



Mill Redevelopment Zoning District

 Bibb City | Columbus, GA

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01

Background Information



A. Purpose and Intent

The purpose of Section 2.5.18 - Mill Redevelopment Zoning District (MRZD), is to encourage the new and desirable investment and protect the investments of existing property owners and property values in the Mill District.

Key Goals and Outcomes

Preserve the unique architectural and cultural character of Bibb City's historic mill era.

Promote adaptive reuse of existing mill buildings for mixed-use development including residential, commercial, employment, and civic uses.

Encourage infill development that complements historic structures in scale, massing, and materials.

Support walkability, connectivity to the Chattahoochee River and regional trail systems, and integration with surrounding neighborhoods.

Provide regulatory flexibility to attract private reinvestment while maintaining design standards consistent with the historic fabric of Bibb City.

Develop incentives (which may include more flexible zoning options, increased density allowances, increased maximum building height, enhanced parking factors, etc.) that will increase the overall market attractiveness of the properties in the District.

B. MRZD District Boundary

The Mill Redevelopment Zoning District (MRZD) is hereby established as a zoning district. The district is bounded on the map entitled "Mill Redevelopment Zoning District," incorporated by reference in the Zoning Bylaw and on file with the City Clerk and Building Inspector.

C. Applicability

A. The MRZD applies to all new construction, redevelopment, additions exceeding 25% of existing floor area, exterior façade changes, subdivision plats, and changes of use requiring site plan approval.

B. Existing lawful uses and structures may continue; however, any expansions or modifications shall comply with the zoning district standards.



Site Boundary Map

D. Land Use & Zoning

The Bibb City Mill District reflects a long history of industrial activity, worker housing, and incremental reinvestment shaped by the legacy of the former Bibb Manufacturing Company. Existing land uses within the district today include a mix of historic mill buildings, smaller-scale industrial and warehouse spaces, mill village residential blocks, and public or semi-public uses such as churches, small civic buildings, and open spaces connected to the riverfront. While large portions of the original mill complex have been adaptively reused or remain structurally intact, many surrounding parcels exhibit transitional or underutilized uses, including surface parking, storage areas, vacant structures, and light industrial operations.

Zoning within and around the district is a patchwork of residential, commercial, and industrial classifications, reflecting the piecemeal evolution of the area following the closure of the mill. The underlying zoning districts—ranging from single-family residential to neighborhood commercial, general commercial, and light industrial—often do not align with the historic development pattern or desired future vision for a walkable, mixed-use mill redevelopment district. As a result, many parcels within the area are either legal nonconformities or experience zoning constraints that inhibit adaptive reuse, infill development, and reinvestment consistent with the mill character.

The proposed Mill Redevelopment Zoning District (MRZD) is intended to resolve these inconsistencies by providing a unified regulatory framework that prioritizes adaptive reuse, context-sensitive infill, and compatible new development, while preserving the historic village scale and improving connectivity to the riverfront and adjacent neighborhoods.



Zoning Map

E. Building Typologies & Character

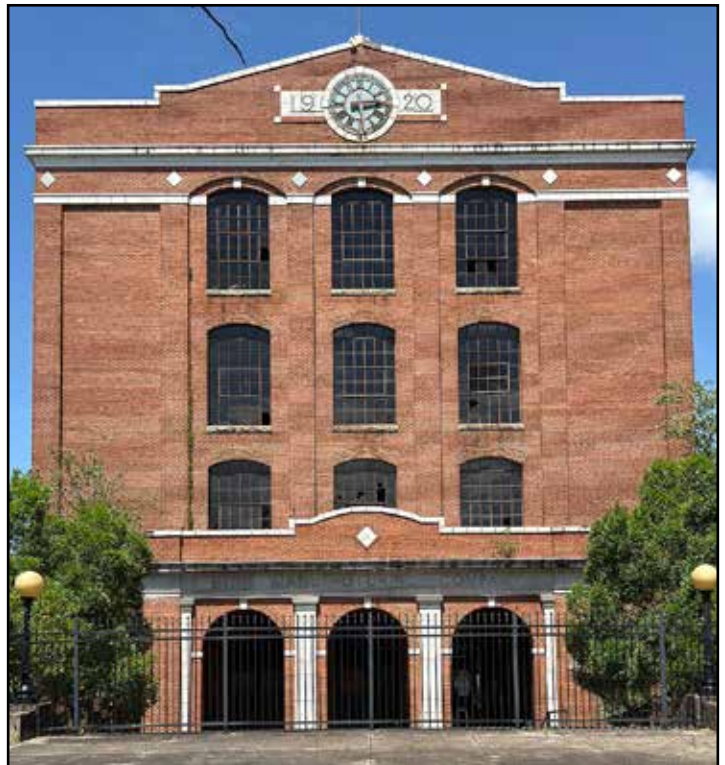
The Bibb City Mill District is defined by a distinctive blend of industrial heritage and mill village fabric. At its center is the historic Bibb Manufacturing Company complex—large-scale brick mill buildings with long linear forms, tall multi-pane windows, and steel or heavy-timber structure. These buildings establish the district’s industrial character and remain its most visually prominent elements.

Surrounding the mill, the historic mill village features compact residential blocks of modest single-family and duplex homes built for mill workers. These houses—typically one or two stories, with simple rooflines, front porches or stoops, and small lots—create a walkable, human-scale pattern that contrasts with the larger mill structures.

Along key corridors, small historic storefronts and commercial buildings contribute to the district’s original mixed-use character. Their shallow setbacks, large display windows, and brick façades support pedestrian activity and reinforce the traditional village center.

Across the district, supporting buildings such as warehouses, utility structures, and workshops add to the industrial texture. While some buildings show deterioration, many retain original materials and forms that lend themselves well to adaptive reuse.

Overall, the Mill District’s character is defined by the interplay between substantial brick industrial buildings, modest worker housing, and small commercial structures. This mix provides a strong foundation for redevelopment and offers clear cues for compatible new construction and preservation-minded reuse.



Existing Structures within the District

02

Distinct Standards





F. Dimensional & Bulk Standards

Dimensional standards for the MRZD are as follows:

Adaptive Reuse/Additions ¹	
Minimum lot area	None
Maximum Building Height ²	Existing height may be maintained; additions up to 150 ft. allowed with design review
Setbacks	Use setbacks for New Construction, or maintain existing building footprints
Lot Coverage	Existing lot coverage permitted, or up to 90% whichever is greater
Floor Area Ratio	N/A

- 1 Renovations of 25% or more of existing structure shall use these standards.
- 2 Height is measured from average grade to top of eave.

New Construction		
Minimum lot area	SF Detached	4,000 Sq. Ft. (2,000) ¹
	All Other Uses	No Minimum
Maximum Building Height	SF Detached	50 ft.
	Multifamily + Townhomes	150 ft.
	Nonresidential	150 ft.
	Mixed Use	150 ft.
Front Setbacks	2nd. Ave	0-10 ft. Build to Zone
	All other streets	0-15 ft. Build to Zone
Side Setbacks	SF Detached	10 ft.
	Multifamily	10 ft.
	Nonresidential	0/15 ft. ²
	Mixed Use	0/15 ft. ²
Rear Setbacks	SF Detached	10 ft.
	Multifamily	10 ft.
	Nonresidential	0 ft.
	Mixed Use	0 ft.
Lot Coverage	Max 90%	
Floor Area Ratio	N/A	

- 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.
- 2 15 feet when abutting a residential zoning district.

Parking Requirements

Multifamily	0.75 spaces per bedroom; 1 space for leasing office; 1 guest space per 25 units
Townhome/SF Attached	1.5 spaces per unit
All other uses	Per UDO Requirements

G. Land Use Regulations

This land use chart outlines the uses allowed within the Mill Redevelopment Zoning District (MRZD) to support adaptive reuse, compatible infill, and preservation of the historic mill character. Each use is designated as permitted (P), special exception (SE), or not permitted (NP) based on its consistency with the district's design intent and development goals.

Mill Redevelopment District Land Use Table			
Use	P	SE	NP
Residential Uses			
Dormitory / Fraternity / Sorority		•	
Accessory Dwelling Unit (ADU)		•	
Guest Cottage		•	
Employee Residence	•		
Security Quarters	•		
Groom's Quarters			•
Single-Family Detached	•		
Duplex	•		
Townhouse	•		
Zero-Lot Line Home	•		
Multifamily (General)	•		
Loft Dwelling	•		
Condominium	•		
Second-Floor Dwelling	•		
Short-Term Rental Unit		•	
Foster Care Home	•		
Group Foster Home		•	
Civic & Public			
Assembly Hall	•		
Cemetery / Mausoleum		•	
Club or Lodge (Membership)	•		
Club or Lodge (Nonprofit)	•		
Cultural Facility	•		
Convent / Monastery / Seminary		•	
Hospice	•		
Hospital	•		
Place of Worship (<250 seats)		•	
Place of Worship (>250 seats)		•	
Public Uses	•		
School – Public / Private		•	
School – Vocational		•	
University or College	•		
Shelter – Homeless			•
Shelter – Temporary		•	

Mill Redevelopment District Land Use Table

Use	P	SE	NP
Commercial & Personal Services			
Artisans / Maker Studios	•		
Arts & Crafts Sales	•		
Ambulance Service		•	
Auto/Truck Repair (Major)			•
Auto/Truck Repair (Minor)			•
Auto/Truck Sales			•
Auto/Truck Service Station			•
Banks / Financial Institutions	•		
Banquet Facility	•		
Bars & Lounges	•		
Bed & Breakfast (Homestay)	•		
Bed & Breakfast Inn	•		
Boarding / Rooming House		•	
Boat / Trailer / Marine Sales			•
Building & Construction Office	•		
Building Supplies (Retail)	•		
Check Cashing Office			•
Clinic – Medical or Dental	•		
Veterinary Clinic	•		
Consignment Shop	•		
Convalescent / Nursing Facility	•		
Convenience Store (No Gas)	•		
Convenience Store (With Gas)	•		
Cryptocurrency / Data Processing		•	
Day Care – Type I	•		
Day Care – Type II	•		
Day Care – Type III	•		
Dry Cleaning			•
Dry Cleaning Station	•		
Emergency Care Clinic	•		
Employment Agency	•		
Equipment Sales / Rental			•
Extermination Services	•		
Farm Equipment Sales			•
Film / Video Studio	•		
Flea Market	•		
Fruit & Vegetable Market	•		
Fuel Station	•		

Mill Redevelopment District Land Use Table

Use	P	SE	NP
Funeral Home	•		
Furniture Sales	•		
Gift / Antique Shop	•		
Greenhouse / Nursery (Retail)	•		
Grocery Store	•		
Health & Fitness Facility	•		
Hotel / Motel / Inn	•		
Kennel – Private		•	
Kennel – Boarding / Breeding		•	
Laboratory – Medical	•		
Laundry – Coin	•		
Lawnmower Service		•	
Mail & Packing Store	•		
Manufactured/Mobile Home Sales	•		
Massage Therapy	•		
Medical Cannabis Dispensary			•
Microbrewery	•		
Microdistillery	•		
Nursery & Garden Supply	•		
Nursery – Wholesale	•		
Office – General	•		
Office – Medical	•		
Office – Veterinary	•		
Outdoor Café (Private)	•		
Outdoor Café (Public)	•		
Package / Liquor Store			•
Paint / Glass / Wallpaper Store	•		
Parking Garage	•		
Parking Lot	•		
Pawn Shop			•
Personal Services	•		
Pet Day Care	•		
Pharmacy	•		
Print Shop	•		
Private Dog Park	•		
Recording Studio	•		
Recreational Vehicle Park			•
Repair Services – General	•		
Repair Services – Limited	•		

Mill Redevelopment District Land Use Table

Use	P	SE	NP
Restaurant – General	•		
Restaurant – Accessory	•		
Restaurant – Specialty	•		
Restaurant – Take-Out	•		
Retail Sales – General	•		
Tattoo / Body Piercing Shop	•		
Taxidermy	•		
TV / Radio Studio	•		
Transitional Housing – Type I		•	
Transitional Housing – Type II		•	
Transient Lodging			•
Upholstery Shop	•		
Used Merchandise Shop	•		
Video Game / Amusement Parlor	•		
Video Sales & Rental	•		
Wedding Chapel	•		
Recreation & Entertainment			
Amusement – Indoor		•	
Amusement – Outdoor		•	
Amusement Park		•	
Golf Course		•	
Recreation Center – Private		•	
Recreational Establishment		•	
Shooting Range – Indoor			•
Shooting Range – Outdoor			•
Tennis Center / Club	•		
Theater – Indoor	•		
Theater – Outdoor		•	
Drive-in Theater			•
Agricultural			
Agriculture – Limited		•	
Apiculture		•	
Chipmill			•
Equestrian – Commercial			•
Equestrian – Private			•
Forestry			•
Groves / Orchards		•	
Greenhouse / Nursery (Wholesale)		•	
Produce Stand	•		

Mill Redevelopment District Land Use Table

Use	P	SE	NP
Manufacturing / Industrial			
Auto/Truck Storage Facility			•
Beverage Production		•	
Building Supplies – Wholesale			•
Bulk Storage – Flammable			•
Bulk Storage – Nonflammable			•
Cold Storage / Distribution		•	
Computer Assembly			•
Concrete / Asphalt Plant			•
Contractor's Storage Yard			•
Dispatch Agency		•	
Distribution & Warehousing			•
Dry Cleaning Plant			•
Equipment Storage – Outdoor			•
Parcel Delivery Facility			•
Food Processing		•	
Furniture Repair		•	
Hazardous Waste Disposal			•
Indoor Cannabis Grow		•	
Junk / Salvage Yard			•
Manufacturing – Heavy			•
Manufacturing – Light		•	
Moving & Storage Facility			•
Sign Fabrication		•	
Publishing / Printing Plant		•	
Recycling Collection Box		•	
Recycling Collection Center			•
Self-Service Storage	•		
Tire Retreading			•
Towing Service			•
Warehousing – General			•
Wholesale – General			•
Communications / Utilities			
Airport			•
Bus/Rail Passenger Station		•	
Helipad (Accessory)		•	
Heliport			•

Mill Redevelopment District Land Use Table			
Use	P	SE	NP
Mining & Extraction			•
Railroad Yard			•
Sanitary Landfill			•
Telecommunications Exchange	•		
Telecommunications Tower		•	
Freight / Truck Terminal			•
Utility – Major	•		
Utility – Minor	•		
Wireless Communications Facility		•	
Accessory / Temporary			
Accessory Uses	•		
Temporary Building / Structure	•		
Temporary Use / Special Event	•		

H. Nonconforming Uses

- Existing lawful uses and structures that do not conform may continue. Adaptive reuse, expansion, or reconstruction shall bring the property into closer conformity with district intent where feasible.