recommendation:
The Planning Commission voted unanimously to recommend approval of all the proposed Official Character Based Code Regulating Plan Adoption, as presented at the December Planning Commission meeting without changes.

Attachment(s):
Official Character Based Code Regulating Plan Ordinance Resolution
Exhibit A – Official Character Based Code Regulating Plan

AN ORDINANCE TO ADOPT THE OFFICIAL CHARACTER BASED CODE REGULATING PLAN OF THE CITY OF MONROE, GEORGIA

The Mayor and Council of the City of Monroe, Georgia, hereby ordain as follows:

ARTICLE I.

The "Official Character Based Code Regulating Plan, City of Monroe, Walton County, Georgia" as shown in the attached Exhibit A, attached hereto and incorporated fully herein by reference, and currently displayed at this public meeting, and having been made available for public review at City Hall at all times since December 1, 2025, leading up to its adoption pursuant to Georgia law. This plan is a public record and shall be kept on file at City Hall, 215 N. Broad Street, Monroe, Georgia 30655 in the records of the City Clerk.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Monroe, Walton County, Georgia.

READ AND ADOPTED on this 13th day of January, 2026.

CITY OF MONROE, GEORGIA

By: _____(SEAL)
John S. Howard, Mayor

Attest: _____(SEAL)
Laura Powell, City Clerk

Official Character Based Code Regulating Plan

City of Monroe, Walton County, Georgia

EXHIBIT A

OFFICIAL COPY

JANUARY 13, 2026

COMMUNITY CHARACTER CODE Monroe GEORGIA PATTERN·RHYTHM·PROPORTION

Legend

- Monroe City Limits
- Monroe Historic Districts
- Historic Individual Landmarks
- 2026 City Tax Parcels
- 2026 County Tax Parcels
- Streets
- Railroad
- Highways

Character & Special Districts

- CD-3
- CD-4
- CD-5
- CD-CV
- SD-M
- Existing PCD
- Existing PRD
- Regulated by Official Zoning Map

Amendments

	Date	Address - Location	Action
1			*to*
2			*to*
3			*to*
4			*to*
5			*to*

This is to certify that this is the Official Character Based Code Regulating Plan of the City of Monroe, Walton County, Georgia, as adopted on the _____ day of _____, 20____:

_____ **John Howard, Mayor**

_____ **Date**

0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000 Feet

To: City Council

From: Chris Bailey, Economic Development

Department: Economic Development

Date: January 13, 2026

Subject: Hotel Architectural Concept Design Proposal Agreement

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Funding Source: 520-4115-523905

Budged Allocation: $150,000

Budged Available: $150,000

Requested Expense: $40,000

Company of Record: PFVS Architects & Interiors, LLC

Description:
This requested item is to enter into agreement with PFVS, LLC for the purpose of developing design illustrations, conceptual plans, and architectural feasibility. This process will provide for a concept design package to include illustrations with spatial and functional relationships for an approximate 70,000 sqft (heated/cooled) hotel with 90-100 keys total.

Background:
This is a continuation of the process of the site development at 216 Davis Street for an approximate 1.72 acre property purchased in 2023. An RFQ was advertised for public response in December 2024, with responses submitted in April 2025. After response, evaluation, approvals, bonding structure, and development discussions, the City of Monroe has pursued the partnership with Red Hills Hospitality Management for the development of a hotel in the Downtown Monroe corridor.

Attachment(s):
Monroe PFVS Concept Design Proposal.pdf
Marriott Development__LOI_Monroe_GA.pdf

05 August 2025

RE: Monroe – Springhill Suites - Hotel Concept Design Package

for

CITY OF MONROE, GA. (OWNER)

by

PFVS ARCHITECTS & INTERIORS, LLC (PFVS)
1899 Powers Ferry Road
Suite 200
Atlanta, Georgia 30339

I. PROJECT SCOPE

A. Services are based on the design of a custom Spring Hill Suites Hotel, with approximately 70,000 sf of heating / cooled sf area. The hotel will contain approximately 90 to 100 keys total. The building will be 4 stories and wood framed. The hotel site is located downtown at the intersection of Davis Street and S. Madison Avenue, Monroe, GA. The design will adhere to the brand standards for the guestrooms, however the public spaces and exterior design will be custom. Outdoor covered spaces will also be added. PFVS will work with the owner and city to create the desired exterior “look” which will incorporate historic and regional elements in a current way to the building facades. PFVS will study the possibility of adding meeting space with access to Bar and Lounge areas. The site planning and building orientation will City and Owner input. Marriott brand standards, at the time of this proposal, will be the basis of design. The following assumptions have been made in preparing this proposal:

1. Marriott design “standards” will be the basis of design.
2. IBC Chapter 17 and/or threshold inspections will be performed by a local consultant and, therefore, are not included in the scope of this proposal.
3. Parking will be on site and will be on grade. All building setbacks will be adhered to regarding City requirements.
4. Guestroom levels will adhere to Marriott’s prototype design and specifications (not custom, except for areas requiring dimensional adjustments due to the custom exterior design).
5. Outdoor pool and amenity area will be provided.
6. The structure will be a wood frame structure with brick veneer and other acceptable exterior cladding systems.

B. Services & Scope of Work within this proposal is for the Concept Design Phase Only

1. Based on information gathered from the Owner, the City and Marriott, prepare a design illustrating concept plans and architectural feasibility. This phase is offered at a discount, to help assure the project is financially feasible, with the understanding PFVS will become the architect of record for the project as it moves forward.

2. PFVS will prepare for Owner/Operator approval a Concept Design Package, with information illustrating relative spatial and functional relationships. These drawings will be CAD generated documents drawn to scale with general dimensions shown on the drawings. The following documents will be provided in sufficient detail to determine preliminary construction budgets and obtain preliminary governmental, franchise and operational approvals:

    a. Architectural Color Site Plan
    b. Main Level Plan-Public Space – Color coded
    c. Typical Guestroom Level Plan – Color coded
    d. Room Types (Enlarged)
    e. Program/Facilities SF Summary
    f. Four Color Elevations with materials indicated
    g. One exterior rendering.

II. COMPENSATION

A. Professional fees for the Concept Phase are fixed fees of **$35,000 (Thirty-Five Thousand dollars)** with $20,000 due at signing, and $15,000 due upon completion of the Concept Design Phase.

B. Architectural services required beyond the scope of work outlined in this proposal will be provided on an hourly basis at hourly rates in effect when the work is performed. Additional work will only be performed with written owner authorization. The following are current hourly rates for PFVS:

ARCHITECTURAL BILLING RATES

Principal	$225.00/hour
Associate / Principal	$195.00/hour
Associate / PM	$185.00/hour
Project Architect	$165.00/hour
Architectural Designer	$155.00/hour
Interior Designer	$155.00/hour
Project Coordinator	$135.00/hour
Staff Architect	$125.00/hour
Intern Architect	$115.00/hour
Administrative	$85.00/hour

This proposal remains valid for 30 days.

Sincerely,

PFVS Architects & Interiors, LLC

Clarence T. Vinson, AIA
President
Georgia Professional Architect's License # 5703

(City of Monroe, GA) Authorization to Proceed

The undersigned gives PFVS authorization to provide the services as generally described herein.

Name / Title: Date

Chris DiBenedetto
Marriott International
Vice President, Lodging Development

Atlanta, GA
(404) 357-7975 Mobile
Chris.DiBenedetto@Marriott.com

November 5, 2025

Jeremy Emmett
Red Hills Hospitality

Re: Proposed Springhill Suites by Marriott Monroe, GA

Dear Mr. Emmett,

Thank you for your interest in pursuing a Marriott branded hotel in Monroe, Georgia. Marriott continues to be supportive and interested in the further exploration of this project and is committed to working with you on this opportunity. We are familiar with the local lodging market and the potential site being proposed. Given that knowledge, we believe that this location and your experience as a Project Sponsor meet our requirements for a new-build Springhill Suites by Marriott hotel.

While this letter confirms Marriott's interest in the project, this letter should not be construed as an approval. Approval is contingent upon Marriott's Development Committee review. This letter should not be relied upon or considered an exclusive commitment by Marriott International. Any costs incurred related to the Project are at the sole discretion of the developers. Please do not hesitate to contact us with any questions or concerns. Thank you again for your interest in Marriott. We look forward to working with your team

Sincerely,

Chris DiBenedetto

Chris DiBenedetto
Vice President, Lodging Development
Marriott Select Brands – East Region

13

To: City Council

From: Laura Powell

Department:

Date: January 13, 2026

Subject: Renewal of City of Civility Designation

Attachment(s):
City of Civility Designation Renewal 2026 v1.pdf

A RESOLUTION
PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF MONROE

WHEREAS, the City Council of the City of Monroe (the "Council"), the governing body of the City of Monroe, Georgia (the "Municipality"), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Monroe pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Monroe.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Monroe expects members of the public to be civil in its discussion of matters under consideration by and before the City Council, with elected officials, staff, and each other.

ADOPTED this ___ day of _____, 20__.

_____ Mayor

_____ Councilmember

_____ Councilmember

_____ Councilmember

_____ Councilmember

_____ Councilmember

_____ Councilmember

_____ Councilmember

_____ Councilmember

ATTEST:

_____ City Clerk

14

To: City Council

From: Laura Powell

Department:

Date: January 13, 2026

Subject: Application - Package License - Supermercado El Mana

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Attachment(s):
SUPERMERCADO APP (without license).pdf

CCUPATIONAL TAX APPLICATION
CITY OF MONROE

PO Box 725 - Monroe, GA 30655
770-207-4674 – hbrookshire@monroega.gov

Business Contact Information

Business Name: SUPERMERCADO EL MANA
DBA: N/A
Physical Location: 800 West Spring St, Monroe GA 30655
Inside DDA (Downtown Development Authority) Boundary? Y or N
Mailing Address: 800 West Spring St, Monroe GA 30655
Business Email: sales@ supermercado-elmana.com
Business Phone: 678-863-5004

Ownership Type (select one)
- [ ] Corporation
- [ ] LLC
- [ ] Sole Proprietor
- [x] Partnership
- [ ] Non-profit

Business Owner Contact Information

Owner(s) Name: LIZETH CATANO
Owner's Email: lizethca55@gmail.com Owner's Phone: 706-765-7907
Local / Emergency Contact: 706-765-7907 Phone:
Property Owner's Name: Kenneth Murray Properties Phone:

Business Information

Current Business License Number: 001283
Business Description: Grocery Store
Residential or Commercial? Comercial
NAICS Code (https://www.census.gov/naics):
Start Date (if New Business): 08/03/2025
Federal Tax ID (EIN): 99-4820192
GA State & Use Tax: 309057736
GA Professional State License Number(s):
Exempt from E-Verify?:
If no, list E-Verify Number

Reason for Application (select one)
- [x] Renewal
- [ ] New Business
- [ ] Change of Ownership
- [ ] DBA Change
- [ ] Change of Address
- [ ] Short Term Rental

Gross Receipts: 1.000.000
(from previous year for renewal or start of business to end of year for new):

OR **Number of Practitioners***: N/A

*Under O.C.G.A. 48-13-9(c)1-18 Practitioners have the right to pay $400 per practitioner and practitioners are defined as Lawyers; Physicians; Osteopaths; Podiatrists; Dentists; Optometrists; Psychologists; Veterinarians; Landscape Architects; Land Surveyors; Practitioners of Physiotherapy; Public Accountants; Embalmers; Funeral Directors; Civil, Mechanical, Hydraulic, or Electrical Engineers; Architects; Marriage and Family Counselors; Social Works, and Professional Counselors.

Number of Employees:

Number of Full-Time Employees: 6

Number of Part-Time Employees: _____

How many hours do each part-time employee work in one week?: _____

IF applying as a Non-Profit: Under O.C.G.A. § 48-13-13, nonprofit organizations are exempt from any occupation tax, regulatory fee, or administrative fee. If applying for an occupation tax certificate as a nonprofit, please provide proof of nonprofit status.

Questions

1. In the past five years have you been convicted of, or pled guilty or nolo contendere to any sexual offense as set out in O.C.G.A. § 16-6-1 et seq., or to any offense involving the lottery, illegal possession or sale of narcotics or alcoholic beverages or possession or receiving of stolen property? _____
2. For new Commercial Businesses, will a sign be installed on the building or property? (permit required) _____

I, LIZETH CATANO, do solemnly swear that the information on this application is true, correct to the best of my knowledge, training, and ability, and that no false or misleading statement is made herein to obtain a business occupational tax certificate. I understand that if I provide false or misleading information in this application, I may be subject to criminal prosecution and/or immediate revocation of my business occupational tax certificate issued as a result of this application. I understand that I must comply with any and all ordinances of the City of Monroe.

Signature	LIZETH CATANO	12/8/2025
	Print Name	Date

Subscribed and sworn before me this 9 day of 12, 20 25

Notary Public Signature and Seal: _____ 12/11/27

Any false statement, misrepresentation of fact(s) or omission may be cause for criminal prosecution. O.C.G.A. § 16-10-20

ABIGAIL M SNOW
MY COMMISSION EXPIRES
DECEMBER
11
2027
NEWTON COUNTY, GA
NOTARY PUBLIC

City of Monroe—Alcoholic Beverage License Application

Please print or type application and answer all questions!
Do not leave any sections blank. If it does not apply mark sections N/A

ALCOHOLIC BEVERAGE LICENSE TYPES & FEES—CHECK ALL LICENSE TYPES YOU ARE APPLYING FOR

Consumption On Premise Licenses

- Beer & Wine:

  _____ Restaurant Beer & Wine: Fee $1,000.00

  _____ Non-profit Private Club Beer & Wine: Fee $1,000.00

  _____ Special Event Facility Beer & Wine: Fee $1,000.00

- Distilled Spirits:

  _____ Restaurant Distilled Spirits: Fee $3,000.00

  _____ Non-profit Private Club Distilled Spirits: Fee $3,000.00

  _____ Special Event Facility Distilled Spirits: Fee $3,000.00

- _____ Sunday Sales: NO FEE

Package Licenses

__X__ Beer / Wine: Fee $2,000.00

_____ Hotel / Motel In-Room Service: Fee $250.00

_____ Growlers: Fee $2,000.00

_____ Brew-Pub: Fee $750.00

_____ Wine Shop: Fee $750.00

Manufacturer Licenses

_____ Distilleries or Micro-Distilleries: Fee $3,000.00

_____ Brewery or Micro-Breweries: Fee $1,000.00

Alcohol Beverage Caterer

_____ Alcohol Beverage Caterer Beer / Wine: Fee $1,000.00

_____ Alcohol Beverage Caterer Distilled Spirits: Fee $1,000.00

Wholesale Dealers

_____ Principal Place of Business in City Beer / Wine: Fee $1,500.00

_____ Principal Place of Business in City Distilled Spirits: Fee $2,000.00

Other Fees

_____ Annual registration for Special Event Facility: Fee $300.00

__X__ First-time Application Administrative: Fee $250.00 *NON-REFUNDABLE*

Total Fees Submitted: $2,250

Application Information:

1. Full Name of Business: Supermercado El Mana

DBA: _____

Is the business is a proprietorship, partnership, or corporation? Domestic or Foreign? _____

_____

2. Address: A) Physical: 800 West Spring ST, Monroe, GA 30655.

B) Mailing: "

3. Phone: 7067659907 Beginning Date of Business in City of Monroe 8/3/2025.

4. __X__ New Business _____ Existing Business Purchase

***IF change in ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 99-4820192 GA Sales Tax Number 3090577736.

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No X

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No X

7. Full name of Applicant Lizeth Catano

Full Name of Spouse, if Married John M. Tapia

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Citizen

Birthplace Columbia

Current Address 2314 Tomoka Dr City Bethlehem St GA Zip 30620.

Home Telephone 7067657907.

Number of Years at present address 5 1/2 years.

Previous address (If living at current address less than 2 yrs).

_____

Number of years at previous address _____

8. If new business, date business will begin in Monroe _____

If transfer or change of ownership, effective date of this change _____

If transfer or change of ownership, enclose a copy of the sales contract and closing statement.

Previous applicant & D/B/A _____

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer

Lizeth Catano.

_____

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo

contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No.

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? NO.

12. Do you own the land and building on which this business is to be operated? NO.

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages ? [ ] yes or [X] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner.

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. NO

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. NO

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain.

NO

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) NO

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? NO

22. **If a retail grocery business in existence for more than six (6) months:**
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof.

If a retail grocery business in existence for less than six (6) months:
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars ($3000.00) per month average for six (6) successive months from its inception; and within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members.

24. Character References: (For the applicant)

1. Lizeth Catano
Name
2314 Tomoka Dr,
Address
Bethlehem GA 30620 7067657907.
City State Zip Telephone

2. _____
Name
_____
Address
_____
City State Zip Telephone

3. _____
Name
_____
Address
_____
City State Zip Telephone

This the 12 day of 9 2025.

_____ (Signature Applicant)

_____ (Title *i.e.* Partner, General Partner, Manager, Owner, etc.)

Lizeth Catano. (Print Name)

Or: _____ (Signature of Corporate Officer)

_____ (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: _____

Notary Public:

Executed: 12/9/25

ABIGAIL M SNOW
NOTARY PUBLIC
NEWTON COUNTY, GA
MY COMMISSION EXPIRES
DECEMBER
11
2027

CITY OF MONROE

REGISTERED AGENT INFORMATION FORM

I, Vicki Thompson do hereby consent to serve as the Registered Agent for the licensee, owners, officers, and/or directors of and to perform all obligations of such agency under the Alcoholic Beverage Ordinance of the City of Monroe, Georgia. I understand the basic purpose is to have and continuously maintain a Registered Agent upon, which any process, notice, or demand required or permitted by law or under said ordinance to be served upon the licensee or owner may be served upon the licensee or owner. I understand that the Registered Agent must be a citizen of the United States of at least 21 years of age and a resident of the City of Monroe. I further certify that I will notify the City of Monroe of any changes affecting my status and/or position with this company.

Registered Agent MUST live within Walton County, GA.

Name of Business/Company Supermercado El Mana

Signature of Agent Vicki Thompson

Print Name of Agent Vicki Thompson

Print Agent's Home Address 744 Old Forrester Road

Print City, State, and Zip Code Monroe, GA 30655

Print Area Code and Telephone Number 770-206-0843

Print Date Moved into the Above Address April 2008

Print Driver's License Number 055611425

Print Date of Birth 7/12/1952

Subscribed and sworn to me

This 9 day of December 20 25

STATE OF GEORGIA 1776
STEPHANIE RIGSBY
NOTARY PUBLIC
WALTON COUNTY, GEORGIA
My Commission Expires Mar. 24, 2026

Stephanie Rigsby
(Clerk/Notary Public)

Stephanie Rigsby
(Signature of Named Individual)

My Commission expires: March 24, 2026

S.A.V.E.
Affidavit Verifying Status for
City of Monroe
Public Benefit Application
Pursuant to O.C.G.A. §S0-361(e)(2)

By executing this affidavit under oath, as an applicant for a(n) _____
(business license, occupational tax certificate), as referenced in O.C.G.A. § 50-36-1,
the undersigned applicant verifies one of the following with respect to my application:
Choose One:

1. X I am a United States citizen.
2. _____ I am a legal permanent resident of the United States
3. _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

   My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36- l(e)(l), with this affidavit. The secure and verifiable document provided with this affidavit can best be classified as:

_____

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statue.

Executed in _____ (city), _____ (state).

_____
Signature of Applicant

LIZETH CATANO
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME
ON THIS 9 DAY OF 12, 2025

NOTARY PUBLIC _____
My Commission Expires: 12/11/2027

ABIGAIL M SNOW
MY COMMISSION EXPIRES
DECEMBER
11
2027
NEWTON COUNTY, GA
NOTARY PUBLIC

(IMPORTANT: Front and back copy of ID used must be enclosed!)

Private Employer
E-Verify Affidavit for
City of Monroe
Pursuant to O.C.G.A § 36-60-6(d)

By executing this affidavit under oath, as an applicant for a(n) _____ (business license, occupational tax certificate) as referenced in O.C.G.A § 36- 60-6(d), the undersigned applicant representing the private employer known as _____(printed name) verifies one of the following with respect to my application for the above- mentioned document:

a) _____The individual, firm, or corporation employs more than (10) employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

_____
Federal Work Authorization User Identification Number (Company ID Number)

_____
Date of Authorization

OR

b) _____The individual, firm, or corporation employs ten (10) or less employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A § 19-10-90.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A § 16-10-20, and face criminal penalties allowed by such statute.

Executed on the ____day of _____, 20 ____in _____(city), _____(state)

_____
Signature of Authorized Officer or Agent

LIZETH CATANO
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 9 DAY OF 12, 20 25

NOTARY PUBLIC _____
My Commission Expires: 12/11/2027

ABIGAIL M SNOW
NOTARY PUBLIC
NEWTON COUNTY, GA
MY COMMISSION EXPIRES
DECEMBER 11 2027

(IMPORTANT: Front and back copy of ID used must be enclosed)