

Tourist Home	A building in which not more than five (5) guest rooms are used to provide or offer overnight accommodations to transient guests for compensation.
Travel Trailer	A vehicle identified by the manufacturer as a travel trailer, built on a chassis eight (8) feet or less wide and thirty-five (35) feet or less long and designed to move on the highway. Use
Use Variance	The approval of a use other than those prescribed by this Zoning Ordinance. Changes of allowed uses are not permitted by this Ordinance except by Zoning Map amendment.
Variance	A specific approval for development or redevelopment that deviates from the development standards prescribed by this Ordinance, including, but not limited to, height, bulk or yard areas, but not including a change in use. Such approvals are granted by the Board of Zoning Appeals in the manner prescribed in Section 18 of this Ordinance.
Vision Clearance on Corner Lots	A triangular space on the road or street corner of a corner lot, free from obstruction to vision between the heights of three (3) and twelve (12) feet above established grade, determined by a diagonal line connecting two (2) points measured fifteen (15) feet equidistant from the road or street corner along each property line.
Wireless Communication	Any Communications Facilities or Towers, poles, Antennas or other structures intended for use in connection with transmission or reception of radio, television, telecommunication or any other Spectrum-based transmission/reception
Yard	A space on the same lot with a principal building that is open and unobstructed by structures except as otherwise authorized by this Ordinance.
Yard, Front	A yard extending across the full width of the lot unoccupied other than by steps, walks, terraces, driveways, lamp posts and other similar structures, the depth of which is the least distance between the nearest centerline and the front line of the building.
Yard, Rear	A yard that extends across the full width of a lot and is bound on the rear by the rear lot line and the depth of which is the least distance between the rear lot line and the rear of the principal building.
Yard, Side	A yard between the principal building and the adjacent side lot line that extends from the front yard, or the road or street right-of-way where there is no front yard, to the rear yard and the width of which is the least distance between the side lot line and the adjacent side of the building.
Zero Lot Line	The location of a building on a lot in such a manner that one (1) or more of the building's sides rests directly on a lot line.
Zoning District	A section of Henry County for which uniform regulations governing the use, height, area, size and intensity of buildings and land and open spaces about buildings are hereby established.

Table 2
A1 Districts: Permitted Uses, Accessory Uses and Commission Approved Uses
(continued)

Use	A1
Bed and Breakfast or Tourist Home	CA
Bottled Gas, Storage and Distribution	CA
Camp, Private	CA
Cemetery	CA
Church	CA
Country Club	CA
Dwelling, Conventional Home	P
Dwelling, Farm	P
Dwelling, Farm Worker, Seasonal Housing, Tenant	P
Dwelling, Mobile Home ¹	P
Dwelling, One-Family	P
Home for the Disabled, Residential	P
Manufacturing, Storage or Use of Explosives	CA
Golf Course	CA
Greenhouse, Commercial	P
Home Occupation	PA
Hunting or Fishing Lodge, Seasonal	CA
Kennel or Animal Hospital	CA
Lake, Artificial or Natural	P
Landfill, Refuse Disposal, Dump	CA
Municipal or Governmental Building	P
Nursery or Greenhouse	P
Park, Playground or Recreational Facility, Public	P
Police or Fire Station	P
Produce Sales Stand, Roadside	P
Railroad Right-of-Way and Necessary Uses	P
Recreational Development, Private	CA
Recreational Enterprise, Outdoor Commercial	CA
Riding Stable	CA
School, Public	P
Slaughterhouse	CA
Swimming Pool	PA
Theater, Outdoor	CA
Utility	CA
Wholesale Produce Terminal	CA
Wireless Communication	P

¹ Subject to the Requirements of Section 10.4

Table 6
RR, R1, R2, R3: Permitted Uses, Accessory Uses and Commission Approved Uses

Uses	RR 5+ Acres	RR <5 Acres	R1	R2	R3
Accessory Structure (See Section 10.1)	PA	PA	PA	PA	PA
Assembly Hall for Use by Nonprofit Organization					CA
Boarding or Lodging House					P
Counselor's Office					CA
Chiropractor's Office					CA
Charitable Institution				CA	CA
Country Club			CA	CA	CA
Dwelling, Farm	P	P	P		
Dwelling, Multi-Family					P
Dwelling, One-Family, Conventional Home	P	P	P	P	P
Dwelling, One-Family, Mobile Home (Subject to the requirements of Section 10.4.)				CA	CA
Dwelling, One-Family, Modular Home	P	P	P	P	P
Dwelling, Two-Family				P	P
Fence (See Section 6.3)	PA	PA	PA	PA	PA
Funeral Home or Mortuary					CA
Golf Course			CA	CA	CA
Group Home (See Note)				CA	P
Home Occupation	PA	PA	PA	PA	PA
Kindergarten or Day Care Center			CA	CA	CA
Library or Museum	CA	CA	CA	CA	CA
Livestock	P	CA			
Local, Regional State, or Federal Agency	P	P	P	P	P
Medical or Dental Office					CA
Municipal or Government Building	CA	CA	CA	CA	CA
Nursing Home, Home for the Aged				P	P
Park or Recreational Facility, Public	CA	CA	CA	CA	CA
Planned Unit Development			CA	CA	CA
Poultry	P	CA			
Police or Fire Station	CA	CA	CA	CA	CA
Railroad Right of Way and Necessary Uses	PA	PA	PA	PA	PA
School	PA	PA	PA	PA	PA
Sign (See Section 6.3)	PA	PA	PA	PA	PA
Swimming Pool	PA	PA	PA	PA	PA
Utility	CA	CA	CA	CA	CA
Wireless Communication	P	CA	CA	CA	CA

Note: Group homes are permitted such staff as are necessary to adequately manage the home, but not to exceed two (2) staff members residing in the home at any time.

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
 (continued)

Use	LB	G B	HB 1	HB 2
Watch, Clock and/or Jewelry Repair Shop	P	P		
Water Supply Station	CA	CA	CA	CA
Welfare and/or Charitable Services Agency	CA	P		
Wireless Communication	P	P	P	P

8.3 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and structures in the LB, GB, HB1 and HB2 Districts, provided that a residential use located in a business district shall comply with the property development standards set forth in Section 6.3 for R3 Districts Uses:

Table 11
LB, GB, HB1 and HB2: Property Development Standards

	LB	GB	HB1	HB2
A. Minimum Lot Area	4,356 sf	2,178 sf	43,560 sf	43,560 sf
B. Minimum Lot Width	100 ft.	80 ft.	150 ft.	150 ft.
C. Maximum Building Height				
In Stories	3	4	3	3
In Feet	35 ft.	45 ft.	35 ft.	35 ft.
D. Minimum Building Size (sq. ft.)	No Requirements			
E. Minimum Front Yard Setback¹				
Lots abutting a Major Collector Road or Street	65 ft.	55 ft.	85 ft.	75 ft.
Lots abutting a Minor Collector Road or Street	40 ft.	30 ft.	60 ft.	50 ft.
Lots abutting a Local Road or Street	30 ft.	30 ft.	40 ft.	40 ft.
F. Minimum Side Yard Setback (Two Required)				
Each Yard	15 ft.	10 ft.	25 ft.	20 ft.
G. Minimum Rear Yard Setback				
	25 ft.	40 ft.	35 ft.	30 ft.
H. Other Requirements	See Section 11.0 for Off-Street Parking, Outdoor Advertising and Fences, Hedges and Walls Requirements			

1. For improved blocks where twenty-five (25) percent or more of the lots in the block frontage are occupied by buildings, the average setback of those buildings determines the dimensions of the front setback for any new building, provided that such structure does not encroach into the right-of-way.

SECTION 9.0 ZONING: REGULATIONS FOR THE I1 AND I2 DISTRICTS

The following regulations shall apply in all I1 and I2 Districts in addition to all the other requirements of this Code.

Table 12
I1 and I2: Permitted Uses, Accessory Uses and Commission Approved Uses
(continued)

Use	I1	I2
Industry, Extractive		CA
Industry, Heavy		P
Industry, Light	P	P
Laboratory, Testing and/or Research, excluding the raising of animals for research and excluding the testing of fissionable materials	P	P
Landfill, Refuse Disposal or Dump	CA	CA
Laundry and/or Dry Cleaning, Coin-Operated	P	
Material Dealer	P	P
Material Storage, Open		P
Municipal or Government Building	P	P
Parking Lot, Public or Employee	P	P
Penal and/or Correctional Institution	CA	CA
Petroleum Tank Farm, Commercial	CA	P
Planned Unit Development (See Section 14.0.)	CA	
Plumbing, Heating and/or Air-Conditioning Dealer	P	
Police or Fire Station	P	P
Print Shop	P	P
Produce, Wholesale Terminal	CA	P
Race Track	CA	CA
Railroad Right-of-Way and Necessary Uses	P	P
Restaurant	P	
Salvage and/or Junk Yard		CA
Sign (See Section 11.0.)	P	P
Truck Freight Terminal	CA	CA
Truck Service Center	P	P
University, College or Other Institution of Higher Education, Public or Private	P	
Warehouse, Warehousing or Storage Facility	P	P
Wastewater Treatment Facility	CA	CA
Wholesale Supplier and/or Distributor	P	P
Wireless Communication	P	P