

**ZONING ORDINANCE**  
**FOR**  
**CITY OF HAHIRA, GEORGIA**

**ADOPTED JULY 13, 1989**

**Prepared in Cooperation with**  
**South Georgia Area Planning and Development Commission**

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## SECTION 1

### ENACTMENT, SHORT TITLE, JURISDICTION, PURPOSE

1-1 Enactment Clause. The City Council of the City of Hahira, under the authority of Article IX, Section II, Paragraphs II and IV of the Constitution of the State of Georgia and the amendments thereto, hereby ordains and enacts into law the following sections.

1-2 Title. This ordinance shall be known and may be cited as the "Zoning Ordinance for the City of Hahira, Georgia".

1-3 Jurisdiction. This ordinance shall govern the use of all land and the development thereof within the corporate limits of the City of Hahira, Georgia.

1-4 Purpose. The purpose of this ordinance shall be to promote the proper location, height, bulk, number of stories and size of open spaces, the density and distribution of population, and the uses of building, structures, and land for trade, industry, residence, recreation, agriculture, forestry, conservation, sanitation, protection against floods, public activities, and other purposes so as to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote the public health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population, to prevent urban sprawl; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to promote desirable living conditions and the sustained stability of neighborhoods; to protect property against blight and depreciation; to secure economy in governmental expenditures; to conserve the value of buildings and to encourage the most appropriate use of land, buildings, and structures throughout the City of Hahira; and for other purposes.

## SECTION 2

### DEFINITIONS

For the purposes of interpreting this ordinance, certain terms or words used herein are defined. All other words in this ordinance shall carry their customary meaning.

**2-1 Interpretation of Certain Terms and Words.** Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "person" includes a firm, partnership, company, corporation, association, or trust.

The word "lot" includes the word "plot" or "parcel".  
The word "building" includes the word "structure".

The word "shall" is always mandatory, and not merely directory. The word "may" is always construed to be permissive.

The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

**2-2 Accessory Building.** A detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land; and which is located on the same lot as the principal structure or use, including residential swimming pools.

**2-3 Accessory Uses.** A use customarily incidental and subordinate to the principal use of buildings and located on the same lot with such principal use of building.

**2-4 Administrator, Zoning.** The person, officer, or official and his duly authorized representative(s), whom the City Council has designated as its agent for the administration of this ordinance. (See Section 11-1)

**2-5 Alteration of Building.** Any change in the supporting members of a building (such as bearing walls, beams, columns, girders) except such changes as may be required for its safety; an addition to a building; any change in use from that of one district classification to another; or of a building from one location to another.

**2-6 Agriculture.** Agriculture shall be considered to mean the raising of soil crops and/or livestock in a customary manner on tracts of land more than five acres in size and shall include all normal forestry and related activities.

**2-7 Boarding or Rooming House.** A building dedicated to the lodging or feeding or both of non-transient persons or separate families as defined herein for compensation.

**2-8 Buffer Area; Buffer Strip.** A landscaped open area and/or screened area designed to separate incompatible uses.

**2-9 Building.** Any structure, including mobile homes as defined herein, but not including accessory trailers, which has a roof and which is for the shelter, support or enclosure of persons, animals, or property of any kind.

**2-10 Building Height.** The vertical distance of a building measured from the average elevation of the finished lot grade along the front of the building to the highest point of the building.

**2-11 Club, or Lodge, Private.** An incorporated or unincorporated association for civic, social, cultural, religious, fraternal, literary, political, recreational, or like activities, operated for the benefit of its members and not open to the general public.

**2-12 Care Home.** An orphanage, rest home, nursing home, convalescent home, or similar use established to render domiciliary care, but not including facilities for the care of mental patients, alcoholics, drug addicts and not including nursery schools.

**2-13 Curb Cut.** The providing of ingress and/or egress between property and an abutting public street.

**2-14 Density.** The overall intensity of land use for the total project. When referring to residential areas, density is defined as the number of housing units permitted per acre in the respective zoning district involved in accordance with the terms of this zoning ordinance or as authorized under the development standards of this ordinance.

**2-15 Dwelling, Single Family.** A detached building used and either designed or constructed for one dwelling unit.

**2-16 Dwelling, Mobile Home.** Mobile home (or manufactured home) is a detached structure transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

**2-17 Dwelling, Two Family, or Duplex.** A building either designed, constructed, altered, or used for two adjoining dwelling units that are connected by a fire rated common wall and/or if two stories in height by a fire rated common floor.

**2-18 Dwelling, Multi-Family.** A building either designed, constructed, altered, or used for more than two adjoining dwelling units, with each dwelling unit having a party wall or party floor connecting it to at least one other dwelling unit in the building. This includes apartments, condominiums, or any other type of multi-family structure.

**2-19 Dwelling Unit.** An enclosure of one (1) or more rooms, including kitchen and bathroom facilities, designed or constructed as a unit for residential occupancy by one (1) family.

2-20 Family. One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, hotel, or fraternity or sorority house.

2-21 Farmer's Market. A public marketplace, designed to serve area farmers, where provisions are sold at retail and wholesale.

2-22 Floor Area, Gross. The total number of square feet of floor area in a building determined by horizontal measurements between the exterior faces of walls, excluding basement areas, attics, porches, carports, and garages.

2-23 Health Officer. The legally designated health authority or his authorized representative of the City of Hahira.

2-24 Home Occupation. An occupation for gain or support customarily conducted on the premises by a person or family residing therein. (See Section 9-1)

2-25 Hospital. Any institution receiving in-patients, or a public institution receiving out-patients, and authorized under Georgia law to render medical, surgical, and/or obstetrical care. The term "hospital" shall include a sanitarium for the treatment and care of senile psychotics or drug addicts.

2-26 Junk Yard. Use of property for outdoor storage, keeping, abandonment, sale, or resale of junk including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking, and structural steel materials and equipment, or for the dismantling, demolition, or abandonment of automobiles or other vehicles or machinery or parts thereof.

2-26.1 Storage Area: Property and/or buildings used for the permanent or temporary storage of inoperable vehicles, machinery or other equipment or materials awaiting salvage, restoration, or sale, but not including exterior displays of new or used merchandise in operable condition for retail or wholesale distribution.

2-27 Kennels. The housing of four (4) or more dogs and other animals for commercial purposes.

2-28 Lot. A lot of record, held in a single ownership by one person, or in common ownership by more than one, which has both lot area and lot dimensions equal to or greater than the lot width and lot area requirements established by this ordinance for the zoning district in which such tract of land is located and for the use proposed for the tract of land.

2-29 Lot, Corner. A lot having frontage on two (2) or more public streets at their intersection.

2-30 Lot of Record. A lot which is part of a subdivision recorded in the office of the Clerk of the Superior Court of Lowndes County, or a parcel described by metes and bounds, the description of which has been so recorded prior to the adoption of this ordinance.

**2-31 Lot, Through.** A lot other than a corner lot, having frontage on more than one (1) street; or a corner lot having frontage on three (3) or more streets.

**2-32 Lot Width.** The distance between the side lot lines, measured along the front yard setback line as established by this ordinance, or if no setback line is established, the horizontal distance between the side lot lines measured along the street right-of-way line.

**2-33 Non-conforming Use.** A building, structure, or use of land existing at the time of enactment of this ordinance which does not conform to the regulations of the district in which it is located.

**2-34 Nursery School.** An agency, organization, or individual providing daytime care of six or more children not related by blood or marriage or not the legal wards or foster children of the attendant adult.

**2-35 Open Space.** That required portion of a lot at ground level, unoccupied by enclosed buildings and available to all occupants of the project. This space shall not be devoted to driveways or off-street parking but shall be usable for green space, recreational use and other leisure activities normally carried on outdoors.

**2-36 Permit.** Written authorization issued by the Zoning Administrator with the approval of the Health Officer, permitting the construction or installation of any use allowed under this ordinance.

**2-37 Personal Care Home.** A building or group of buildings, a facility or place in which is provided two or more beds and other facilities and services, including room, meals and personal care for non-family ambulatory adults for compensation.

2-37.1 "Family Personal Care Home" means a home for adults in a family-type residence, noninstitutional in character, which offers care to two through six persons.

2-37.2 "Group Personal Care Home" means a home for adult persons in a residence or other type building(s), noninstitutional in character, which offers care to seven through fifteen persons.

2-37.3 "Congregate Personal Care Home" means a home for adults which offers care to sixteen or more persons.

**2-38 Planning Commission.** As utilized in this ordinance, the Planning Commission shall mean the Greater Lowndes County Planning Commission as duly appointed by the Hahira City Council.

**2-39 Principal Building.** The building containing or to contain the principal use of a lot.

**2-40 Principal Use.** The principal purpose for which a lot or the main building thereon is designed, arranged, or intended, and for which it is or may be used, occupied, or maintained.

**2-41 Public Street.** Right-of-way dedicated to the city, county, state or federal government, or owned by the city, county, state or federal government for public street purposes.

**2-42 Setback.** The shortest distance between the centerline of a street and the principal building or structure on a lot.

**2-43 Shopping Center.** Two (2) or more commercial establishments planned and managed as a single unit with off-street parking and loading facilities provided on the property.

**2-44 Sign.** Any surface, fabric, or device bearing lettered, pictorial, or sculptured matter designed to convey information visually and exposed to public view; or any structure (including billboard or poster panel) designed to carry the above visual information.

2-44.1 **Advertising Separate Use Sign:** A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered only elsewhere than upon the premises where the sign is displayed.

2-44.2 **Advertising Incidental Use Sign:** A sign which directs attention to a business, commodity, service or entertainment conducted, sold, or offered as a minor and incidental activity upon the premises where the sign is displayed.

2-44.3 **Bulletin Board:** A sign used to announce meetings or programs to be held on the premises of a church, community recreation center, school, auditorium, library, museum, or similar non-commercial places of public assembly.

2-44.4 **Identification Sign:** A sign used to identify only the name of the individual, family, organization, or enterprise occupying the premises.

2-44.5 **Point of Business Sign:** A sign which directs attention to a business, profession, or industry located upon the premises where the sign is displayed, to a type of product sold, manufactured, or assembled, and/or to a service or entertainment offered on said premises, but not a sign pertaining to the preceding if such activity is only minor and incidental to the principal use of the premises.

2-44.6 **Temporary Sign:** Any sign, banner, pennant, or advertising display constructed of cloth, cardboard, wall board or other light materials, with or without frames. This definition includes portable display signs (mobile trailer signs for use with or without changeable letters.)

**2-45 Special Exception.** A special exception is a use which within certain districts specified by this ordinance is not permitted as a matter of right but may be permitted within these districts by the **Board of Appeals.**

**2-46 Structure.** Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, signs, swimming pools, and fall-out shelters but does not include walls or fences.

**2-47 Tourist Home.** A dwelling in which sleeping accommodations are provided for transient visitors for compensation.

**2-48 Trailer, Travel Type.** A vehicular portable structure designed as a temporary dwelling for travel, recreation, and vacation uses, which is identified on the unit by the manufacturer as a "camper" or "travel" trailer.

**2-49 Variance.** A variance is a relaxation of the dimensional and development standards of the zoning ordinance that will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the intentional actions of the applicant, a literal enforcement of the dimensional and developmental standards of this ordinance would result in unnecessary and undue hardship.

**2-50 Yard, Front.** That area of a lot lying between the abutting street right-of-way line and the principal building of the lot and extending across the front of a lot from side lot line to side lot line. (See illustration, page 7A)

**2-51 Yard, Rear.** That area of a lot extending across the rear of a lot from side lot line to side lot line and lying between the rear lot line and the principal building on the lot. (See illustration page 7A)

**2-52 Yard, Side.** That area of a lot between the side lot line and the principal building on the lot extending from the front yard to the rear yard. (See illustration page 7A)

## SECTION 3

### GENERAL PROVISIONS

**3-1 Interpretation and Application.** In interpreting and applying this ordinance, the requirements contained herein are declared to be the minimum requirements necessary to carry out the purposes of this ordinance. Except as hereinafter provided, this ordinance shall not be deemed to interfere with, abrogate, annul, or otherwise affect in any manner whatsoever any easements, covenants, or otherwise agreements between parties. Whenever the provisions of this ordinance impose greater restrictions upon the use of land or buildings, or upon the height of buildings, or require a larger percentage of a lot to be left unoccupied than the provisions of other ordinances, rules, regulations or permits, or any easements, covenants or other agreements between parties, then the provisions of this ordinance shall govern.

**3-2 Zoning Affects All Land and Buildings.** No buildings, structures, or land shall be used or occupied; and no building, structure, or part thereof shall be erected, constructed, reconstructed, moved, enlarged, or structurally altered unless in conformity with the requirements of this ordinance.

**3-3 Every Use Must be Upon a Lot.** No building or structure may be erected or use established unless upon a lot as defined by this ordinance.

**3-4 Only One Principal Building Per Lot.** Except as herein provided, (see Section 9-2), there shall be no more than one (1) principal building or structure upon any lot in any residential district.

**3-5 Open Space Not to be Encroached Upon.** No open space shall be encroached upon or reduced in any manner except in conformity to the yard, setback, off-street parking space requirements, and such other requirements dictated by this ordinance for the district in which such building is located. Shrubbery, driveways, retaining walls, fences, curbs, and planted buffer strips shall be interpreted not to be encroachments of yards.

**3-6 Required Open Space May Not be Used by Another Building.** No part of any yard, other open space, or off-street parking or loading space required in connection with any building, structure, or use by this ordinance shall be considered to be part of a required yard, or other open space, or off-street parking or loading space for any other building, structure, or use except as provided in Section 7.

**3-7 Reduction of Yards or Lot Area.** Except as provided in Section 3-21, no lot existing at the time of passage of this ordinance shall be reduced, divided, or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this ordinance for the district in which it is located unless said reduction or division is necessary to provide land that is needed and accepted for public use.

**3-8 Encroachment on Public Rights-of-Way.** No building, structure, service area, or required off-street parking and loading facility, except driveways, shall be permitted to encroach on public rights-of-way.

**3-9 Location of Accessory Buildings or Uses.** Accessory buildings on residential lots, when located within a front or side yard, shall be located no closer to property lines than would be allowed for a principal building. Within a rear yard, an accessory building on a residential lot shall be located at least five (5) feet from all property lines and , except that in the case of corner lots, accessory buildings shall be set back from the centerline of an abutting street right-of-way a distance equal to three-fourths (3/4) the front yard setback established for the zoning district in which the accessory buildings are located. In the case of a through lot, accessory buildings shall conform to front yard setbacks on both streets. Accessory buildings or uses on non-residential lots shall comply with front, side, and rear yard requirements established for the zoning district in which such buildings or uses are located.

**3-9.1 Accessory Building on Separate Lot:** An accessory building may be permitted, as a Special Exception by the Board of Appeals, on a separate lot from the lot of the principal building provided that: (a) the lot upon which the accessory building is to be located shall be within 400 feet of the principal use; and (b) all requirements, including use restrictions, established for the zoning district in which such accessory building is to be located shall be complied with; and (c) any structure or building erected shall meet the requirements of the Mahira Building Code and shall be approved by the building inspector. In addition to the above requirements, the Board of Appeals may require design features such as buffer strips, screening, etc., as may be found necessary to protect the purposes of this ordinance.

**3-9.2 Swimming Pools:** Swimming pools accessory to residences or commercial uses shall be enclosed by a steel mesh security fence or other substantial building material affording equal or better access control. Said fence shall have a minimum height of four (4) feet.

**3-9.3 Separation from Principal Use:** Any accessory building of more than eight (8) feet in height shall be located at least ten (10) feet from the principal building.

**3-10 Every Lot Shall Abut a Street.** No building shall hereafter be erected on a lot which does not have at least fifty (50) feet of frontage on a publicly dedicated, accepted and maintained street.

**3-11 Uses Prohibited.** If either a use or class of use is not specifically indicated as being permitted in a district, either as a matter of right, or as a Special Exception, then such use, class of use, or structures for such uses, shall be prohibited in such district.

**3-12 Zoning to Apply When Lot is Divided by District Boundary Line.** In the event that a district boundary line on the zoning map divides a lot of record held in one (1) ownership on the date of passage of this ordinance, each part of the lot so divided shall be used in conformity with the requirements established by this ordinance for the district in which such parcel is located; except, however, that if the property owner of such a lot so desires, he may extend a

use allowed on either portion of said lot fifty (50) feet beyond the district boundary line in accordance with setbacks and yard requirements of the district into which he is encroaching.

**3-13 Required Buffers in CN, CH, CBD, M-1 and M-2 Districts.** In a CN, C-B-D, CH, M-1 and M-2 zoning district, where a lot abuts any residential district, a six (6) foot wide buffer the entire length of the lot abutting the residential property shall be provided with screening as specified in Section 3-15. Off-street parking associated with such uses shall be governed by this same provision.

**3-14 Screening of Service Areas Within One Hundred Fifty (150) Feet of Public Street.** Any service area, loading area, refuse, or storage area associated with a principal building and being visible from a public street and lying within one hundred fifty (150) feet of said street shall be screened from view from the public street as specified in Section 3-15.

**3-15 Screening Required.** Wherever screening is required by this ordinance, a durable masonry wall, or fence and hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties, shall be provided and maintained by the owner or his successors and assigns. Such fences and walls shall be at least six (6) feet in height, but no greater than eight (8) feet in height, measured from the ground along the common lot line of the adjoining properties. Hedges or comparable natural plantings shall be of such variety that an average height of at least six (6) feet could be expected by normal growth within no later than three (3) years from the time of planting. The owner/developer shall install the screening prior to issuance of the certificate of occupancy. Occupancy will not be allowed until the screening is completed as a part of the normal development requirements.

**3-16 Side and Rear Yards Not Required Next to Railroad.** Within any non-residential district, side yards and rear yards shall not be required adjacent to railroad rights-of-way.

**3-17 Substandard Lots of Record.** Any lot of record existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, shall be subject to the following exceptions and modifications:

**3-17.1 Lot Not Meeting Minimum Lot Size Requirements:** In any district, any lot of record existing at the time of the adoption of this ordinance which has an area or a width which is less than that required by this ordinance may be used as a building site for a structure or other use permitted in that zone; provided, however, that the same yard, setback, open space, and other dimensional requirements are met that would be required for a standard lot.

**3-18 Permitted Modification of Front Yard Setback Requirement.** When a building is proposed on a lot and when on either or both lots which adjoin such lot at the street right-of-way line there exists a principal building which does not conform to the setback requirements of this ordinance, the required setback for

such building shall be as follows: (1) where only one said adjoining lot contains a principal building with a non-conforming setback the setback shall be the computed average of (a) the normal setback requirement with (b) the non-conforming setback, or (2) where both adjoining lots contain a principal building each with a non-conforming setback, the minimum setback shall be the computed average of the two non-conforming setbacks.

**3-19 Structures Permitted Above the Height Limit.** The height limits of this ordinance shall not apply to a church spire, belfry, cupola, dome, or ornamental tower not intended for human occupancy, monument, water tower, observation tower, transmission tower, chimney, smoke stack, conveyor, flag pole, radio or television tower, mast or aerial, parapet wall not extending more than four (4) feet above the roof line of the building, and necessary mechanical appurtenances.

**3-20 Permitted Encroachments of Yards and Setbacks.** Architectural features such as cornices, eaves, steps, gutters, and fire escapes may project not more than three (3) feet beyond any required setback line, except where such projections would obstruct driveways; provided, however, that in the case of automobile service stations, motels, and similar uses which serve the motoring public, canopies shall be allowed over a driveway or walkways within the front yard not to extend from the principal building to a point any closer than fifteen (15) feet from the street right-of-way line.

**3-21 Modification of Sideyard Requirements.** When a lot of record has a width less than the frontage required in the district in which it is located, then the Zoning Administrator shall be authorized to reduce the side yard requirements for such lot; provided, however, that there shall not be less than a eight (8) foot side yard.

**3-22 Zoning of Annexed Area.** Areas annexed to the City of Hahira subsequent to the adoption of this ordinance shall be subject to this ordinance as is all land area currently located in the corporate limits of the city. It is required that the annexation petition be accompanied by the petitioner's request for the city to assign a zoning designation to the property to be annexed and consideration of such property for initial City of Hahira zoning designation shall be subject to the normal amendatory requirements of this ordinance, including the normal public hearing requirements.

## SECTION 4

### ZONING DISTRICTS, OFFICIAL ZONING MAP AND MAJOR THOROUGHFARE PLAN

4-1 Establishment of Districts. In order that the purposes of this ordinance as defined in Section 1 may be accomplished, there are hereby established within the City of Mahira zoning districts identified as follows:

- 4-1.1 R-15 Single-Family Residential: The purpose of this district is to provide single family residential areas with minimum lot sizes of fifteen thousand (15,000) square feet, said areas being protected from the depreciating effects of smaller lot development and excessive density and from the encroachment of these uses which are incompatible to a desirable residential environment.
- 4-1.2 R-10 Single-Family Residential: The purpose of this district is to provide single family residential areas with minimum lot sizes of ten thousand (10,000) square feet, said areas being protected from the depreciating effects of smaller lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
- 4-1.3 R-6 Single-Family Residential: The purpose of this district is to provide residential areas with minimum lot sizes of six thousand (6,000) square feet, said areas being protected from the depreciating effects of smaller lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
- 4-1.4 R-6-M Residential. The purpose of this district is to create an area that, in addition to one, two and multi-family housing, allows mobile homes as a matter of right in a conventional subdivision. Lots in this district must have a minimum of 6,000 square feet. These districts shall be protected from the encroachment of incompatible uses which are detrimental to a sound residential environment.
- 4-1.5 MHP Mobile Home Park. The purpose of this district is to provide for the development of property that is located and planned for mobile home use. Property developed in this district is to remain under single ownership for rental purposes only. Mobile home parks shall be developed only in strict accordance with the Mobile Home Park provisions of this ordinance.

- 4-1.6 **RP Residential-Professional:** The purpose of this district shall be to create an area in which residential, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district and at the same time preventing the development of blight and slum conditions. The minimum lot size in this district shall be six thousand (6,000) square feet.
- 4-1.7 **C-N Neighborhood Commercial:** The purpose of this district shall be to provide and protect convenient areas for neighborhood shopping facilities consisting of neighborhood oriented sales and services.
- 4-1.8 **C-H Highway Commercial:** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway traffic congestion, traffic hazards, and blight along the public streets of the city.
- 4-1.9 **C-B-D Central Business District:** The purpose of this district shall be to accommodate development which will include a wide variety of sales which locate in the city's historical Central Business District. Due to the unique design of this district to serve the special needs of the city's historical central business district, applications for this zoning designation will not be accepted.
- 4-1.10 **M-1 Light Manufacturing:** The purpose of this district shall be to provide and protect areas for those wholesale and light industrial uses which do not create excessive noise, odor, smoke, dust, and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods, or to the other uses permitted in the district.
- 4-1.11 **M-2 Heavy Manufacturing:** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the requirements of the M-1 district.

**4-2 Official Zoning Map and Major Thoroughfare Plan.** The boundaries of each zoning district are shown on a map entitled "Official Zoning Map, City of Hahira, Georgia." The classification of streets (local and collector streets and principal and minor arterials) within Hahira, Georgia are shown on a map entitled "Major Thoroughfare Plan, City of Hahira, Georgia". Both maps shall be dated and certified by the Mayor and the City Clerk, and said maps and all explanatory matter thereon accompanies and is hereby made a part of this ordinance.

Accurate copies of the "Official Zoning Map, City of Hahira, Georgia" and the "Major Thoroughfare Plan, City of Hahira, Georgia", shall be on file in the office of the Zoning Administrator at all times. Said map shall accurately show all map amendments made in accordance with the provisions of this ordinance. It

shall be the duty of the Zoning Administrator to insure that the "Official Zoning Map, City of Hahira, Georgia" and the "Major Thoroughfare Plan, City of Hahira, Georgia", displayed in his office are kept up-to-date and accurately show all amendments.

**4-3 Interpretation of Zoning District Boundaries:** When uncertainty exists with respect to the location of boundaries of any zoning district as shown on the "Official Zoning Map, City of Hahira, Georgia", the following rules shall apply:

- 4-3.1 Unless otherwise specifically indicated, where district boundaries are indicated on the zoning map as approximately following the centerline of a street right-of-way, highway, railroad right-of-way line, stream bed, or river bed; such centerlines shall be interpreted to be such district boundaries.
- 4-3.2 Boundaries indicated as approximately following platted lot lines shall be interpreted as following such lot lines.
- 4-3.3 Where district boundaries are indicated on the zoning map as approximately following the corporate limit lines, then such corporate limit lines shall be interpreted to be such district boundaries.
- 4-3.4 Where district boundaries are indicated on the zoning map as being set back from the centerline of a street right-of-way, road, highway, railroad, stream, or river, and parallel thereto, then such district boundaries, unless otherwise specifically indicated, shall be interpreted as being at the scaled distance from the centerline of such street, road, highway, railroad, stream, or river as being parallel thereto.