

S-1 (Special) Fact Sheet

Purpose

To provide for the proper placement of private, semiprivate, and public uses that require special consideration due to their character, size, physical setting, and/or relation to surrounding land uses.



Conditional Uses (Must contact the Planning Department for an application)

****These are provided as examples of possible uses in an S-1. An S-1 zoning is use-specific, and typically allows only one use.**

- All agricultural uses
- Small scale agriculture
- Single family detached dwellings
- Two family dwellings
- Townhouses
- Multi-family residential
- Manufactured homes, single or double wide
- Manufactured home parks
- Continuing care retirement community
- Hospice
- Institutional residential
- Monastery/convent
- Social service and educational
- College/university
- Nonprofit club or lodge
- Museum, library
- Nonprofit service organization
- Place of worship
- School, private or special
- Cemetery
- Community recreation
- Golf course
- Major and minor utilities
- Telecommunications towers
- Adult care and day care centers
- All medical, including social service medical
- All professional offices
- All outdoor recreation, including commercial marinas and outdoor firearm training facilities
- All overnight lodging
- Commercial parking
- Personal services
- Restaurants
- Retail sales
- Vehicle rental, sales, and leasing
- Light industrial uses
- Detention center/jail/prison
- Microbrewery
- Heavy industrial uses
- Tree service, etc.
- Self service storage
- Car wash
- Vehicle repair, major, minor, and commercial vehicle
- Warehouse and distribution
- Ancillary dwellings
- Helicopter landing areas
- Ice vending machines
- Outdoor dining
- Outdoor display
- Outdoor storage, limited and general
- All indoor recreation

This information is provided for general information only. Each S-1 is zoned for a specific use.

For additional information, contact the Planning Department at 706-868-3400, or planning@columbiacountyga.gov.