

ARTICLE 10 NONRESIDENTIAL ZONING DISTRICTS

Sec. 10.1. O-P, Office-Professional District. Sec. 10.2. INST, Institutional District. Sec. 10.3. NS, Neighborhood Shopping District. Sec. 10.4. HB, Highway Business District. Sec. 10.5. CBD, Central Business District. Sec. 10.6. M-I, Manufacturing, and Industrial District. Sec. 10.7 AG, Agricultural/Rural District

Sec. 10.1. O-P, Office-Professional District.

(a) Purpose and Description. This zoning district is intended to encourage and provide suitable areas for professional, medical, research, and scientific functions, general offices, and certain related activities. This district is intended to apply to single-function office buildings and planned office parks and planned office complexes. In some cases, the O-P district may be appropriate as a transition between a commercial zoning district and a single-family or multi-family residential zoning district.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts."

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, "Dimensional Requirements in Nonresidential Zoning Districts."

Sec. 10.2. INST, Institutional District.

(a) Purpose and Description. This zoning district is intended to encourage and provide suitable areas for institutional campuses including the Tift College campus and large churches.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts."

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, "Dimensional Requirements in Nonresidential Zoning Districts."

Table 10.1

Permitted and Conditional Use in Nonresidential Zoning Districts

(P = Permitted Used C = Conditional Use X = Prohibited)

a

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Accessory building, structure, or use	P	P	P	P	P	P	P
Accessory dwelling unit	X	X	X	X	X	X	P
Adaptive reuse of a detached single-family dwelling for a personal service establishment or enclosed retail establishment	C	C	P	P	P	X	C
Adult business (see Adult Entertainment of Code of Ordinances)	X	X	X	X	X	C	X
Adult Day Program	P	P	P	P	X	X	X
Agriculture, forestry, livestock, and poultry production	X	X	X	X	X	C	P
Agricultural processing and agriculturally oriented businesses	X	X	X	X	X	C	P

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Agricultural products, sale of, including temporary stands (not to include the slaughter or processing of meat animals)	X	X	P	C	P	X	P
Aircraft landing area	X	C	X	X	X	C	C
Animal hospital or veterinary clinic	P	P	P	C	C	P	C
Animal rendering, slaughtering, and recycling plant	X	X	X	X	X	X	C
Animal shelter	X	C	X	X	X	C	C
Apparel manufacturing	X	X	X	X	X	P	X
Art Gallery	P	P	P	P	P	X	X
Asphalt plant	X	X	X	X	X	X	X
Auction house (enclosed)	X	X	X	C	C	C	C
Auction yard (unenclosed)	X	X	X	X	X	C	C
Automated teller machines {accessory use}	P	P	P	P	P	P	C
Automobile sales and service establishment	X	X	X	P	X	X	X
Automobile sales without service	X	X	X	X	X	X	X
Automobile service establishment without sales	X	X	X	P	X	X	X
Bank or financial institution	P	P	P	P	P	X	X
Batching plant	X	X	X	X	X	C	X
Bed and breakfast inn	P	P	P	P	P	X	C
Big box commercial building	X	X	X	P	X	C	X
Borrow site	X	C	X	C	X	P	X
Botanical garden	X	P	X	P	X	X	P
Bottling or canning plant	X	X	X	X	X	P	X
Brewery, distillery, or winery (including tasting rooms)	X	X	X	C	C	P	C
Broadcasting studio	P	P	X	P	C	P	X
Building material sales	X	X	X	P	X	P	X
Building sales establishment	X	X	X	C	X	C	X
Bulk storage	X	X	X	X	X	P	X
Business service establishment, not exceeding 2,500 square feet of gross floor area	C	C	P	P	P	P	C
Business service establishment, more than 2,500 square feet of gross floor area	C	C	C	P	P	P	C

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Camp or campground	X	C	X	X	X	X	C
Car wash	X	X	P	P	X	P	X
Caretaker's residence (3-acre minimum)	X	C	X	X	C	X	P
Carnival	X	X	X	C	X	P	C
Cemetery or mausoleum	X	P	X	X	X	P	C
Church, temple, synagogue, or place of worship, including cemetery as an accessory use	P	P	C	X	P	X	P
Clinic	P	P	X	C	P	X	C
Club or lodge, nonprofit, sponsored by a civic or similar organization	P	P	C	C	P	X	P
Club or lodge, private	C	C	X	C	P	X	P
Club (public or private): golf, swimming, tennis, country clubs, community clubs, hunting and fishing clubs, athletic fields, parks, and other similar recreation areas, excluding commercial outdoor recreation facilities.	C	C	X	P	P	X	C
Cold storage plant or frozen food locker	X	X	X	X	X	P	X
Co-generation facility	X	X	X	X	X	C	X
College or university	C	P	X	C	P	C	C
Commercial recreational facility, indoor	X	X	C	P	C	C	C
Commercial recreational facility, outdoor	X	X	X	C	C	C	C
Communication tower and antenna, not closer than 300 feet to the property line	C	C	X	C	X	C	C
Community recreation area	P	P	C	C	P	P	P
Composting facility	X	X	X	X	X	C	C
Conservation areas and passive recreational facilities	P	P	C	C	P	P	P
Construction field office and/or yard (temporary use)	P	P	P	P	P	P	P
Continuing care retirement community	C	P	X	C	P	X	X
Contractor's establishment	X	X	X	P	X	P	X
Convenience stores with or without gasoline pumps	X	X	C	P	C	P	C
Cottage industry	P	P	P	P	P	P	P
Crematorium	X	C	X	X	X	P	X
Crisis center	C	P	X	X	X	P	X

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Custom order shop	C	X	P	P	P	P	C
Data Center	X	C	X	C	X	C	C
Daycare center serving 18 persons or more	X	P	P	C	C	X	C
Distribution center, including truck terminals	X	X	X	C	X	P	X
Dressmaking and tailoring shops	X	X	P	P	P	X	X
Dry cleaning facility or plant	X	X	C	C	X	P	X
Dwelling, single-family detached, fee-simple	P	P	X	X	C	X	P
Dwelling, single-family detached, condominium	P	P	X	X	C	X	P
Dwelling, multi-family	X	X	X	X	X	X	X
Dwelling, two-family (duplex)	C	C	X	X	X	X	X
Dwelling, located within a building containing a nonresidential principal use	P	P	C	P	P	X	C
Explosives storage	X	X	X	X	X	C	X
Exterminating and pest control business or disinfecting service	C	X	C	P	C	P	X
Extraction and removal of sand, gravel, topsoil, clay, dirt, precious metals, gems, and minerals	X	X	X	X	X	C	X
Fairgrounds	X	C	X	C	X	P	C
Farm and garden supply stores	X	X	P	P	P	X	P
Finance, insurance, and real estate establishment, 2,500 square feet or less of gross floor area per establishment	P	P	P	P	P	P	X
Finance, insurance, and real estate establishment, more than 2,500 square feet of gross floor area per establishment	C	C	C	P	P	P	X
Firearm sale and repair shops	X	X	X	C	X	C	X
Food processing plant	X	X	X	X	X	C	X
Fuel oil distributor	X	X	X	X	X	P	X
Funeral home or mortuary	P	P	X	C	X	P	X
Gas tank sales	X	X	X	P	X	P	X
Garage or yard sales	X	X	X	X	X	X	X
Greenhouse (commercial)	X	X	X	C	X	X	P
Grocery, fruit and vegetable stores, meat markets, delicatessens, and catering stores	X	X	C	C	C	X	C
Group home	C	P	X	X	C	X	X

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Guesthouse, no more than 1,000 sq. ft. of heated space behind or on the side of the main building	X	X	X	X	X	X	P
Hardware stores, 3,000 sq. ft. or more	X	X	X	P	X	X	C
Hazardous waste receiving, handling, and/or disposal facility, or volatile organic liquid handling and storage	X	X	X	X	X	C	X
Health spa	X	X	C	P	P	X	X
Home Occupation <u>Permitted home occupations:</u> <ul style="list-style-type: none"> • Architectural services • Art Studio • Consulting services • Direct sale product distribution, provided there is no production on-premises • Drafting and graphic services • Dressmaking, sewing, tailoring, contract sewing • Engineering office • Home office • Interior design office • Real estate appraiser office • Writing, resume services, computer programming • Any business that is conducted solely on the Internet • Photography studio (no more than one client at a time for onsite models) • Catering and food preparation 	P	P	X	X	X	X	P
Hospital	C	P	X	P	P	C	C
Incinerator	X	X	X	X	X	C	X
Institutional residential living and care facility, serving no more than 17 persons	P	P	X	X	C	X	X
Institutional residential living and care facility, serving 18 persons or more	C	P	X	P	C	X	C
Junk/salvage yard	X	X	X	X	X	C	X
Kennel	X	X	X	X	C	C	C
Laboratory	P	P	X	P	X	P	C
Landfill (sanitary, construction/demolition, inert waste)	X	X	X	X	X	C	C
Landscaping Company	X	X	C	P	C	P	C
Library	C	P	X	X	X	X	P
Live/work unit	C	X	C	C	P	P	C
Locksmith	X	X	C	P	P	X	X
Lodging service (hotel, motel, motor hotel, inn)	X	C	X	P	P	X	C
Logging yard	X	X	X	X	X	P	P

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Lumberyard	X	X	X	P	X	P	C
Machine shop	X	X	X	P	X	P	X
Manufactured home (accessory or service use)	X	X	X	X	X	X	P
Manufactured home park	X	X	X	X	X	X	X
Manufacturing, ceramics	X	X	X	X	X	P	X
Manufacturing, cosmetics, or toiletries	X	X	X	X	X	P	X
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire paper, and flat wood paneling	X	X	X	X	X	P	X
Manufacturing, electronics, camera, or photographic or communication equipment	X	X	X	X	X	P	X
Manufacturing, instrument assembly	X	X	X	X	X	P	X
Manufacturing, metal products	X	X	X	X	X	P	X
Manufacturing, pharmaceuticals, and medical supplies	X	X	X	X	X	P	X
Manufacturing, textiles	X	X	X	X	X	P	X
Manufacturing, wood products	X	X	X	X	X	P	X
Manufacturing, processing, and assembling, within buildings, not otherwise specified	X	X	X	X	X	P	X
Marina	X	C	X	X	X	X	X
Materials recovery facility	X	X	X	X	X	C	X
Micro-brewery	X	X	C	C	P	P	C
Mixed-use building or development	C	X	C	C	P	X	X
Modular home (accessory or service use)	P	P	X	X	X	X	P
Movie Theater (including drive-in and community theaters)	X	X	X	P	P	C	C
Museum	P	P	P	P	P	P	C
Non-domesticated (e.g., exotic) animals	X	X	X	X	X	X	C
Office	P	P	P	P	P	P	C
Office-warehouse	X	X	X	C	X	P	X
Open air business	X	X	X	P	X	C	C
Open storage yard (principal use)	X	X	X	C	X	P	C
Parking deck or structures, on-site or off-site	C	C	C	C	C	C	X
Parking lot, off-site (non-commercial vehicles)	P	P	P	C	C	P	X

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Parking lot, off-site (commercial vehicles)	X	C	X	X	X	P	X
Personal service establishment, multiple stalls	C	C	P	P	P	P	C
Personal service establishment, single stall	C	C	P	P	P	P	P
Petroleum bulk storage site	X	X	X	X	X	P	X
Plant nurseries	X	X	P	X	C	X	P
Pools	X	X	X	X	X	X	P
Poultry production	X	X	X	X	X	P	P
Power plant, private	X	X	X	X	X	C	X
Produce or farmer's markets	X	X	P	C	P	X	P
Public or semi-public use	P	P	P	P	P	P	P
Railyard	X	C	X	X	X	P	X
Railroad freight terminal	X	C	X	X	X	P	X
Recreational vehicle park	X	X	X	X	X	X	C
Recovered materials processing facility	X	X	X	X	X	C	X
Recycling center	X	X	X	X	X	C	C
Residential childcare facilities	X	X	X	X	X	X	P
Restaurant, excluding drive-ins or drive-through facilities and fast-food restaurants as defined, excluding bars	X	X	P	P	P	X	C
Restaurant, excluding drive-ins or drive-through facilities and fast-food restaurants as defined, including bars	X	X	X	P	P	X	X
Restaurant, including drive-ins or drive-through facilities and fast-food restaurants as defined	X	X	X	P	C	X	X
Retail trade establishment, enclosed	C	X	P	P	P	P	X
Retreat center	P	P	X	C	P	X	C
Riding academy or equestrian center	X	X	X	X	X	C	P
Rooming or boarding house	C	X	X	C	C	X	C
Sawmill	X	X	X	X	X	P	C
School for the arts	P	P	P	P	P	P	P
School, private, elementary, middle, or high	P	P	P	P	P	P	P
School, public	P	P	P	P	P	P	P
School, professional	P	P	P	P	P	P	P
School, Special	P	P	P	P	P	P	P
School, trade	C	C	X	P	C	P	P

Use	O-P	INST	NS	HB	CBD	M-I	AGR
Self-service storage facility (mini-warehouse)	X	X	X	C	C	P	X
Service and fuel-filling station	X	X	X	P	C	P	X
Slaughterhouse	X	X	X	X	X	C	C
Solar energy farms	X	X	X	X	X	C	C
Solid waste handling	X	X	X	X	X	C	X
Solid waste transfer facility	X	X	X	X	X	C	C
Showroom	X	X	C	C	C	P	X
Special event facility	P	P	C	C	P	X	C
Taxicab and limousine service	X	X	X	P	C	P	X
Temporary use approved by the Zoning Administrator	P	P	P	P	P	P	P
Tennis, basketball, pickleball, baseball, football, or any other recreational courts or fields	X	P	P	X	C	C	P
Therapeutic camp	X	C	X	X	X	X	C
Tow service	X	X	X	C	X	P	C
Truck stop or truck terminal	X	X	X	X	X	P	X
Utility company	P	P	C	P	C	P	C
Utility company substation	P	P	P	P	C	P	C
Vehicle emission testing facility	X	X	X	P	X	P	X
Warehouse or storage building	X	X	X	C	C	P	P
Water plant or wastewater treatment facility	X	P	X	X	X	C	C
Wholesale trade establishment	X	X	X	C	C	P	X
Wireless telecommunications equipment	X	C	X	C	X	C	X
Wireless telecommunications facility	X	C	X	C	X	C	X
Wrecked motor vehicle compound	X	X	X	X	X	C	C

Table 10.2
Dimensional Requirements for Nonresidential Zoning Districts

Dimensional Requirement (measurement unit)	O-P	INST	NS	HB	CBD	M-I	AGR
Maximum height (feet)	35	45	35	45	45	75	75
Maximum height (number of stories)	3	3	3	3	3	4	3
Maximum density (units per acre)	3	3	3	12	6	N/A	2
Minimum lot size for detached single-family dwelling (square feet)	10,000	10,000	N/A	N/A	5,000	N/A	130,680
Minimum lot size for other uses (square feet)	10,000	None	None	None	None	None	130,680
Minimum lot width (feet)	75	75	90	None	50	100	200
Minimum heated floor area per dwelling unit (square feet)	1,200	1,200	1,200	700	700	700	2,000
Minimum front yard setback (feet)	25	40	25	25	None	40	75
Minimum side setback, interior lot line (feet)	10	40	10	25	None	40	20
Minimum side setback, corner lot (feet)	15	40	15	15	None	40	75
Minimum rear setback (feet)	20	40	20	25	None	40	75
Minimum setback abutting an R-1, R-2, R-3, RM, TND, or PUD district (feet)	25	50	40	60	None	60	40
Minimum width of natural buffer abutting an R-1, R-2, R-3, RM, TND, or PUD district (feet)	15	40	30	60	None	60	30
Minimum landscape strip required along right-of-ways for any nonresidential or multi-family use (width in feet)	10	25	10	10	None	20	10
Minimum landscape strip required alongside property lines for any nonresidential or multi-family use (width in feet)	5	15	5	None	None	None	15
Maximum Floor-Area Ratio	0.34	0.34	0.34	0.60	0.85	.60	.25
Maximum lot coverage (percent)	35	40	45	45	None	None	25
Minimum landscaped open space (percent)	25	20	15	15	None	10	35

Sec. 10.3. NS, Neighborhood Shopping District.

(a) Purpose and Description. This zoning district is intended to provide areas for limited, small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to a regional market. This district provides for attractive, non-auto-related neighborhood businesses and services, with distinctive architectural features and a scale compatible with pedestrians and connected to adjacent residential neighborhoods. Uses within neighborhood commercial districts generally occur within enclosed buildings with no outside storage and limited outdoor display of goods and merchandise. Pedestrian accessibility is promoted via sidewalks connected to nearby neighborhoods but uses are mostly reliant on the automobile for access. Nonetheless, buildings and developments are

scaled to be compatible with and promote pedestrian activity. Entrances, frontages, and building façades are softened with landscaping and low-lying identification signs.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.” Auto-related, highway-oriented commercial uses are not permitted. With the exception of convenience stores with gasoline pumps, neighborhood commercial districts are not intended to permit or accommodate automotive uses or other types of more intensive highway business activities, or those uses that generate excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts which would detract from the desirability of adjacent properties for residential use.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, “Dimensional Requirements in Nonresidential Zoning Districts.” Business establishments do not exceed 25,000 square feet in any one tenant space, to keep the bulk and intensity in scale with the needs of adjacent neighborhoods. Open space is limited to suburban plazas or small open spaces. A two-story height limit is imposed.

Sec. 10.4. HB, Highway Business District.

(a) Purpose and Description. This zoning district is intended to provide for a wide variety of highway commercial uses that cater to automobile traffic.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.” The intended uses in this zoning district are primarily for commercial, retail, and food service industries, which covers a wide variety of uses geared toward higher vehicle traffic; to exclude, however, industrial, single-family, detached, or manufactured homes. This zoning district is the proper place for big-box retail, shopping centers, travel lodging, and auto-related uses.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, “Dimensional Requirements in Nonresidential Zoning Districts.”

Sec. 10.5. CBD, Central Business District.

(a) Purpose and Description. This zoning district is intended to correspond with the city’s downtown core. It is characterized by a grid block pattern with buildings having no (or little) setback from the public right-of-way. Developments are built to a pedestrian-friendly scale (i.e., “Main Street Commercial”).

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.”

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, “Dimensional Requirements in Nonresidential Zoning Districts.”

Sec. 10.6. M-I, Manufacturing, and Industrial District.

(a) Purpose and Description. This zoning district is intended for the concentration of industrial and manufacturing employment and job activity, contributing heavily to the economic base of the city.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts." Light and heavy industries are the primary permitted uses.

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, "Dimensional Requirements in Nonresidential Zoning Districts."

Sec. 10.7. AGR, Agricultural/Rural District.

(a) Purpose and Description. This zoning district is intended for property used primarily for the cultivation of crops, dairying, or the raising of livestock or a vacant property zoned for such purpose. This district also includes rural residential and selected commercial uses.

(b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 10.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts."

(c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 10.2, "Dimensional Requirements in Nonresidential Zoning Districts."