

**ARTICLE IX**  
**DISTRICT REQUIREMENTS**

The following limitations and requirements are placed on uses in each district established by this Ordinance, in accordance with the intent of this Ordinance.

9.1 **TABLE OF PERMITTED USES** The uses permitted in each of the several zoning districts are listed in this table in three categories, as follows:

- A. Uses Allowed by Right Uses in the Tables identified by (R) are permitted by right, subject to the conditions specified in the Tables or elsewhere in this Ordinance.
- B. Uses Requiring Planning Approval Uses in the Tables identified by (P) are permitted upon approval by the Thomasville Planning Commission of the location and the site plan as being appropriate with regard to transportation, access, water supply, waste disposal, fire and police protection and other public facilities; as not causing undue traffic congestion or creating a traffic hazard; and is being in harmony with the orderly and appropriate development of the district in which the use is located. A site plan must be submitted to the Thomasville Planning Commission for these uses. See Section 9.4 Site Plan Requirements.
- C. Special Exceptions Uses in the Tables identified by (S) are subject to the same approval of location and site plan will need approval by the Planning Commission in addition, these uses are subject to the approval by the Planning Commission. The first step of this process will be through the Planning Commission.
- D. Compliance with District Requirements Any use permitted in any district whether by Right, with Planning Approval, or as a Special Exception, must comply with the requirements of the district in which it is located, unless variance from such requirements is specifically requested and approved by the Board of Adjustment; or unless approved under the Planned Unit Development provisions of this Ordinance.
  - 1. Other provisions of this Ordinance notwithstanding, any tracts of farmland under cultivation or pastureland and timberland presently being used for such purposes may continue to be used for such purposes regardless of the zoning district in which they may be located.
  - 2. Undeveloped land and land used for agricultural purposes or timber growing shall be rezoned for single family use, upon proper application and rezoning procedures.
- E. Uses Prohibited Where any use or analogous use has blank spaces under any zones listed in the headings of the Tables of Permitted Uses, such use is

specifically prohibited in such zones.

- 9.4 **SITE PLAN REQUIREMENTS** A site plan shall be required for all projects denoted by (P) in Table 9.3. Site plan reviews shall be accomplished by the Planning Commission to assure compliance with the provisions of the Zoning Ordinance in conformity with its purpose as stated in Article I.
- A. Upon approval of the site plan, either as submitted or with changes and/or special conditions required by the Planning commission, the Building Inspector may issue a building permit for a portion or all of the proposed development; provided that the application is in compliance with all applicable City, County, State and Federal requirements.
  - B. The City Engineer may recommend waiving certain requirements contained in Section 9.3 of this Ordinance if, in the requirements are determined to not be essential to a proper decision on the project; or , the list may be supplemented with other requirements deemed necessary to clarify the nature of the proposed development.
  - C. An application for site plan review shall include the following information unless some or all of these requirements are waived by the Planning Commission
    1. The location and size of the site including its legal description and a certified survey dated no more than 6 months prior to the submission.
    2. A vicinity map showing the site in relation to surrounding property.
    3. The recorded ownership interests, including liens, encumbrances, title certification in the form of a current title policy, title opinion or title report and the nature of the developer's interest, if the developer is not the owner.
    4. The relationship of the site to existing development in the area including streets, utilities, residential, and commercial development, and physical features of the land including significant ecological features.
    5. The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.
    6. The location, size and character of any common open space. Commonly owned facilities and form of organization, which will own and maintain any common open space and such facilities.
    7. The use and maximum height, bulk and location of all building and

other structures to be located on the site.

8. The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities or other purposes.
9. The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.
10. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed.
11. Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for: screening, lighting and space, surface drainage, erosion, and sediment control, water and sewer connections, landscaping, and signs.
12. A traffic impact analysis and corrective measures may be required by the Planning Commission in order to address detrimental conditions brought about by the development.
13. Architectural renderings, elevations and representative floor plans in preliminary form.
14. The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.
15. Landscape plans which includes the location of any trees in a tree protection zone.

D. The Site Plan shall be submitted a minimum of 21 calendar days prior to the regularly scheduled Planning Commission Meeting.