

APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

This attachment is a summary of the basic zoning districts in Augusta-Richmond County, Georgia. It summarizes the permitted uses and special exceptions (conditional uses) within each zoning district and the applicable requirements related to minimum lot size and maximum density. It does not include the applicable limits / requirements related to such issues as building height, building and structure setbacks, maximum lot coverage and off-street parking. This summary should not be viewed as a substitute for careful reading of the text of the zoning ordinance to identify all of the applicable requirements and restrictions in each of the zoning districts.

- **B-1 (Neighborhood Business) Zone** – All types of residential uses (single-family and multi-family) and office uses are permitted, subject to the restrictions in the respective zones. A number of different neighborhood-type businesses are permitted, some of which (e.g. restaurant, motel, drive-in type retail business, shopping center) likely generate more traffic and noise than others. Churches, transitional housing, group day care homes and nursing homes are some of the other uses permitted by right in this zoning district. Industrial uses and adult entertainment establishments are not permitted.