

	R-15	R-10	R-6	R-6-M	MHP	R-P	C-N	C-H	CBD	M-1	M-2
<u>SIGNS</u>											
112. ADVERTISING INCIDENTAL USE SIGN 112.						X	X	X	X	X	X
113. ADVERTISING SEPARATE USE SIGN 113.								X		X	X
114. POINT OF BUSINESS SIGN (In accordance with restriction in Section 9-1 if for home occupation); in R-P not to exceed 12 square feet combined; IDENTIFICATION SIGN, BULLETIN BOARD, 114.	X	X	X	X	X	X	X	X	X	X	X
115. SIGNS WHICH DO NOT REQUIRE A PERMIT (REFER TO SECTION 10-4) 115.	X	X	X	X	X	X	X	X	X	X	X
<u>MISCELLANEOUS</u>											
116. ARMORIES, for meetings and training organizations. 116.								X		X	X
117. CARNIVAL, RODEO, HORSE SHOW, OR ATHLETIC EVENT, COMMUNITY FAIR OR OTHER EVENT OF INTEREST TO THE PUBLIC 117.								X	X	X	X
118. RELIGIOUS MEETINGS, held in a tent or other temporary structure not to exceed thirty (30) days. 118.								X		X	X

SECTION 6

SETBACK, FLOOR AREA AND YARD REQUIREMENTS BY DISTRICT

6-1 Development Standards. Within the various zoning districts as indicated on the "Official Zoning Map, City of Hahira, Georgia", no building or structure, excluding all signs other than separate use advertising signs, shall be constructed or erected except as indicated in the following schedule:

		R-15	R-10	R-6
MINIMUM GROSS FLOOR AREA FOR DWELLING UNITS		1,200 Sq.Ft.	1,000 Sq.Ft.	800 Sq.Ft.
MINIMUM LOT AREA FOR DWELLING UNITS		15,000 Sq.Ft.	10,000 Sq.Ft.	6,000 sq.ft. as min. lot size. 9,000 sq.ft. for 2 family (duplex). If developed multi-family, the maximum density is 10 units per acre.
MINIMUM LOT WIDTH		100 Feet	80 Feet	60 Feet
FRONT YARD SETBACK FROM CENTERLINE OF RIGHT-OF-WAY	ON PRINCIPAL AND MINOR ARTERIALS	70 Feet*	70 Feet*	70 Feet*
	ON COLLECTOR STREETS	65 Feet*	65 Feet*	65 Feet*
	ON LOCAL STREETS	60 Feet*	60 Feet*	60 Feet*
MINIMUM SIDE YARDS		10 Feet	10 Feet	10 Feet except multi-family pjts. 3 or more stories- 20 feet**
MINIMUM REAR YARDS		30 Feet	30 Feet	30 Feet
MAXIMUM HEIGHT		35 Feet	35 Feet	35 Feet

* Plus 1/2 any amount which the R/W width exceeds sixty (60) feet for local streets, seventy (70) feet for collector streets, and eighty (80) feet for Principal and Minor Arterials.

** If developed multi-family in R-6, the maximum density is 10 units per acre.

		R-6-M	MHP	R-P
MINIMUM GROSS FLOOR AREA FOR DWELLING UNIT		*** 600 Sq.Ft.	400 Sq.Ft.	*** 800 Sq.Ft.
MINIMUM LOT AREA FOR DWELLING UNITS		6,000 Sq.Ft.min.; 2 family unit (duplex), 2 family unit (duplex) 9,000 sq.ft. min.; 2 family unit; 2 family unit (duplex) 9,000 sq.ft. min. If developed multi-family, maximum density is 10 units per acre.	Gross Min. lot size of two (2) acres; 4,000 sq.ft. lot area per unit	6,000 Sq.Ft. Min. lot area, 9,000 sq. ft. two-family (duplex) ****
MINIMUM LOT WIDTH		60 Feet	100 Feet	60 Feet
FRONT YARD SETBACK FROM CENTERLINE OF RIGHT-OF-WAY	ON PRINCIPAL AND MINOR ARTERIALS	70 Feet*	70 Feet	70 Feet*
	ON COLLECTOR STREETS	65 Feet*	65 Feet*	65 Feet*
	ON LOCAL STREETS	60 Feet*	60 Feet*	60 Feet*
MINIMUM SIDE YARDS		10 Ft. except for multi-family projects-3 or more stories - 20 feet**	10 Ft. except for mobile home parks - 20 feet	10 ft. except multi-family projects - 3 or more stories - 20 feet**
MINIMUM REAR YARDS		30 Feet	20 Feet	30 Feet**
MAXIMUM HEIGHT		35 Feet	35 Feet	None**

* Plus 1/2 any amount which the R/W width exceeds sixty (60) feet for local streets, seventy (70) feet for collector streets, and eighty (80) feet for Principal and Minor Arterials.

** The minimum distance from all other property lines to any building over thirty-five (35) feet in height shall be increased one (1) foot for every two (2) feet (or part of 2 feet) of building height greater than thirty five (35) feet.

*** 800 square feet for each unit (2 bedroom or larger); 600 square feet for each one bedroom unit (not to exceed 25% of project); 400 square feet for each efficiency unit (not to exceed 25% of project).

**** If developed multi-family in R-6-M, maximum density is 10 units per acre.

		C-N	C-H	C-B-D	M-1	M-2
MINIMUM LOT WIDTH		60 Feet	60 Feet	None	None	None
FRONT YARD SETBACK FROM CENTERLINE OF RIGHT-OF-WAY	ON PRINCIPAL AND MINOR ARTERIALS	90 Feet**	75 Feet**	None	70 Feet**	70 Feet**
	ON COLLECTOR STREETS	85 Feet**	70 Feet**	None	65 Feet**	65 Feet**
	ON LOCAL STREETS	80 Feet**	80 Feet**	None	60 Feet**	60 Feet**
MINIMUM SIDE YARDS		* None***	* None***	None***	* None***	* None***
MINIMUM REAR YARDS		* 12 Ft.***	* 12 Ft.***	None***	* 12 Ft.***	* None***
MAXIMUM HEIGHT		None*	None*	None	None*	None*

* The minimum distance from all other property lines to any building over thirty-five (35) feet in height shall be increased one (1) foot for every two (2) feet (or part of two (2) feet) of building height greater than thirty-five (35) feet.

** Plus 1/2 any amount which the R/W width exceeds sixty (60) feet for local streets, seventy (70) feet for collector streets, and eighty (80) feet for Principal and Minor Arterials.

*** If the adjoining yard is within any residential district, the yard requirements specified in this table shall be increased ten (10) feet and screening shall be provided as specified in Section 3-15 along the lot line common with said lot.

SECTION 7

OFF-STREET PARKING AND SERVICE AREA REQUIREMENTS

7-1 Off-Street Automobile Parking and Storage. At the time of the erection of any type of building or structure herein listed or at the time any such building or structure is enlarged or increased in capacity, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking and storage in accordance with the following minimum requirements except in the C-B-D zoning district. Such space shall be provided with vehicular access to a street or alley.

- 7-1.1 **Dwellings;** two spaces per dwelling unit.
- 7-1.2 **Rooming and boarding houses and hotels;** one space for each guest room.
- 7-1.3 **Places of public assembly, churches, fraternal organizations;** one space for each four seats to be accommodated in the main assembly room.
- 7-1.4 **Tourist rooms, tourist courts, or motels;** one space for each bedroom.
- 7-1.5 **Hospitals, convalescent homes, or similar institutions;** one space for each two beds intended for patients, excluding bassinets.
- 7-1.6 **Retail businesses;** one parking space for each 150 square feet of retail floor area.
- 7-1.7 **Medical and dental offices and clinics;** one space for each 100 square feet of office floor area.
- 7-1.8 **Offices including banks;** one space for each 200 square feet of total floor area.
- 7-1.9 **Automobile service stations;** two spaces for each gasoline pump plus three spaces for each grease rack or similar facility.
- 7-1.10 **Wholesaling;** one space for each two employees.
- 7-1.11 **Industrial;** one space for each two employees at maximum employment on a single shift.
- 7-1.12 **Bus terminals;** three spaces for each loading and unloading bay.
- 7-1.13 **Auto sales and repair;** one space for each two employees at maximum employment on a single shift, plus two spaces for each 300 square feet of auto repair or maintenance space.
- 7-1.14 **Shopping Center;** one parking space for each 200 square feet of total floor area.

7-2 Off-Street Parking Within 250 Feet of Principal Use. If vehicle parking or storage space required cannot be reasonably provided on the same lot on which the principal use is conducted, such space may be provided on other appropriately zoned off-street property provided such space lies within two hundred fifty (250) feet of the main entrance to such principal use. Such vehicle parking space shall be clearly associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.

7-3 Combined Parking Spaces. The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of the parking space required for churches, theaters or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays.

7-4 Size of Off-Street Parking Spaces. The area of each parking space shall contain not less than two hundred (200) square feet with appropriate dimensions for the parking of an automobile, exclusive of the access drives or aisles thereto and adequate off-street maneuvering areas which generally will require an additional 100 square feet per vehicle.

7-5 Off-Street Loading and Unloading Space. Every building or structure used for business, trade, or industry, shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley.

7-5.1 **Retail Business:** One space, 10 feet by 25 feet, for each 3,000 square feet of floor area or fraction thereof.

7-5.2 **Wholesale and Industry:** One space, 10 feet by 50 feet, for each 10,000 square of floor area or fraction thereof.

7-5.3 **Bus and Truck Terminals:** Sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loading or unloading at the terminal at any one time.

7-6 Curb Cut Requirements. In all zoning districts, where the lowering or cutting away of curbs, or the placement of asphalt and/or driveway pipe on non-curbed sections is required for the purpose of access from public rights-of-way to private property, such curb cuts shall meet the following standards:

7-6.1 **Residential Curb Cuts:** Residential curb cuts shall have a maximum width of twenty (20) feet at the street right-of-way line. Where at least two streets intersect, all residential curb cuts shall be located at least fifteen (15) feet from the intersection of the street rights-of-way lines or right-of-way lines extended, unless more restrictive standards are required by the Georgia Department of Transportation.

7-6.2 **Commercial and Industrial Curb Cuts:** Commercial and industrial curb cuts shall have a maximum width of thirty-five (35) feet at the street right-of-way line. Where at least two streets intersect, all commercial and industrial curb cuts shall be located at least sixty (60) feet from the street rights-of-way lines or rights-of-way lines extended, unless more restrictive standards are required by the Georgia Department of Transportation.

SECTION 8

NON-CONFORMANCES

8-1 Non-conforming Lots. Any lot for which a plat or legal description has been recorded in the Office of the Clerk of Superior Court of Lowndes County at the time of passage of this ordinance which fails to comply with the dimensional requirements for the district in which it is located may, if vacant, be used for any of the uses permitted within the district by this ordinance, or if occupied by a structure containing a conforming use, may have the structure improved, enlarged, or extended; provided that in either case:

- a. Minimum requirements of the district for front, side, and rear yard, height, and floor area shall be complied with.
- b. A lot to be used for duplexes, multi-family dwellings, mobile homes, or mobile parks, when allowed within the district, only if the lot meets the minimum lot area requirements for those uses in the district.

8-2 Non-conforming Uses of Land. Non-conforming uses consisting of lots, including such uses as but not limited to storage yards, used car lots, auto wrecking, junk yards, golf driving ranges, miniature golf, mobile home parks and other similar open uses, where the only buildings on the lot are incidental and accessory to the use of the lot, and where such use of the land is not permitted to be established hereafter under this ordinance in the district in which it is located, shall be governed by the following restrictions in addition to the other requirements in this ordinance:

- a. When a non-conforming use of land has been changed to a conforming use, it shall not thereafter be used for any non-conforming use.
- b. Non-conforming uses of land shall not be changed to any but conforming uses.
- c. A non-conforming use of land shall not be enlarged to cover more land than was occupied by that use when it became non-conforming.
- d. When any non-conforming use of land is discontinued for a period in excess of six (6) months, any future use of the land shall be limited to those uses permitted in that district under the provisions of this ordinance. Vacancy and/or non-use of the land, regardless of the intent of the owner or tenant, shall constitute discontinuance under this provision.

8-3 Non-conforming Uses of Structures. Non-conforming uses consists of structures used, at the time of passage of this ordinance, for purposes not permitted in the district in which they are located. In addition to the other requirements of this ordinance, non-conforming uses of structures shall be governed by the following restrictions:

- a. An existing non-conforming use of a structure shall not be changed to another non-conforming use that generates more automobile or truck traffic, creates more noise, vibration, smoke, dust or fumes, is a more intensive use of structures than the existing non-conforming use, or is in any way a greater nuisance to the adjoining properties than the existing non-conforming use.
- b. A non-conforming use of a structure shall not be extended or enlarged except into portions of the structure which at the time the use became non-conforming were already erected and arranged or designed for such non-conforming use. No structural alterations shall be made in any structure occupied by a non-conforming use, which would in any way increase the floor space, area, or volume of space occupied by the use.
- c. When any non-conforming use of a structure is discontinued for a period in excess of one (1) year, any future use of the structure shall be limited to those uses permitted in that district under the provisions of this ordinance. Vacancy and/or non-use of the building, regardless of the intent of the owner or tenant, shall constitute discontinuance under this provision. A passive use such as storage shall not be sufficient in and of itself to constitute a continuance of a non-conforming use.

8-4 Non-conforming Signs. Non-conforming signs shall be allowed to continue except as provided in paragraphs 10-3, and 10-6 as follows:

- a. A non-conforming sign shall not be replaced by another non-conforming sign except that the substitution or interchange of poster panels, painted boards, or demountable material on non-conforming signs shall be permitted.
- b. Minor repairs and maintenance of non-conforming signs such as repainting, electrical repairs, and neon tubing repairs shall be permitted. However, no structural repairs or changes in the size or shape of a non-conforming sign shall be permitted except to make the sign comply with the requirements of this ordinance.
- c. New point of business sign related to legally established non-conforming uses may be erected provided they comply with the sign regulations applicable to the use in the most restrictive district in which the use is permitted.

8-5 Reconstruction of Non-conforming Structures. When a non-conforming structure or a structure containing a non-conforming use or non-conforming sign is razed or damaged by fire, flood, wind, or act of God, such structure or sign may be reconstructed as a non-conforming use only if the damage totals less than fifty percent (50%) of the value of the structure. Structures which do not conform to the yard requirements of this ordinance shall also be governed by this provision.

8-6 Changes in Zoning. Any non-conformances created by a change in district boundaries or ordinance requirements after the date of passage of this ordinance shall also be governed by the provisions of this section.

SECTION 9

SPECIAL PROVISIONS FOR CERTAIN USES

9-1 Home Occupations. A home occupation as defined by this ordinance shall be governed by the following requirements:

- 9-1.1 At least one resident and not more than one non-resident of the dwelling may be engaged in the home occupation. The resident must be the owner of the home occupation.
- 9-1.2 The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the building.
- 9-1.3 No display of products shall be visible from the street, and only products produced on the premises may be sold on the premises.
- 9-1.4 Only one (1) point of business sign, not exceeding two (2) square feet in size, motionless, non-lighted, and attached to the principal building, shall be permitted, and no advertising signs shall be permitted.
- 9-1.5 Use of the building for this purpose shall not exceed twenty-five percent (25%) of one floor of the principal building.
- 9-1.6 No internal or external alterations inconsistent with the residential use of the building shall be permitted.
- 9-1.7 The occupation shall not constitute a nuisance in the neighborhood.
- 9-1.8 No accessory buildings or outside storage shall be used in connection with the occupation.
- 9-1.9 Instruction in music and similar subjects shall be limited to two (2) students at a time.
- 9-1.10 Vehicles used primarily as passenger vehicles only shall be permitted in connection with the conduct of the customary home occupation.
- 9-1.11 The following and similar uses may be considered home occupations provided that all additional requirements of this section are met: accountant, addressing service, answering service, architect, art instructor, barber or beauty shop (with no more than one chair), drafting, dressmaking, insurance agent, manufacturing agent, music teacher, notary public, photography, real estate agent, and tax consultant.
- 9-1.12 Not more than five (5) children may be kept in the home as a nursery as a customary home occupation.

9-2 Multi-Family Development Projects. Multi-Family Development Projects must meet the following requirements:

- 9-2.1 Multiple buildings are allowed on a single lot in these development types.
- 9-2.2 Two parking spaces shall be provided for each dwelling unit proposed as part of any multi-family development project.
- 9-2.3 Multi-family development projects shall conform to the building height restrictions and yard setback requirements listed in Section 6 of this ordinance.
- 9-2.4 Each dwelling unit proposed as part of a multi-family development project shall meet the minimum floor area requirements listed in Section 6 of this ordinance, as well as limitations for efficiency and one bedroom units as part of the total project development.
- 9-2.5 All multi-family development projects shall leave 500 square feet per dwelling unit in a natural state as open space or be developed as park and/or open air recreation facilities.

9-3 Mobile Home Parks. Mobile home parks are allowed within the MHP district as a matter of right provided the following requirements are met:

- 9-3.1 The minimum size shall be two (2) acres.
- 9-3.2 The park shall have minimum side yards of twenty (20) feet, minimum rear yard of twenty (20) feet, and a front yard of at least twenty (20) feet greater than that required for other uses permitted in the district.
- 9-3.3 Each mobile home shall be connected to an approved water and sewer system.
- 9-3.4 The minimum lot area per mobile home shall be not less than four thousand (4,000) square feet with a minimum stall width of forty (40) feet, where public sewer and water are available.
- 9-3.5 The minimum distance between any two (2) mobile homes or between any mobile home and any other building in the park shall be twenty (20) feet.
- 9-3.6 A twenty (20) foot private drive(s), paved and properly drained, shall serve all mobile home stalls and be drained so as to prevent damage to adjoining property, public or private.
- 9-3.7 Each mobile home lot shall be clearly defined by means of concrete, steel or iron pipe markers placed at all corners.
- 9-3.8 At least five hundred (500) square feet per mobile home lot, not to be a part of the required mobile home lot, shall be provided in one (1) or more locations for community playground and recreation purposes.

- 9-3.9 All property lines of a mobile home park which abut any zoning district other than another MHP district shall be screened as described in Section 3-15.
- 9-3.10 No mobile home park shall be occupied by a greater number of mobile homes than that authorized in the approved building and inspection permits. No mobile home park shall be enlarged or extended unless a separate building permit and a separate certificate of occupancy have been issued.
- 9-3.11 Any new mobile home park is subject to review and approval of the Planning Commission prior to approval of a building permit to insure compliance with the aforementioned requirements.
- 9-3.12 Access to mobile home parks shall be by paved public street and either on or within 1,000 feet of and directly accessible to an arterial or collector street as designated on the Major Thoroughfare Plan, City of Hahira, Georgia.

9-4 Animals. The keeping of horses, dogs, cats, provided that:

- 9-4.1 No more than two (2) horses, two (2) dogs, or two (2) cats are kept on any one lot.
- 9-4.2 The distance from an enclosure for horses to the nearest principal building shall not be less than three hundred (300) feet and the distance from any property line shall be not less than seventy-five (75) feet.
- 9-4.3 The distance from the enclosure for dogs and cats to the nearest property line shall not be less than seventy-five (75) feet.

9-5 Church or Other Place of Worship. Churches or other places of worship, including Sunday school buildings, parish houses, convents, nursery school, kindergartens and other related uses on the same premises and operated by the church provided that:

- 9-5.1 The lot size shall be no less than two (2) acres in R-15, R-10, R-6, and R-6-M zones; all other zoning classifications require a minimum lot size of one (1) acre.
- 9-5.2 The property on which such uses are established shall front on a collector or arterial street as specified on the Major Thoroughfare Plan, Hahira, Georgia.
- 9-5.3 Any building or structure established with any such use shall have minimum side and rear yards of fifty (50) feet.

9-6 Group Personal Care Home. Group personal care homes shall be provided that:

9-6.1 Minimum lot size of one (1) acre in all residential zones.

9-6.2 Parking is restricted to rear and sideyard and shall be screened per Section 3-13.

9-7 Fraternities and Sororities. Fraternities and sororities located on a collector or arterial street as specified on the Major Thoroughfare Plan, Maira, Georgia. Lot must be within 500 feet of main college campus.

9-8 Garage Apartment. Garage apartments shall be allowed provided no more than one shall be permitted on a lot with the principal dwelling, and provided such shall be permitted only within the rear yard. The lot on which such use is to be established must be fifty percent (50%) greater in lot area than the minimum standard lot size for the respective district.

9-9 Guest Quarters or Servant's Quarters. Guest or servant's quarters shall be allowed provided no more than one shall be permitted on a lot with the principal building and provided such shall be permitted only within the rear yard. The lot on which such use is to be established must be fifty percent (50%) greater in lot area than the minimum standard lot size for the respective district.

9-10 Mobile Home Not in Mobile Home Park. Mobile homes shall be allowed provided that:

9-10.1 The mobile home shall meet the same requirements as a single family dwelling.

9-10.2 The mobile home shall be set on a permanent foundation, properly underpinned, and anchored per building code requirements.

9-11 Schools, Kindergartens, Nurseries, and Day Care Centers. Schools, kindergartens, nurseries, and day care centers shall be allowed provided that:

9-11.1 Off-street loading and unloading spaces are supplied.

9-11.2 At least one-hundred (100) square feet of outdoor play area is supplied for each child accommodated.

9-11.3 The entire play area is enclosed by a steel mesh security fence or other substantial building material affording equal or better access control having a minimum height of at least four (4) feet and constructed in such a manner that maximum safety to the children is ensured.

9-12 Commercial Travel Trailer Park. Commercial travel trailer parks are allowed within the C-H zoning classification as a matter of right provided the following requirements are met:

9-12.1 No travel trailer park shall be located except with direct access to a principal or minor arterial with a minimum lot width of not

less than fifty (50) feet for that portion used for entrance and exit. No entrances or exits shall be through a residential district, or shall require movement of traffic from the park through a residential district.

- 9-12.2 The minimum lot area required for a travel trailer park shall be three (3) acres.
- 9-12.3 No space shall be located so that any part intended for occupancy for sleeping purposes shall be within twenty (20) feet of any exterior property line.
- 9-12.4 In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval from the Lowndes County Health Department.

9-13 Building Contractors and Related Activities. Building contractors and the storage of building materials and supplies shall be allowed provided that equipment and materials temporarily stored or displayed outside shall be completely enclosed by a suitable fence. No sawmill or planing mill operations shall take place on the premises within any district other than the M-1 and M-2 districts.

9-14 Drycleaning Establishments. Drycleaning establishments shall be allowed provided:

- 9-14.1 Drycleaning establishments using cleaning systems which make use of solvents rated at above forty (40) by the Underwriter's Laboratories, Inc. Standard of Classification known as Class I Systems shall be prohibited.
- 9-14.2 Drycleaning establishments which use cleaning systems which make use of solvents rated at more than five (5) but less than forty (40) according to the Underwriter's Laboratories, Inc. Standard Classification known as Class II and Class III Systems, shall not be established in building with other occupancy.
- 9-14.3 The building for a drycleaning establishment shall not contain more than four thousand (4,000) square feet of floor area inclusive of drycleaning pick-up facilities within the building.
- 9-14.4 The building for a drycleaning plant shall not contain more than four thousand (4,000) square feet of floor area inclusive of drycleaning pick-up facilities within the building.
- 9-14.5 The drycleaning establishment shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant.
- 9-14.6 Fuel for operation of equipment shall be smokeless fuel.
- 9-14.7 The applicant for the drycleaning plant shall certify in writing at the time of application that all of the above conditions will be met.

9-15 RESERVED

9-16 Hospitals, Nursing Homes, Care Homes, and Congregate Personal Care Homes.
These facilities must meet the following requirements:

- 9-16.1 The lot size shall be no less than three (3) acres within any district where allowed.
- 9-16.2 Any building or structure established with any such use shall have minimum side and rear yards of fifty (50) feet.
- 9-16.3 The front yard setback shall be twenty-five (25) feet more than required for other structures within the same district.
- 9-16.4 The lot upon which any such use is built shall front on a collector or arterial street as specified on the Major Thoroughfare Plan, Bahira, Georgia.

9-17 Heavy Manufacturing. Any manufacturing, packaging, processing, or handling of materials, shall be allowed in the M-2 zoning classification provided that any uses such as the manufacturing of cement, corrosive acids, bone distillation, drop forge industry, fat rendering, fertilizer manufacturing, organic materials reduction, meat processing plants, and the like which produce noise, odor, dust, fumes, fire hazards, or other nuisance features shall be set back not less than five hundred (500) feet from any M-2 district boundary.

9-18 Junk Yard, or Auto Graveyard, or Automobile Dismantling. The uses shall be allowed provided that:

- 9-18.1 A minimum of three acres is used.
- 9-18.2 All setbacks shall be increased one-hundred (100) feet over requirements for M-2 district.
- 9-18.3 These uses cannot be adjacent to R-15, R-10, R-6, R-6-M, MHP, and R-P districts.
- 9-18.4 The entire yard or operation shall be screened as required in Section 3-15.

9-19 Light Manufacturing.

9-20 Lumber Yard, Coal Storage Yards, or other Storage not Specifically Addressed elsewhere in these Regulations. Such storage yards shall be enclosed by a fence and no storage shall be permitted outside such fence.