

**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. 10.1. 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 to 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."

**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 widest possible range of uses is contemplated in this zoning district, except for industry and single-family, detached or manufactured homes. This zoning district is the proper place for big box retail, shopping centers, 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."

**Table 10.1  
Permitted and Conditional Uses in Nonresidential Zoning Districts  
(P = Permitted Use C = Conditional Use X = Prohibited)**

<b>Use</b>	<b>O-P</b>	<b>INST</b>	<b>NS</b>	<b>HB</b>	<b>CBD</b>	<b>M-I</b>
Accessory building, structure, or use	P	P	P	P	P	P
Adaptive reuse of a detached single-family dwelling for a personal service establishment or enclosed retail establishment	C	C	P	P	P	X
Adult business (see Adult Entertainment of Code of Ordinances)	X	X	X	X	X	P
Agricultural processing	X	X	X	X	X	C
Aircraft landing area	X	C	X	X	X	C
Animal hospital or veterinary clinic	P	P	P	P	X	X
Animal rendering, slaughtering, and recycling plant	X	X	X	X	X	X
Animal shelter	X	P	X	P	X	P
Apparel manufacturing	X	X	X	X	X	P
Art gallery	P	P	P	P	P	X
Asphalt plant	X	X	X	X	X	X
Auction house (enclosed)	X	X	X	P	P	P
Auction yard (unenclosed)	X	X	X	X	X	P
Automated teller machines (accessory use)	P	P	P	P	P	P
Automobile sales and service establishment	X	X	X	P	X	X
Automobile sales without service	X	X	X	P	X	X
Automobile service establishment without sales	X	X	X	P	X	X
Bank or financial institution	P	P	P	P	P	X
Batching plant	X	X	X	X	X	C
Bed and breakfast inn	P	P	P	P	P	X
Big box commercial building	X	X	X	P	X	C
Borrow site	X	C	X	C	X	P
Botanical garden	P	P	P	P	X	X
Bottling or canning plant	X	X	X	X	X	P
Brewery or distillery	X	X	X	X	X	P
Broadcasting studio	P	P	X	P	X	P
Building material sales	X	X	X	P	X	P
Building sales establishment	X	X	X	X	X	X
Bulk storage	X	X	X	X	X	P
Business service establishment, not exceeding 2,500 square feet of gross floor area	C	C	P	P	P	P
Business service establishment, more than 2,500 square feet of gross floor area	X	X	X	P	P	P
Camp or campground	X	C	X	C	X	X
Car wash	X	X	X	P	X	P
Caretaker's residence	X	C	X	C	C	P
Carnival	X	X	X	P	X	P
Cemetery or mausoleum	X	P	X	P	X	P
Church, temple, synagogue, or place of worship, including cemetery as accessory use	P	P	P	P	P	C
Clinic	P	P	C	P	P	X
Club or lodge, nonprofit, sponsored by a civic or similar organization	P	P	C	P	P	P
Cold storage plant or frozen food locker	X	X	X	X	X	P
Club, private	X	C	X	P	P	X
Co-generation facility	X	X	X	X	X	C
College or university	C	P	X	P	P	C
Commercial recreational facility, indoor	X	X	C	P	P	C
Commercial recreational facility, outdoor	X	X	X	C	C	C
Communication tower and antenna	P	P	X	P	X	P
Community recreation area	P	P	P	P	P	P
Composting facility	X	X	X	X	X	C

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Use	O-P	INST	NS	HB	CBD	M-I
Conservation areas and passive recreational facilities	P	P	P	P	P	P
Construction field office and/or yard (temporary use)	X	P	X	P	X	P
Continuing care retirement community	C	P	X	P	P	X
Contractor's establishment	X	X	X	P	X	P
Convenience store, with or without gasoline pumps	X	X	P	P	P	P
Cottage industry	P	P	P	P	P	P
Crematorium	X	C	X	C	X	P
Crisis center	C	P	X	P	X	P
Custom order shop	X	X	P	P	P	P
Day care center serving no more than 17 persons	P	P	P	P	P	C
Day care center serving 18 persons or more	X	P	C	P	P	C
Distribution center, including truck terminals	X	X	X	C	X	P
Dry cleaning plant	X	X	X	C	X	P
Dwelling, single-family detached, fee-simple	P	P	X	X	P	X
Dwelling, single-family detached, condominium	P	P	X	X	P	X
Dwelling, multi-family	X	X	X	C	C	X
Dwelling, two-family (duplex)	C	C	X	X	X	X
Dwelling, located within a building containing a nonresidential principal use	P	P	X	P	P	X
Explosives storage	X	X	X	X	X	C
Exterminating and pest control business or disinfecting service	X	X	C	P	C	P
Extraction and removal of sand, gravel, top soil, clay, dirt, precious metals, gems, and minerals	X	X	X	X	X	C
Fairgrounds	X	P	X	X	P	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
Finance, insurance, and real estate establishment, more than 2,500 square feet of gross floor area per establishment	C	C	C	P	P	X
Food processing plant	X	X	X	X	X	P
Fuel oil distributor	X	X	X	X	X	P
Funeral home or mortuary	X	X	X	P	X	P
Gas tank sales	X	X	X	P	X	P
Greenhouse (commercial)	X	X	X	P	X	P
Group home	C	P	X	P	C	X
Hazardous waste receiving, handling, and/or disposal facility, or volatile organic liquid handling and storage	X	X	X	X	X	C
Health spa	X	X	X	P	P	P
Hospital	C	P	X	P	P	C
Incinerator	X	X	X	X	X	C
Institutional residential living and care facility, serving no more than 17 persons	P	P	P	P	P	X
Institutional residential living and care facility, serving 18 persons or more	C	P	X	P	C	X
Junk/salvage yard	X	X	X	X	X	C
Kennel	X	X	X	P	X	C
Laboratory	P	P	C	P	C	P
Landfill (sanitary, construction/demolition, inert waste)	X	X	X	X	X	C
Landscaping company	X	X	X	P	X	P
Live/work unit	C	X	C	C	P	P
Lodging service (hotel, motel, motor hotel, inn)	X	C	X	P	P	X
Logging yard	X	X	X	X	X	P
Lumber yard	X	X	X	P	X	P
Machine shop	X	X	X	P	X	P
Manufactured home	X	X	X	X	X	X
Manufactured home park	X	X	X	X	X	X
Manufacturing, ceramics	X	X	X	X	X	C
Manufacturing, cosmetics or toiletries	X	X	X	X	X	P
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling	X	X	X	X	X	C

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<b>Use</b>	<b>O-P</b>	<b>INST</b>	<b>NS</b>	<b>HB</b>	<b>CBD</b>	<b>M-I</b>
Manufacturing, electronics, camera, or photographic or communication equipment	X	X	X	X	X	P
Manufacturing, instrument assembly	X	X	X	X	X	P
Manufacturing, metal products	X	X	X	X	X	C
Manufacturing, pharmaceuticals and medical supplies	X	X	X	X	X	P
Manufacturing, textiles	X	X	X	X	X	P
Manufacturing, wood products	X	X	X	X	X	P
Manufacturing, processing, and assembling, within buildings, not otherwise specified	X	X	X	X	X	C
Marina	X	C	X	P	X	X
Materials recovery facility	X	X	X	X	X	C
Micro brewery	X	X	X	X	P	P
Mixed use building or development	C	X	P	P	P	X
Modular home	P	P	X	X	X	X
Museum	P	P	P	P	P	P
Office	P	P	P	P	P	P
Office-warehouse	X	X	X	C	X	P
Open air business	X	X	X	P	X	C
Open storage yard (principal use)	X	X	X	C	X	P
Parking deck or structures, on-site or off-site	C	C	X	C	C	C
Parking lot, off-site	P	P	P	P	P	P
Personal service establishment	C	C	P	P	P	P
Petroleum bulk storage site	X	X	X	X	X	P
Power plant, private	X	X	X	X	X	C
Public or semi-public use	P	P	P	P	P	P
Rail yard	X	C	X	X	X	P
Railroad freight terminal	X	C	X	X	X	P
Recreational vehicle park	X	X	X	C	X	X
Recovered materials processing facility	X	X	X	X	X	C
Recycling center	X	X	X	X	X	C
Restaurant, excluding drive-ins or drive through facilities and fast-food restaurants as defined	X	C	P	P	P	P
Restaurant, including drive-ins or drive through facilities and fast-food restaurants as defined	X	X	X	P	C	C
Retail trade establishment, enclosed	X	X	P	P	P	P
Retreat center	P	P	X	P	P	X
Riding academy or equestrian center	X	X	X	P	X	C
Rooming or boarding house	C	X	X	C	C	X
Sawmill	X	X	X	C	X	P
School for the arts	P	P	P	P	P	P
School, private, elementary, middle, or high	P	P	P	P	P	P
School, public	P	P	P	P	P	P
School, professional	P	P	P	P	P	P
School, special	P	P	P	P	P	P
School, trade	C	C	X	P	C	P
Self-service storage facility (mini-warehouse)	X	X	X	C	X	P
Service and fuel-filling station	X	X	X	P	C	P
Slaughterhouse	X	X	X	X	X	C
Solid waste handling and/or transfer facility	X	X	X	X	X	C
Showroom	X	X	X	X	X	P
Special event facility	C	P	C	P	P	X
Taxi cab and limousine service	X	X	X	P	C	P
Temporary use approved by the Zoning Administrator	P	P	P	P	P	P
Therapeutic camp	X	C	X	X	X	X
Tow service	X	X	X	P	X	P
Truck stop or truck terminal	X	X	X	C	X	P
Utility company	P	P	X	P	P	P
Utility company substation	P	P	P	P	P	P

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<b>Use</b>	<b>O-P</b>	<b>INST</b>	<b>NS</b>	<b>HB</b>	<b>CBD</b>	<b>M-I</b>
Vehicle emission testing facility	X	X	X	P	X	P
Warehouse or storage building	X	X	X	C	C	P
Water plant or wastewater treatment facility	X	X	X	X	X	C
Wholesale trade establishment	X	X	X	C	C	P
Wireless telecommunications equipment	X	C	X	C	X	C
Wireless telecommunications facility	X	C	X	C	X	C
Wrecked motor vehicle compound	X	X	X	X	X	C

**Table 10.2  
Dimensional Requirements for Nonresidential Zoning Districts**

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