



# TROUP COUNTY G E O R G I A

Community Development

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## Rural & Agri-Tourism

Application,  
Instructions, and  
Information.

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Updated August 1<sup>st</sup>, 2025

PLEASE READ CAREFULLY BEFORE APPLYING.

THIS APPLICATION DOES NOT ENSURE A LICENSE WILL BE ISSUED.

First, check to see if the subject property (the property for which the Special Use is requested) is governed by any restrictive covenants. Restrictive Covenants are private restrictions on the use of land and are basically private agreements or contracts. They are usually recorded either on a deed, subdivision plat, or as an addendum to a subdivision plat. Restrictive Covenants are legally binding upon all property owners referenced on the deed or subdivision plat, including subsequent owners, for the time period as established on the deed or plat.

Since they are private agreements or contracts and Troup County is not a party to the covenant, only the parties subject to the covenants may enforce them. Troup County cannot enforce private covenants. In order to enforce covenants, affected persons will need to file a civil action in Superior Court. A lawyer should be contacted to assist with the filing. If the requested Non-Conforming Use and/or Structure violates your property covenants, you might become the focus of a civil action. A Special Use approval is not authorization to violate covenants and will not protect you in a lawsuit or civil action brought by your Property Owners Association, land lord, or property manager.

For information about obtaining a copy of subdivision covenants, please contact your Home Owners' Association or the Deeds & Record's Office of the Clerk of Superior Court located at the Troup County Government Services Center between the hours of 8:00am and 5:00pm, Monday through Friday, except holidays.

### **Troup County Code of Ordinances**

#### **ARTICLE B.6. PERMITTED AND PROHIBITED USES**

##### **Sec. B.6.1. Table of permitted and prohibited uses.**

(1) The following regulations shall apply to uses in all zoning districts.

(a) General use regulations. No building, structure or land, or parts thereof, shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or altered, except in conformity with the regulations of the UDO.

(b) Permitted uses.

(i) The following table states the permitted principal and accessory uses authorized within each zoning district. Symbols used in the table have the following meanings:

P = Permitted as a Principal use;

A = Permitted as an Accessory Use – See sec. B.7.3;

SUP = Permitted subject to obtaining a Special Use Permit – See sec. B.12.7;

Y = Supplemental Provisions = Uses that have additional regulations in article B.7 Supplemental.

AGRITOURISM / RURAL TOURISM USES												
Agricultural Crafts, Gifts Sales (In primary residence only)	Y	P	P	P	P	P	P					
Bed and Breakfast	Y	SUP	SUP	SUP	SUP	P	P	P	P			
Clay Bird Shoot	Y	P	P	P	P	P	P					
Farm Technical Demonstrations and Sales	Y	P	P	P	P	P	P					
Farm Technical Tours	Y	SUP	SUP	SUP	SUP	P	P					
Farm Vacations	Y	SUP	SUP	SUP	SUP	P	P					
Fishing/Hunting (Commercial)	Y	P	P	P	P	P	P					
Garden and Nursery Tours	Y	P	P	P	P	P	P					
Historical Exhibit	Y	SUP	SUP	SUP	SUP	P	P					
Horseback Riding (Commercial)	Y	P	P	P	P	P	P					
Hunting, Working Dogs Trials, Training	Y	P	P	P	P	P	P					
On-Farm Sales	Y	P	P	P	P	P	P					

PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-MH
AGRITOURISM / RURAL TOURISM (continued)												
Pick Your Own	Y	P	P	P	P	P	P					
Roadside Market (Multiple Vendors)	Y	SUP	SUP	SUP	SUP	P	P					
Roadside Stand (Individual Vendor)	Y	P	P	P	P	P	P					
Rodeos/Horseshows	Y	SUP	SUP	SUP	SUP	P	P					
Rural Tourism uses including Amateur Mining, Tourist Attractions, Off-Road Motorized Vehicle Riding, and Special Event Venues	Y	See B.7.5	See B.7.5	See B.7.5	See B.7.5	See B.7.5	See B.7.5					
School Tours (occurring over a single day)	Y	SUP	SUP	SUP	SUP	P	P					
School Tours (occurring over multiple days)	Y	SUP	SUP	SUP	SUP	P	P					
Wagon Rides	Y	P	P	P	P	P	P					
Wildlife Viewing and Photography	Y	P	P	P	P	P	P					
Historical Farm Museum or Exhibit	Y	SUP	SUP	SUP	SUP	P	P					
Winery Tastings or Tours, Farm Wineries	Y	SUP	SUP	SUP	SUP	P	P					

### **Sec. B.7.5. Agritourism and rural tourism uses.**

- i. Agritourism uses and facilities. All agritourism uses or facilities shall be in compliance with all state regulations as required for a particular use. Tax certificates shall be applied for, when necessary, prior to submission of a business license.
- ii. Minimum lot area. All uses regulated by this section shall have a minimum lot size of five (5) acres.
- iii. Parking. Areas utilized for vehicular parking shall be de and retain a natural surface, however "Grasscrete" or "Grasspave" parking systems shall be permitted.
- iv. Business License. All agritourism operations are required to have a business license. The application for a business license is filled out and submitted to the Building Inspection and Zoning Department with the required fee as posted in Community Development Department.
- v. Exemptions to Business License Requirement. The requirement for a business license is for agritourism enterprises. Normal and usual farming activities are not required to obtain a business license. These activities include but are not limited to:
  - (a) Selling produce grown on same farm (roadside stand, farmer's market, etc.);
  - (b) Cattle farming;
  - (c) Hay sold from farm where hay was grown; and
  - (d) Raising livestock associated with farming.
- vi. Conservation Use. Any property that wishes to start an agritourism business and has property in Conservation Use should check with the Troup County Property Appraisal Office prior to obtaining a business license. The Property Appraisal Office can let a property owner know if the proposed business will cause a violation of the conservation use covenant. If the Property Appraisal Office is unable to determine if the proposed use is a violation, then the property owner should get a determination from the Troup County Board of Assessors.
- vii. Permits required. The uses regulated in this section are either permitted as-of-right or are permitted by special permit, according to the table of permitted and prohibited uses in sec. B.6.1. Uses that are not listed as Agritourism and Rural Tourism uses in sec. B.6.1 but are similar to such listed uses shall be permitted by the Community Development Director where it is determined that there will be minimal impact to surrounding properties. The Community Development Director shall further decide if the similar use requires a special permit.
- viii. Standards for Approval of Agritourism Uses or Facilities. In addition to the standards of the UDO for reviewing applications, the following criteria shall be utilized when reviewing applications for the uses regulated by this section:
  - (a) The facility or use is approved subject to maintaining a working farm.
  - (b) The use is compatible with existing agricultural uses in the area and does not adversely impact neighboring agricultural operations or unduly disrupt the rural character of the area.
  - (c) The use or facility does not require the extension of urban services (sewer and/or water service).
  - (d) No motorized off-road vehicles shall be used for recreational purposes but may be used as a part of normal farming functions.
- ix. Requirements for Agritourism Uses or Facilities. All agritourism uses or facilities are required to submit the following with the application of a business license:

(g) Site Plan Requirements. All site plans are required to be drawn to scale. An aerial photograph with requirements drawn in may be used if that is the best way for applicant to show the requirements of the site plan. The following are required to be included on the site plan:

North Arrow;

Placement on property for all structures, including existing structures and residential dwellings;

Placement on parcel of all parking spaces to adequately serve the agritourism use or facility;

Placement and type of planting for any and all landscaping planned for the site;

Distance from property line to all structures and parking areas including handicapped accessible parking space or spaces;

Show the nearest County or state highway; and

Show setbacks from any proposed structures and the property line of the parcel where the proposed use or facility will be located.

(h) Floor Plan. The floor plan should show all rooms in the facility, to scale. The floor plan shall include:

The size of each room;

Location of handicapped accessible rest rooms;

Location of handicapped access to building;

Layout of all rooms in the facility; and

Location of any kitchen facilities in the structure.

(i) Narrative Requirements. This required narrative should answer the following questions in detail:

What is the proposed use for the property?

How is the property zoned now?

What is the zoning of adjacent property owners?

What is the nearest County or state highway?

Explain in detail why you want to have this agritourism use or facility and how does it promote education of the public on farming or increase economic development in Troup County?

How many acres of land do you propose to use in this agritourism use or facility?

How will this use of facility protect and preserve rural character of Troup County?

Do you need a tax certificate to engage in this business?

What steps do you plan to take to ensure that you do not adversely impact neighboring farms or residents?

If this narrative is being written for a Rural Tourism use please answer the following in addition to the questions listed in Narrative Requirements:

How is this use or facility going to promote farming and/or tourism?

What is the economic value to the community of this use or facility?

How does this use or facility fit in a rural setting?

x. Rural Tourism.

(a) Must have a business license.

(b) Must submit all requirements of agritourism facilities or uses (site plan, floor plan, narrative).

(c) Any rural tourism use or facility that intends to stay open to the public (concerts, festivals, fairs, conferences, etc.) on a year-round basis requires a special use permit.

(d) Any rural tourism use or facility that does not have a primary agricultural use may be approved by special use permit provided:

(i) The facility or use conforms to a standard agricultural use (syrup making demonstrations, soap making, weaving demonstrations, historical exhibit, etc.); and

- (ii) The facility or use does not diminish the rural character of the surrounding area or adversely impact neighboring farms or properties.
  - (e) Any rural tourism venue that intends to be open for special occasions not open to the public such as family reunions, birthday parties, family reunions, etc. shall be required to obtain a special event permit.
  - (f) The Community Development Director shall review proposed Rural Tourism uses and compare the potential impact of such uses to the Agritourism and Rural Tourism uses listed in the Permitted Use Table. The Community Development Director shall then decide if proposed Agritourism use requires may be permitted administratively or if the use requires a special permit, based on its similarity to the permits required for Agritourism and Rural Tourism uses listed in the Permitted Use Table.
  - (g) Rural tourism uses are prohibited where the applicant is leasing the property from an absentee owner.
- xi. Bed and breakfast, where permitted, shall meet the following additional standards.
- (a) Rooms for rent shall be located in single-family dwelling units.
  - (b) The bed and breakfast must be occupied by the owner as their principle residence.
  - (c) The same rental occupants shall not reside at the bed and breakfast for more than seven (7) consecutive days.
  - (d) No person who is not a resident shall be employed at the bed and breakfast.
  - (e) The exterior appearance of the dwelling unit shall not be altered from its residential character except for safety purposes.
  - (f) The freestanding sign shall be no larger than 16 square feet and not internally lighted.
  - (g) No eating and drinking establishment use shall be permitted. Meals may only be served on the premises and only for guests and employees of the bed and breakfast inn.
  - (h) Rooms shall not be equipped with cooking facilities.



**TROUP COUNTY**  
G E O R G I A

## Rural & Agri-tourism application

Community development  
100 Ridley Ave, Suite 1300  
Lagrange, ga 30241

Phone: (706) 883-1650 Fax: (706) 883-1653  
Email: communitydevelopment@troupcountyga.gov



**TROUP COUNTY**  
G E O R G I A

Case #	Fee Paid \$	Application Date	Receipt#	By:
SU/AGT-	Review: \$500.00			
SU/RRT-	Review: \$500.00			

**Please read the following and attached materials before applying**

**Disclaimer:** A Rural / Agri-tourism Permit does not usurp any applicable covenants, lease agreements, local, state or federal laws or regulations associated with the occupation. Before you apply, please read the list of all pre-approved and prohibited Home Occupations, as well as the regulations for each zoning district where the business is to be located. Home Occupation business License Certificate records are valid only for the approved location and are not transferable to other locations. The information provided must be confirmed by current Property Records maintained by the Troup County Property Appraisal office.

### APPLICANT INFORMATION

Applicant's Name	Mailing Address	City/State/Zip
Phone:	Email:	

### SUBJECT PROPERTY INFORMATION

Assessor Parcel Number	Street Address (street name if no address)	City/Zip	Acres
Property Owner's Name	Mailing Address	City/State/Zip	Phone
Zoning District	Present Use	Have you checked covenants	Yes <input type="checkbox"/> No <input type="checkbox"/>

### Zoning & Use of Adjacent Properties

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### Type of proposed Rural / Agri-Tourism Enterprise (Please check all that apply)

Minimum Impact Uses or Facilities:	Small Scale Uses or Facilities:	Large Scale Uses or Facilities:
<ul style="list-style-type: none"> <li>○ School Tours (single day)</li> </ul>	<ul style="list-style-type: none"> <li>○ Bed &amp; Breakfast (Must meet requirements in the zoning ordinance for bed and breakfast homes)</li> <li>○ Roadside Market (Multiple Vendors)</li> <li>○ School Tours (Multiple Days)</li> </ul>	<ul style="list-style-type: none"> <li>○ Farm Vacations</li> <li>○ Farm Technical Tours</li> <li>○ Historical Farm Museums or Exhibits</li> <li>○ Winery Tasting &amp; Tours</li> <li>○ Rodeos / Horseshows</li> <li>○ Rural Tourism: Amateur Mining, Tourist attractions, Off-roading Motorized Vehicle Riding, and Special Event Venues</li> <li>○ School Tours (Multiple days)</li> </ul>

**Other (please elaborate):**

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<input type="checkbox"/> Year-round	Event: <input type="checkbox"/> Single or <input type="checkbox"/> Periodic	<input type="checkbox"/> Seasonal
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## Size of existing farm (acres)

Is the farm currently in operation?

Will there be any permanent farm structures constructed as part of this proposal?

Will the Enterprise be operated by the farm owner, his/her immediate family?

Will there be any additional full-time employees to assist in the Rural / Agri-tourism enterprise?

## Checklist

All legal requirements are met and all necessary licenses and permits have been obtained [Attach copies of all licenses and permits]

- ☐ Business hours are posted and adhered to
- ☐ Sanitary facilities are provided
- ☐ Access road or driveway is safe and well maintained
- ☐ Safe, adequate off-street parking is provided for customers
- ☐ Adequate screening/buffering is provided.

Floor Plan - Sec. B.7.5.(g) – page 8

**Narrative Requirements- use additional sheets if necessary**

- What is the proposed use for the property?

- What is the proposed use for the property?
- How is the property zoned now?
- What is the zoning of adjacent property owners?
- What is the nearest county or state highway?
- Explain in detail why you want to have this rural / agritourism use or facility and how does it promote education of the public on farming or increase economic development in Troup County?



- 
- How many acres of land do you propose to use in this rural / agritourism use or facility? How will this use of facility protect and preserve rural character of Troup County?
- 
- Do you need a tax certificate to engage in this business?
- What steps do you plan to take to ensure that you do not adversely impact neighboring farms or residents?
- 
- 
- How is this use or facility going to promote farming and or tourism?
- 
- What is the economic value to the community of this use or facility?
- 
- How does this use or facility fit in a rural setting?
- 
- Describe business hours.
- Describe sanitary facilities by type and location.

**Additional Notes:****Applicant's Signature:****Date:*****Office Use Only Below***

<b>Application</b>	Correct Use Requested? <input type="checkbox"/> Yes <input type="checkbox"/> No Site Plan provided? <input type="checkbox"/> Yes <input type="checkbox"/> No	Taken / Reviewed by		Date
<b>BOZAPC</b>	Date:	Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny:	Vote of:	
<b>BOC</b>	Date:	Decision: <input type="checkbox"/> Approve <input type="checkbox"/> Deny:	Vote of:	
<b>CHAIRMAN</b>	Name	Signature		Date
<b>Conditions</b>				