



CHAPTER 2

ZONING DISTRICTS AND USES

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2.00.00 GENERALLY

The use of buildings, structures, and land in accordance with the Tifton-Tift County Comprehensive Plan shall comply with the use requirements for zoning districts set forth in this chapter. Buildings, structures, or land shall be occupied or used only in conformity with all of the regulations set forth in this UDC for the district in which the buildings, structures, or land are located as well as State and federal codes.

2.01.00 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

2.01.01 Tift County Zoning Map

- A. The boundaries of each district are shown on a map entitled “Official Zoning Map of Tift County, Georgia”.
- B. The map shall be dated and certified by the Chairman of the Board of Commissioners of Tift County, and County Clerk.
- C. The official copy of the zoning map shall be on file in the office of the Manager, and shall be accurate including maps amendments and the date of approval of such amendments.
- D. The map may be amended according to the procedures set forth in Chapter 10.

2.01.02 Zoning Districts Applicable within Tift County

The following zoning districts are hereby established and shall apply in the unincorporated areas of Tift County.

- A. AG – Agricultural Use. The purpose of this district is to allow agricultural uses and uses that support agricultural activities, consistent with the maintenance of the rural countryside, with a minimum lot size of 3 acres. Further, the purpose is to preserve forests and other agricultural lands away from areas of population growth, and where intensive urban uses of land are discouraged. Single-family residential dwellings and HUD approved manufactured homes are permissible.
- B. R-1 – Single Family Residential. The purpose of this district is to provide single family residential areas with minimum lot sizes of one (1) acre, (43,560 square feet), said areas being protected from the depreciating effects of small lot development and excessive density and from encroachment of these uses which are incompatible to a desirable residential environment. With Tift County Environmental Health approval, such districts may use individual water supply and private sewage disposal systems. HUD approved manufactured homes are prohibited.
- C. RR1 – Rural Single-family Residential. The purpose of this district is to provide areas for single-family dwellings, including HUD approved manufactured homes, and specified accessory structures and uses on lots with at least one (1) acre (43,560 square feet) of area. Such lots may use individual wells and onsite sewage disposal systems according to health department requirements.
- D. R21 – Medium-density Residential. The purpose of this district is to provide areas for single-family residential dwellings and specified accessory structures and uses on lots with at least 21,780 square feet of land area. Such lots may use

- onsite sewage disposal systems according to health department requirements. HUD approved manufactured homes are prohibited.
- E. R12 – Medium-density Residential. The purpose of this district is to provide areas for single-family residential dwellings and specified accessory structures and uses on lots with at least 12,000 square feet of land area. HUD approved manufactured homes are prohibited.
- F. R8 – Medium to high density Residential. The purpose of this district is to provide areas for single-family and duplex residential dwellings and specified accessory structures and uses. The minimum lot area is 8,000 square feet. HUD approved manufactured homes are prohibited.
- G. R8M – Medium to high density Residential. The purpose of this district is to create an area that in addition to conventional housing, allows HUD approved manufactured housing as a matter of right in a conventional subdivision. Lots in this district must have a minimum of 8,000 square feet. These districts shall be protected from the encroachment of incompatible uses which are detrimental to a sound residential environment. HUD approved manufactured housing parks are allowed subject to standards.
- H. MR – Multi-family Residential. The purpose of this district is to provide areas for high density residential development, including single-family, duplex, and multi-family dwellings and specified accessory structures and uses. The minimum lot area is 6,000 square feet.
- I. RP – Residential/Professional. The purpose of this district to provide locations for mixed use, limited to residential business, professional offices, educations, and institutional uses. The minimum lot area is 6,000 square feet.
- J. CC – Community-Commercial. The purpose of this district is to provide locations for neighborhood scale and community-serving shopping, office, personal service and other commercial development.
- K. GB – General Business. The purpose of this district is to provide locations for a range of commercial, office, and service uses to serve City and County residents as well as visitors.
- L. WLI – Wholesale/Light Industrial. The purpose of this district is to provide for areas devoted to wholesale activity and light industrial uses, which do not create excessive noise, odor, smoke, and dust.
- M. HI – Heavy Industrial. The purpose of this district is to provide locations for intensive manufacturing and industrial activity, which typically creates noise, odor, smoke, dust, or involves the storage or use of hazardous or combustible materials.
- N. CA – Commercial Adult. The purpose of this district shall be to provide a reasonable location within the community for the development of adult oriented businesses including adult entertainment establishments. Ref: Chapter 4 – 4.03.20 Adult uses and Adult Establishments.

2.01.03 Rural Planned Development District (RPD)

The purpose of the RPD District is to provide for planned, mixed use development within rural areas. This district is established to encourage creative and resourceful projects that include compatible, interrelated uses and related public facilities unified by a development plan that demonstrates compatibility between the rural planned

development and adjacent rural, agricultural, and low density development. The RPD District is a zoning district and requires approval of a site development plan. Refer to Section 4.06.00 for design requirements applicable to the RPD zoning district.

2.01.04 Urban Area Planned Development District (UPD)

The purpose of the UPD District is to provide for create planned development, which may include mixed use development, and is located within the urban service area of Tift County. These districts are intended to ensure that uses are compatible, interrelated, and are supported by adequate public facilities. A unified site development plan is required for the UPD zoning district. A UPD District proposed in rural areas within the urban service area should also ensure sustainability due to locations that are away from supporting facilities in the urban areas. Refer to Section 4.07.00 for design requirements applicable to the UPD zoning district.

2.02.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

2.02.01 Generally

The purpose of overlay districts is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying zoning district(s). Such design requirements are set forth in Chapter 4. When the site design standards for a base zoning district, standards for an overlay district, or supplemental standards are in conflict, the stricter standard applies.

2.02.02 Henry Tift Myers Airport Overlay District (TMA)

The Henry Tift Myers Airport Overlay District's purpose is to establish and ensure development standards and height restrictions which will afford reasonable protection of Henry Tift Myers Airport for the use of commercial, general, and recreational aviation. In order to protect the public health, safety, and welfare, there are hereby created and established certain overlay zones within the TMA Overlay District which include all the land lying beneath the approach and transitional ways related to aviation at the Henry Tift Myers Airport. Each zone has a set of standards for development. Refer to Section 4.02.02 for specific site design standards.

2.02.03 Neighborhood Redevelopment Overlay District (NRO)

The Neighborhood Redevelopment Overlay District's purpose is to encourage the redevelopment and revitalization of those neighborhoods that were originally built with substandard lot, setback, and building dimensions. The design standards are sensitive to the existing conditions of these areas, while protecting the public health, safety, and welfare of the residents of these communities. Refer to Section 4.02.03 for specific site design standards. This district shall be designated by the Tift County Commissioners as needed

2.03.00 LAND USES PERMITTED IN EACH ZONING DISTRICT

2.03.01 Generally

The table in Section 2.03.03 identifies those uses that are permissible within each zoning district. Buildings, structures, or land shall be occupied or used only in conformity with all of the regulations set forth herein for the district in which they are located.

2.03.02 How to Read the Table of Uses

- A. Within the table the letter “P” indicates that the land use is permissible, subject to compliance with the standards of the zoning district.
- B. The letter “S” indicates that the land use is permissible, subject to compliance with the standards of the zoning district, and the supplemental standards specified for the use. Supplemental standards are primarily contained in Section 4.03.00. Some standards are also contained in Chapter 5. The section where standards are provided is cited in the table.
- C. A blank cell indicates the land use is prohibited.
- D. Any land use that is not identified in the table is prohibited unless it is found to be substantially similar by the Manager or his/her designee.
 1. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in the table. Such characteristics include, but are not limited to:
 - a. Typical hours of operation;
 - b. Use of outdoor storage;
 - c. Trip generation rates;
 - d. Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
 - e. Customary functions of the use.
 2. The administrative interpretation shall be subject to appeal, as set forth in Section 10.05.00.

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2.03.03 Table of Uses.

ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
Residential and Similar Uses															
1. Dwellings															
1-1 Single-Family	P	P	P	P	P	P	P	P	P	S 5.02.02(F)	S 5.02.02(F)		S 5.02.02 (F)	S 5.02.02 (F)	
1-2 Two-Family	P					P	P	P	P						
1-3 Multi-Family								S 4.01.04							
1-4 Manufactured Housing	P		P			P									
1-5 Manufactured Housing Parks						S 4.03.07									
2. Institutional															
2-1 Family Personal Care Homes (2-6 residents)	S 4.03.12			S 4.03.12	S 4.03.12		S 4.03.12	S 4.03.12	S 4.03.12						
2-2 Group Personal Care Homes (7-15 residents)	S 4.03.12							S 4.03.12		S 4.03.12					
2-3 Congregate Care Homes (16 or more)	S 4.03.12							S 4.03.12							

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
2-4 Nursing Home								S 4.03.10		S 4.03.10					
3.Group Quarters															
3-1 Boarding or Rooming House	S 4.03.21							S 4.03.21							
4.Agricultural Uses NOTE – Tift County Animal Control Ordinance also applies to all Districts															
4-1 Animal Kennels Boarding	S 4.03.01										S 4.03.01		S 4.03.01	S 4.03.01	
4-2 Apiculture Facilities	P														
4-3 Intensive Animal Feed Lot Operations (IAFO) 4-3 A Includes Commercial Chicken Houses	S 4.03.02														
4-4 Crop Dusting Service	P												P		
4-5 Fish Hatcheries	P														
4-6 Forestry and Silviculture	P														
4-7 Livestock and Fowl Sales	P													P	
4-8 Commercial & Non Commercial Farms	S 4.03.02														
4-9 Preserves or Clubs for Hunting or Shooting	S 4.03.22														

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
4-10 Shooting Club with rifle/pistol Range	S 4.03.22														
4-11 Stables	P														
4-12 Farm worker Housing Single Family	S 5.02.02														
4-12 A Farm Worker Dorm															
4-13 Farm Equip Sales/Serv.	S 4.03.17	Minimum 210' Road frontage/lot width Ingress/Egress 4 lane arterial roads only 4/11/16													
5. Non -Residential Uses															
5-1 Adult Establishments and Uses												S 4.03.20			
5-2 Agricultural Supplies, Including Feed, Grain, or Fertilizer – Wholesale and Storage Establishments											P		P	P	
5-3 Ambulance Service/ Rescue Squad Facility Private for Profit											P		P	P	
5-4 Amusement Park	P										P				
5-5 Animal Grooming Only										P	P		P	P	
5-6 Gasoline Service Station with or without convenience store										S 4.03.09	S 4.03.09		S 4.03.09	S 4.03.09	
5-7 Bait and Tackle Store										P	P		P	P	
5-8 Banks and Financial									P	P	P		P	P	

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
Institutions															
5-9 Broadcast Studio-Radio or TV										S 4.03.16	S 4.03.16		S 4.03.16		
5-10 Catering Service	P								P	P	P		P		
5-11 Cemeteries	S 4.03.24										S 4.03.24				
5-12 Clothing and Dry Goods Stores										P	P		P		
5-13 Clubs and Lodges, Private	S 4.03.19									S 4.03.19	S 4.03.19				
5-14 College or University - Public	P	P		P	P	P	P	P	P	P	P		P		
5-15 Convenience Store without gas pumps										P	P		P	P	
5-16 Cultural Facilities, Libraries, Museum & Similar									P	P	P				
5-17 Day Cares, Kindergartens, and Nurseries	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08	S 4.03.08				
5-18 Department Stores										P	P		P		
5-19 Dry Cleaning Plant													S 4.03.11	S 4.03.11	
5-20 Essential Public Services, such as EMS, Fire, Police, Transmission Lines, Water and Sewer Lines, and	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
Lift Stations															
5-21 Flower Shop or Florist										P	P		P		
5-22 Food and Grocery Stores										P	P		P		
5-23 Freezer Locker/ Ice Storage											P		P	P	
5-24 Freight Express Office										P	P		P	P	
5-25 Freight - Railroad													P	P	
5-26 Funeral Home										S 4.03.18	S 4.03.18				
5-27 Furniture Upholstery Shop										P	P		P	P	
5-28 Glass Sales and Storage											P		P	P	
5-29 Golf Course	S 4.03.04	S 4.03.04	S 4.03.04	S 4.03.04	S 4.03.04		S 4.03.04	S 4.03.04	S 4.03.04	S 4.03.04	S 4.03.04				
5-30 Greenhouses and Plant Nurseries	P										P		P	P	
5-31 Gunsmith and Sales	P									P	P				
5-32 Hardware Store										P	P		P		
5-33 Hazardous Combustible Materials such as asphalt coal, petroleum - storage and or distribution														S 4.03.14	
5-34 Heavy Equipment Sales											P		P	P	

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
5-35 Heavy manufacturing, including uses that produce noise, odor, dust, or fumes														S 4.03.14	
5-36 Home Furnishing, Appliance, Hardware & Similar										P	P		P		
5-37 Hospital										S 4.03.10	S 4.03.10				
5-38 Junk Yard or Salvage Yard														S 4.03.05	
5-39 Laboratory - Experimental	P										P		P	P	
5-40 Laboratory – Medical/ Dental									P	P	P				
5-41 Landfill, Sanitary or Inert, or Incinerator														P	
5-42 Laundromat, Laundry Pick-up Station, Dry-cleaning Pick-up Station										P	P				
5-43 Light Manufacturing, Assembly, Processing, or Packaging													P	P	
5-44 Locksmith										P	P				
5-45 Lodging – Hotel or Motel. Arterial Roads only										P	P				

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
5-46 Lumber Yard or Saw Mill														P	
5-47 Medical Clinics or Offices									P	P	P				
5-48 Messenger Service (Office)									P	P	P		P		
5-49 Mini-storage Facility (Self-storage Facility)											S 4.03.15		S 4.03.15	S 4.03.15	
5-50 Mobile and Manufactured Home Sales Lots											P		P		
5-51 Nightclub or Lounge- Arterial roads only											P				
5-52 Office Equipment Sales and Services										P	P				
5-53 Outdoor Sales, Farmers Markets, Produce Stands, Shrubbery.	P										P		P		
5-54 Parking Lot or Garage - Commercial										P	P				
5-55 Pawn Shop. Sheriff Dept approval required.										P	P				
5-56 Personal Services Barber and Beauty Shops										P	P				

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
5-56A Tattoo or Piercing Establishments, Pool Hall and Internet Café (Arterial Only)											P				
5-57 Pest Control Service											P		P	P	
5-58 Pharmacy or Drug Stores										P	P		P		
5-59 Printing, Binding, and Similar Service Store										P	P				
5-60 Printing, Production, Sales and Distribution – Newspapers/Periodicals										P	P		P	P	
5-61 Publishing Facility (Press)											P		P	P	
5-62 Railroad Repair Yard														P	
5-63 Recreation Centers - Public	P									P	P				
5-64 Recreation - Commercial										P	P		P		
5-65 Recreation – Commercial Intensive (such as racetracks)	S 4.03.23													S 4.03.23	
5-66 Religious Facilities and related uses	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06	S 4.03.06			S 4.03.06	
5-67 Repair Shop – Light. (watches, shoes, and similar)									P	P	P		P		

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ZONING DISTRICTS: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	AG	R1	RR1	R21	R12	R8M	R8	MR	RP	CC	GB	CA	WLI	HI	UPD RPD
5-68 Repair Shop – Heavy, Electrical, or Appliances											P		P	P	
5-69 Restaurants – Drive-in										P	P		P	P	
5-70 Restaurants without Drive-in										P	P		P	P	
5-71 Retail Stores – Specialty (gift, jewelry, antiques) & Similar.										P	P				
5-72 Schools, Public	P	P	P	P	P	P	P	P	P	P	P		P	P	
5-73 Schools, Private, Business or Trade										P	P		P		
5-74 Storage Yard for Contractor Supplies and Materials. Enclosed fence required											P		P	P	
5-75 Studios – Art, Dance, Music, Photography										P	P				
5-76 Taxidermist	P									P	P		P		
5-77 Taxi Office										P	P		P		
5-78 Telecommunication Tower	S 5.05.00										S 5.05.00		S 5.05.00	S 5.05.00	
5-79 Terminal or Station – Bus, Railroad, or Truck											P		P	P	
5-80 Travel Trailer or RV Park	S 4.03.07										S 4.03.07				

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5-81 Utility Substation	P										P		P	P	
5-82 Vehicle Parts and Tire Sales											P		P	P	
5-83 Vehicle Sales, Repair, Paint, Rebuilding. Includes Utility trailers / Truck & Trailer rentals											S 4.03.17		S 4.03.17	S 4.03.17	
5-84 Vending Machines – Modular Bldg Ice machines										P	P		P	P	
5-85 Veterinary Clinic, Animal Hospital	S 4.03.03									S 4.03.03	S 4.03.03		S 4.03.03	S 4.03.03	
5-86 Warehouse or Wholesale Distribution Center without Retail Sales													P	P	
5-87 Wholesale Sales Center											P		P	P	

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2.03.04 Table of Accessory Uses.

Zoning Districts:	AG	R1	RR1	R21	R12	R8	MR	RP	CC	GB	R&M	WLI	HI	RPD UPD
A – Allowable accessory use (See Section 5.02.00)														
5-89 Accessory Dwelling – Freestanding (Detached)	A	A	A	A	A	A		A	S 5.02.02(F)	S 5.02.02(F)	A	S 5.02.02F	S 5.02.02F	As approved in a site development plan.
5-90 Accessory Dwelling – within Principal Structure	A	A	A	A	A	A		A			A			
5-91 Animals, Non-commercial & Tift County Animal Control Ordinance	A	A	A	A	A	A	A	A			A			
5-92 Dumpsters							A		A	A		A	A	
5-93 Farm Worker Housing	A													
5-94 Home Occupations	A	A	A	A	A	A	A	A			A			
5-95 Outside Storage of Machinery and Equipment										A		A	A	
5-96 Outdoor Storage of Agricultural Machinery and Equipment THAT IS NOT FOR SALE	A													
5-97 Storage, Equipment or Other Sheds, Greenhouses	A	A	A	A	A	A	A	A	A	A	A	A	A	