



# CHAPTER 4

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## SITE DESIGN STANDARDS

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#### 4.00.00 GENERALLY

##### 4.00.01 Purpose

The purpose of this chapter is to provide design standards applicable to all development activity in all zoning districts. This chapter also provides design standards applicable in specific situations, such as development within overlay districts or development of specific uses that require supplemental standards to address potential impacts.

##### 4.00.02 Applicability

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 regulations of this UDC as well as applicable State and federal regulations. These provisions apply within the unincorporated areas of Tift County.

#### 4.01.00 SITE DESIGN STANDARDS FOR BASE ZONING DISTRICTS

##### 4.01.01 Design Standards for Lots (area and width)

- A. Only one (1) principal residential building and its allowable accessory buildings shall hereafter be erected on any one (1) lot in any residential zoning district.
- B. Except as specifically provided in this UDC, no lot existing at the time of adoption of this UDC shall be reduced, divided, or changed so as to produce a lot or tract of land which does not comply with the minimum dimensional or area requirements of this section.
- C. Land which is required, dedicated, and accepted for public use is exempt from the requirement of Section 4.01.01(B).
- D. No building shall be erected on a lot which does not abut an open public street or a private street, meeting current development standards for streets in Tift County.
- E. Lot width shall be measured at the required minimum front setback line, as set forth in Table 4.01.02(F).

Table 4.01.01(E). Standards for Lot Area and Width.

ZONING DISTRICT	MINIMUM LOT AREA <sup>1</sup>		MINIMUM GROSS FLOOR AREA PER DWELLING UNIT.	MINIMUM LOT WIDTH (FEET) AT SETBACK LINE	MINIMUM ROAD FRONTAGE (FEET)
		ADDITIONAL AREA FOR MULTIFAMILY	HEATED SQUARE FOOTAGE		
AG	3 acres	NA	720	210	60
R1	1 acre	NA	1500	120	60
RR1	1 acre	NA	720	120	60
R21	21,780 s.f.	NA	1500	100	30
CA	1 acre	N/A	N/A	60	60
R12	12,000 s.f.	NA	1200	80	30
R8 & R8M	8,000 s.f.	12,000 s.f. for duplex	R8 - 800 R8M - 720 R8M/MHP 400	80	60
MR	6,000 s.f.	3,000s.f.plus 500s.f. of green space/recreation area for each unit	800	60	60
RP	6,000 s.f.	3,000 s.f. each unit	800	60	60
CC	None	NA	* 5.02.02F	60	60
GB	None	NA	* 5.02.02F	60	60
WLI	None	NA	* 5.02.02F	No minimum <sup>2</sup>	60
HI	None	NA	* 5.02.02F	No minimum <sup>2</sup>	60
RPD & UPD	Per approved site development plan.				

<sup>1</sup>See Supplemental Standards in Section 4.03.00 for additional lot area requirements for specific uses.

<sup>2</sup>For purposes of providing access from a public right-of-way, the lot width shall be as required for a driveway as set forth in Chapter 6 plus ten (10) feet on each side of the driveway.

4.01.02 Dimensional Standards for Building Height and Location

A. Measurement of setbacks

1. Front setbacks shall be measured from the property line of the abutting street to the outermost wall of the building or structure.
2. Side and rear setbacks shall be measured from the property line to the outermost wall of the building or structure.

B. Encroachments into required setbacks

1. Architectural features, such as cornices, eaves, gutters, steps and fire escapes, may project not more than three (3) feet beyond a required setback line, except where such projections would obstruct driveways which are used or may be used for access of service and/or emergency vehicles.
  2. In the case of automobile service stations, motels, and similar uses which serve the motoring public, canopies shall be allowed over a driveway or walkway within the front yard not to extend from the principal building to a point no closer than fifteen (15) feet from the street right-of-way line.
- C. Lots with multiple frontage
1. On a corner lot where the main entrance into a residence is facing a side yard, it shall be permissible for purposes of this UDC to interpret the residence to be fronting on the street other than that street which said entrance faces, and side and rear yard requirements may be provided accordingly. Such determination shall be made by the Manager.
  2. For a corner lot, side yard setback requirements from the right-of-way of abutting streets shall be equal to seventy-five (75) percent of that required for the front yard setback.
  3. For a corner lot, the street with the higher classification shall be considered the front for purposes of this section, regardless of which street the entrance (front door) faces. Setbacks for side and rear yards shall be established according to the standards in the table below for the yards as indicated on the plan or plat.
  4. If a building is constructed on a through lot having frontage on two (2) roads not at an intersection, a setback from each road shall be provided equal to the front yard requirement for the district in which the lot is located.
- D. Maintenance of setbacks
1. No open space or yard established through standards for setbacks shall be encroached upon or reduced in any manner except in conformity to the yard, setback, off-street parking, and accessory buildings standards of this UDC. Shrubbery, driveways, retaining walls, fences, curbs, and planted buffer strips shall not be construed to be an encroachment of yards.
  2. No part of any required yard, other open space, or off-street parking or loading space shall be considered to be part of a required yard, other open space, or off-street parking or loading space for any other building or structure or use.
- E. Building heights
1. Building height is 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. The height limits of these regulations shall not apply to a church spire, belfry, cupola, dome, 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 roofline of the building & necessary mechanical equipment.

F. Building setback and height standards are provided in Table 4.01.02(F).

Table 4.01.02(F). Standards for Building Locations and Heights.<sup>1</sup>

ZONING DISTRICT	MINIMUM SETBACKS FROM PROPERTY LINES (FEET) <sup>(1)</sup>					MAXIMUM BUILDING HEIGHT (FT.) <sup>2</sup>
	FRONT			SIDE <sup>(2)(3)</sup>	REAR <sup>(2)(3)</sup>	
	ARTERIALS	COLLECTOR	LOCAL			
AG	40	40	40	20	40	40
R1	40	40	40	20	40	40
RR1	40	40	40	20	40	40
R21	40	40	30	10	40	40
R12	30	30	30	10	30	35
R8&R8M	30	30	25	10	25	35
MR 3 or more stories	40	40	30	8 20	30	None
RP	30	30	25	10	30	None
CC <sup>2</sup>	40	40	40	10	12	40
GB <sup>2</sup>	25	35	40	10	12	None
CA	40	N/A	N/A	40	40	35
WLI <sup>2</sup>	40	40	30	20	20	None
HI <sup>2</sup>	40	40	30	20	40	None
RPD & UPD	Per approved site development plan.					

<sup>1</sup> See Supplemental Standards in Section 4.03.00 for additional setback requirements for specific uses.

<sup>2</sup> When the proposed building/structure is thirty-five (35) feet or more in height, the setbacks shall be increased one (1) foot for each two (2) feet above thirty-five (35) feet in height.

<sup>3</sup> See Building Code for fire rated wall requirements based on setbacks.

#### 4.01.03 Design Standards for Commercial and Professional Condominium Developments

- A. These regulations shall apply to all lands and structures intended to be utilized for either commercial or professional uses where the property owner proposes to apply the condominium development and sales concept.
- B. Uses allowed within each specific commercial or professional development project shall be those uses specifically permissible in the zoning district as set forth in Section 2.03.03 of this UDC.
- C. All building facades, landscaped grounds, and parking areas shall be commonly owned and maintained by a properly constituted owners' association while individual ownership of specific units shall be permissible.
- D. Each individual unit proposed for such a development shall be separated by a fire resistant wall or floor as required by applicable construction and safety codes, and each unit shall be served by separate utilities.
- E. Parking for such developments, including layout and site design as well as parking space requirements, shall comply with the requirements of Section 6.01.03 of this UDC.
- F. The site design shall demonstrate compliance with lot area, lot dimension, setback, and height standards set forth in this UDC.
- G. Applications for a building permit for all proposed commercial and professional development projects shall comply with the submittal and procedural requirements set forth in Chapter 10. In addition, if the project proposes the subdivision of the tract into various individual lots and common area, a copy of the proposed subdivision plat must be submitted for review with the site development plan.

#### 4.01.04 Design Standards for Multi-family Residential Developments

- A. The regulations as set forth in this section shall apply to all lands and structures intended primarily to provide for owner occupied residential units, including condominiums, single family attached dwelling units (with or without condominium ownership), patio homes, multi-family development, zero lot line, and other similar housing types. Multiple buildings may be allowed on a single lot in these development types. Such projects may be referred to as residential group development projects.
- B. A condominium is defined as a type of residential development which includes individually owned dwelling units in a multi-family structure, combined with joint ownership of common areas of the buildings and grounds.
- C. Single family attached dwellings are a type of residential development which includes a dwelling unit on a subdivided lot individually owned, though attached by a common party wall to another dwelling unit on an adjacent lot. This housing type may also include provisions for joint ownership of common areas of certain buildings and grounds.
- D. Two parking spaces shall be provided for each dwelling unit, in addition to one guest parking space shall be provided for every 5 dwelling units.
- E. Each dwelling unit proposed for such a development shall be separated by a



- fire resistant wall and/or floor as required by applicable construction and safety codes, and each dwelling unit shall be served by separate utilities.
- F. In addition to any required yards created by building setbacks, an open space shall be established which includes a minimum of 500 square feet per dwelling unit. The open space shall be left in a natural state, or developed as park or open air recreation facilities to be part of the common area of the residential development.
  - G. If the project proposes the subdivision of the tract into various individual lots and common area, a copy of the subdivision plat shall be submitted with the site development plan application.
  - H. Interior lots within a residential group development may be smaller than the minimum lot area and lot width requirements for the applicable zoning district, so long as the required building setbacks are provided. However, perimeter lots, meaning lots adjacent to public streets, shall meet the lot area and setback requirements for the zoning district.
  - I. Buildings within the residential group development shall meet the building height standards for the zoning district.

#### 4.02.00 SITE DESIGN STANDARDS FOR SPECIAL AND OVERLAY DISTRICTS

##### 4.02.01 Reserved

##### 4.02.02 Site Design Standards for the Airport Overlay District (TMA)

- A. Airport zoning regulations are important for both the protection of airspace and land use compatibility in relation to the airport. The regulations set forth in this section are intended to prevent encroachment into the runway protection zones and airspace zones of the Henry Tift Myers Airport. Further, these regulations are intended to ensure that structures, such as but not limited to telecommunication towers/cellular antennas, buildings, water tanks, smokestacks, power lines, and cranes, are not erected to encroach into protected space.
- B. The specific purposes of the regulations set forth in this section are:
  - 1. To protect the health, safety, and welfare of persons within the vicinity of the Henry Tift Myers Airport;
  - 2. To provide for the safe and efficient operation of the Henry Tift Myers Airport; and
  - 3. To ensure the safety of flyers using the Henry Tift Myers Airport from hazards to air navigation.
- C. Within the TMA Airport Overlay District, the following zones are established, and are depicted on the City of Tifton and Tift County Zoning Map.
  - 1. Ground zone, which is the area of the airport consisting of the runway and apron features including an area immediately off the runway where air traffic, in normal conditions, is on the ground preparing to taxi, takeoff, land, or be maintained. Aircraft in the ground zone area are typically not engaged in aerial flight.

2. Visual approach zone, which is the zone extending outward from the end of the runway for a distance of 5,000 feet with a terminal width of 2,400 feet used for visual approaches.
  3. Utility approach zone, which is the zone extending outward from the end of the visual approach zone for a distance of 10,000 feet with a terminal width of 3,800 feet used for instrument approaches.
  4. Transitional zone, which is the zone extending from the terminal point of one utility approach zone and running parallel to the ground zone that serves as a gradual transition for height restrictions before entering more restrictive zones and airspace.
  5. Transitional buffer zone, which extends from the terminal point of one utility approach zone to another terminal point for either visual or a utility approach zone; the transitional buffer is designed to ensure that airspace around multiple runways no directly in the path of air traffic is developed in such a manner as air traffic is not imperiled due to height or proximity to existing approaches.
- D. The following runways are delineated for the TMA Airport Overlay District:
1. 15/33 Primary Runway;
  2. 6/27 Secondary Runway; and
  3. 3/21 Auxiliary Runway.
- E. No use may be made of land or water within any zone established by this section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for the pilots to distinguish between airport lights and other lights, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird striking hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
- F. No structure or building shall be erected, created, installed, or maintained within the transitional and approach zones to exceed the height limit established below.

**Table 4.02.02(E). Height Limits in Airport Zones.**

Zone	Rise per distance	Distance
Ground Zone	0	0
Visual Approach Zone	1"	20"
Utility Approach Zone	1"	34"
Transitional Zone	1"	7"
Transitional Buffer	1"	5"

**4.02.03 Site Design Standards for the Neighborhood Redevelopment Overlay District (NRO)**

**A. Description**

The Neighborhood Redevelopment Overlay District shall include those areas so designated by the Tift County Commissioners.

B. Purpose

The purposes of this district are:

1. To acknowledge the existing conditions of these areas, while protecting the public health, safety, and welfare of the residents of these neighborhoods.
2. To encourage the redevelopment and revitalization of those neighborhoods that were originally designed and built with lot, setback, and building dimensions that differ from current zoning standards.
3. To provide standards that allow specified neighborhoods to retain original design standards and avoid designating each lot or building as nonconforming based on lot dimensions, building setback, or building dimensions.

C. The following standards shall apply within the Neighborhood Redevelopment Overlay District:

1. All development shall conform to the standards of the R-8 and R-8-M zoning district, except as otherwise provided in this section.
2. Principal land uses within the Neighborhood Redevelopment Overlay District shall be limited to single family residential.
3. Within the Neighborhood Redevelopment Overlay District:
  - a. Only one (1) residential building shall be permitted on any single lot;
  - b. Manufactured homes may be permitted in the Neighborhood Redevelopment Overlay District only to replace a nonconforming manufactured home or mobile home existing at the time this UDC is adopted;
  - c. The minimum required lot size otherwise required in the R-8 and R-8-M district shall be waived for lots of record existing at the time this UDC is adopted.
  - d. The minimum required front yard building setback requirements of this UDC may be reduced for a new building in cases where the following circumstances exist:
    - i. One (1) or more existing buildings are located within one hundred (100) feet on either side of the proposed building or dwelling, and
    - ii. The existing building is located within in the same zoning district as the proposed building, and
    - iii. The existing building has frontage on the same side of the street as the proposed building, and
    - iv. The existing building is located with less than the minimum required front yard building setback as shown on a survey provided by the applicant.

In such cases, the setback on such lots may be less than the required setback, but not less than the average of the existing setbacks on the aforementioned lots and the required setback, or a distance of twenty

(20) feet from the closest edge of the street right-of-way line, whichever is greater, and minimum twenty (20) feet from the rear property line.

**4.03.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES**

**4.03.01 Kennels and Animal Boarding Facilities**

A. Keeping animals shall be considered a commercial kennel when the following conditions exist: (Refer to the adopted Tifton, Tift County, Ty Ty and Omega Animal Control Ordinance)

1. When there are more than six animals or more than four (4) of any one breed.
2. There are seven (7) or more animals, not including fish, reptiles, and birds. Such animals are boarded, cared for, bred, raised, or kept for compensation. You must have a license from the State of Georgia Department of Agricultural Animal Protection Section.
3. There are more than ten (10) animals boarded, cared for, or kept without compensation or for a hobby such as show dogs or hunting dogs You must have a kennel License from the State of Georgia Department of Agricultural Animal Protection Section.
4. Litters of animals not more than six (6) months of age are exempt from the provisions of 4.03.01.A. You may have one (1) litter per year if for compensation you must have a license issued by the State of Georgia Department of Agricultural Animal Protection Section.

B. Kennels shall meet the design standards set forth in Table 4.03.01(B).

**Table 4.03.01(B) Standards for Kennels**

<b>DEVELOPMENT FEATURE</b>	<b>STANDARD</b>
Minimum land area	1 acre
Minimum setback from any property line	100 feet
Odor and pests	Management plan required for odor and pest control

**4.03.02 Intensive Agricultural Feed Lot Operations (IAFO)**

A. Commercial farms, including commercial chicken houses, shall meet the design standards in Table 4.03.02(A).

1. A farm shall be considered commercial when the density of animals is more than one (1) animal per 10,000 square feet of fenced area or more than fifty (50) fowl per lot.
2. Animals shall be kept within a fenced area.

**Table 4.03.02(A). Standards for IAFO's**

<b>DEVELOPMENT FEATURE</b>	<b>STANDARD</b>
Minimum land area	25 acres
Minimum setback from any property line for buildings housing animals	500 feet
Minimum setback from a residential dwelling on an adjacent parcel	1,500 feet

Maximum number of chicken houses	6.25 acres per chicken house
Maximum dimensions of chicken houses	50 feet x 600 feet

- A. Intensive Animal Feed Lot Operations (IAFO) shall meet and demonstrate compliance with Section 391-3-6-.21 of the Georgia DNR Environmental Planning Rules and meet Best Management Practices as outlined by NRCS.
- B. Retail selling of products raised on the premises shall be considered a permissible activity. Off-street parking shall be provided for customers vehicles.

**4.03.03 Animal Hospitals or Veterinary Clinics**

All animal hospitals and veterinary clinics shall meet the following standards:

**Table 4.03.03. Standards for Animal Hospitals or Veterinary Clinics.**

DEVELOPMENT FEATURE	STANDARD
Minimum setback from the property line of any residential zoning district	150 feet
Odor and Noise	Management plan required for odor and Noise control

**4.03.04 Golf Courses**

- A. A golf course may be public or private and may include the following buildings and accessory uses:
  - 1. A clubhouse with or without a pro shop, retail sales of golf supplies and accessories, and a restaurant or snack shop;
  - 2. An equipment building for maintenance, minor repairs, and storage. Storage may include fertilizers, herbicides, or pesticides; and
  - 3. Driving range.
- B. The types of golf courses may be par 3, executive, or regulation.
- C. Lighted golf courses are permissible only when located in the GB, WLI, and HI zoning districts.
- D. The following are site design standards for golf courses:

**Table 4.03.04(D). Standards for Golf Courses.**

DEVELOPMENT FEATURE	STANDARD
Minimum setback for buildings	As required by the zoning district
Safety netting for driving ranges	Required on the perimeter of the playing area abutting public streets Minimum of 32 feet in height
Outdoor lighting, when permissible, for driving range, tees, greens, and fairways	Directed and shielded to avoid illumination of properties used or zoned for residential purposes.
Loudspeakers or paging systems	Prohibited
Outside storage and loading areas	Fully screened from view from adjacent properties and from the public right-of-way
Golf cart crossings	Shall be plainly marked and located for safety of both the cart users and persons using sidewalks or streets that are crossed.

**4.03.05 Junk Yards and Salvage Yards**

- A. A junk yard or salvage yard means the 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.
- B. The site design standards for salvage yards and junk yards are set forth in the following table:

**Table 4.03.05(B). Standards for Junk Yards and Salvage Yards.**

<b>DEVELOPMENT FEATURE</b>	<b>STANDARD</b>
Minimum area	5 acres
Minimum setback	500 feet from any property line from any residentially zoned property.
Screening required	Solid wall or solid fence in addition to screening requirements applicable to the zoning district minimum eight feet high, maximum ten feet high.
Storage of salvaged or junk materials	Materials shall not exceed the height of the fence or wall. This shall not be construed to prohibit equipment and vehicles used in the salvage operation.
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties

**4.03.06 Religious Facilities and Associated Uses**

- A. A religious facility is a building or group of buildings where persons assemble for purposes of worship. The principal use of a religious facility is considered worship, which is a form of religious practice, together with its creed and ritual.
- B. Uses and activities other than worship and offices to support the primary facility shall be considered accessory uses and shall be clearly ancillary to the primary use. Such uses and activities shall be limited to:
  1. Religious instruction (such as “Sunday School,” Bible school, or similar instruction or study typically associated with the religion);
  2. Child or adult day care, subject to the standards set forth in 4.03.06(D); and 4.03.08.
  3. Private academic school, subject to the standards set forth in 4.03.06(E);
  4. A fellowship hall, with or without a kitchen, subject to the standards of Section 4.03.06(F), (which may be known as a community center, activity hall, or life center);
  5. Recreation facilities;
  6. Individual meeting spaces; and
  7. A parsonage, subject to the standards of Section 4.03.06( ).
- C. All accessory uses are subject to the following requirements:

1. The accessory use shall be owned and operated only by the owner of the primary use;
  2. The facility housing the accessory use shall meet all local, State, or federal standards;
  3. The owner of the primary use shall obtain any licenses required to conduct the accessory use. Any approval of the accessory use shall be contingent upon receipt of all licenses;
  4. Loudspeaker or paging systems shall be located to ensure that they are not a nuisance to adjacent properties;
  5. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties, as measured at the property line;
- D. Child day care, adult day care, preschool, or child nursery uses are allowable accessory uses subject to applicable state codes and the following standards:
1. The total floor area allocated to the child day care, adult day care, preschool, or nursery uses shall not exceed ten (10) percent of the total floor area on the site. The calculation of total floor area allocated to the uses shall be cumulative and shall include all child day care, adult day care, preschool, nursery facilities, and related mechanical and support facilities.
  2. An off-street drop-off area for persons served by the facility shall be provided. The entrance and vehicle drop off points shall not be located on a street providing primary access to residences, unless such street is classified as a collector or arterial.
- E. Private academic schools are allowable accessory uses subject to applicable state code and the following standards:
1. The total floor area allocated to the school shall not exceed twenty (20) percent of the total floor area on the site. The calculation of total floor area allocated to the school shall include all components of the school: classrooms, school library, school offices, teacher work areas, and the like, including related mechanical and support facilities. This standard shall apply whether the floor area allocated to the school is also used for other purposes when not needed for the school.
  2. The entrance and vehicle drop off points for students shall not be located on a street providing primary access to residences, unless such street is classified as a collector or arterial.
- F. A fellowship hall or multi-purpose building is an allowable accessory use, provided that the total floor area allocated to the fellowship hall, including related mechanical and support facilities, shall not exceed thirty-five (35) percent of the total floor area on the site.
- G. One (1) residential dwelling unit is allowable to serve as a parsonage, subject to the following standards:
1. A minimum lot area, within the parcel developed for religious uses and facilities, to be devoted to the dwelling unit ("parsonage lot") shall be 8,000 square feet. A larger lot area may be required when the dwelling unit is served by a private well and/or septic sstem. The parsonage lot

- shall be used exclusively for the dwelling unit, and shall not include any primary or other accessory use allowable on the site.
2. Two off-street (2) parking spaces shall be provided to serve the parsonage and shall be located within the parsonage lot.
  3. The parsonage lot may contain a residential swimming pool, fully enclosed by a fence, and attached to the dwelling.
- H. A specific parking plan shall be provided. This plan shall identify the principal use and each accessory use proposed on the site. The parking standards for the principal use and each accessory use shall be identified based upon UDC requirements, set forth in Section 6.01.03. The parking plan may propose reduced or shared parking.
- I. For religious facility buildings that exceed 10,000 square feet in total floor area, the minimum setback from any property line that is otherwise required shall increase five (5) feet for each additional 2,000 square feet of floor area, or portion thereof, over 10,000 square feet in floor area.

#### 4.03.07 Manufactured Housing Parks and Recreational Vehicle Parks

Where a development is proposed as a manufactured housing park or recreational vehicle park (called park), the following standards shall apply:

- A. The minimum parcel size for a park shall be five (5) acres.
- B. The units within the park shall be manufactured homes or recreational vehicles, including travel trailers, motor homes, fifth wheel trailers, pop-up trailers, park model trailers, and other similar vehicles. The park may be designed to include only manufactured homes or recreational vehicles or a combination.
- C. A perimeter buffer shall be provided for the park development as follows:
  1. The buffer width shall be a minimum of ten (10) feet.
  2. Landscaping within the buffer shall comply with the standards in Section 4.08.06(b)(1) through (6).
  3. Buffers shall comply with requirements for maintenance as set forth in Section 4.08.03.
- D. Accessory uses and structure may include management headquarters, recreational facilities, buildings for toilets and showers, coin-operated laundry facilities, solid waste facilities, and other uses and structures customarily incidental to park use.
- E. Accessory uses and parking to serve the accessory uses shall not exceed ten (10) percent of the total area of the park. Accessory buildings and use areas shall have an interior setback of ten (10) feet from the boundary of the area established for accessory uses and buildings.
- F. Access to the park shall be by paved public street. Such access shall be on or within 1,000 feet of and accessible to a principal or minor arterial or collector street. Any park with more than 20 units shall have a minimum of two access points.
- G. A twenty (20) foot interior roadway or drive shall be paved, properly drained, and shall serve all lots.



- H. Each lot shall have a properly drained and paved parking space for at least two (2) motor vehicles, designed and built in compliance with Section 6.01.03 as it pertains to parking spaces.
- I. Each site shall have a connection to water and sewer as required and approved by the Tift County Health Department and/or Tifton Tift County Utilities Department.
- J. The minimum area for each manufactured home or recreational vehicle site (called lot) shall be 5,000 square feet with a minimum lot width of fifty (50) feet where lots are served by both public water and public sewer systems. The minimum lot size shall be as established by the Tift County Board of Health where lots are served by a community water system and/or a septic system. The area devoted to the community water supply facilities shall not be considered part of an individual lot.
- K. Accessory buildings on individual lots shall be set back ten (10) feet from the principle building and lot boundaries, with a limit of one (1) accessory building per lot.
- L. Each lot shall be clearly defined.
- M. Each manufactured home must be installed and anchored as per State of Georgia minimum requirements, properly underpinned or skirted within forty-five (45) days of installation with material comparable to the proposed manufactured home. Each manufactured home shall have a minimum three (3) foot by three (3) foot landing, stairs, and handrails at each ingress and egress door.
- N. At least 200 square feet per lot and not part of the required lot, shall be provided in one (1) or more locations for community playground and recreation purposes. This requirement shall not apply to parks where each lot is served by an individual septic system.
- O. No park shall be occupied by a greater number of manufactured homes or recreational vehicles than that authorized in the approved site development plan. No park shall be enlarged or extended unless a separate site development plan has been submitted and approved. Procedures for submission and review of site development plans are set forth in Chapter 10. Where recreational vehicles are allowed within a park, an application for site development plan shall include demonstration of compliance with State regulations.

#### 4.03.08 Day Care, Kindergarten, and Nurseries

- A. A day care, kindergarten, or nursery is a facility providing care for six (6) or more children who are not related by blood or marriage and are not the legal wards or foster children of the owners or operators of the facility. The facility is intended to provide care, training, education, or supervision of children less than fourteen (14) years of age.
- B. The facility shall provide off-street loading and unloading spaces, separated from the parking area.

- C. There shall be at least 100 square feet of outdoor play area for each child.
- D. The entire play area shall be enclosed by a steel mesh security fence or substantial building material at least four (4) feet in height. Such fence shall be constructed in such a manner as to provide maximum safety to the children.
- E. All facilities regulated in this section shall comply with State regulations and acquire applicable State licenses for operation.

#### 4.03.09 Gasoline Service Stations and/or Convenience Stores

- A. The term “gasoline service station” includes convenience stores with gas pumps, and establishments that provide the following accessory uses in addition to gas pumps: fast food restaurants, drive-through restaurants, groceries, and sundries, supplies for the traveling public, food, and beverages. Freestanding convenience stores without gas pumps are also regulated by this section.
- B. Minor vehicle repair services are allowed. Maintenance services, such as oil changes, are permissible. Major repairs, body repair and paint are specifically prohibited.
- C. Underground storage tanks, if any, shall be designed, located, and monitored in full compliance with State requirements. Evidence of such compliance shall be provided with the site development plan application.
- D. Oil drainage pits and hydraulic lifts, if any, shall be located as follows:
  - 1. Such uses shall be within an enclosed structure.
  - 2. Such uses shall be set back a minimum of fifty (50) feet from any property line.
  - 3. Comply with Tifton Tift County Utility Department regulations.
- E. Drive-through lanes for restaurants associated with the gasoline service station or convenience store shall be located a minimum of 100 feet from any property zoned for residential uses. Distance shall be measured from the outermost edge of the drive-through lane to the property line of the nearest property zoned for residential use.
- F. Dumpsters shall not be located within fifty (50) feet of property zoned for residential use and shall comply with the standards set forth in Section 5.02.05.
- G. All exterior lighting shall be directed and shielded to avoid direct illumination of adjacent properties.
- H. Vehicle parts, supplies, damaged parts, or other materials and supplies shall be stored within an enclosed building.

#### 4.03.10 Hospitals or Nursing Homes

- A. A hospital is any institution receiving in-patients, or a private or public institution receiving out-patients, and authorized under Georgia law to render medical, surgical, and/or obstetrical care, such as examination, diagnosis, treatment, and nursing care. The term “hospital” shall include a sanitarium for the treatment and care of senile psychotics, drug addiction, or

alcohol treatment but shall not include office facilities for the private practice of medicine or dentistry.

- B. The following are site design standards for free standing hospitals and nursing homes:

**Table 4.03.10(B). Standards for Free Standing Hospitals and Nursing Homes.**

<b>DEVELOPMENT FEATURE</b>	<b>STANDARD</b>
Minimum land area	3 acres
Minimum side and rear yard setback	50 feet
Minimum front yard setback	25 feet in addition to the setback required for the zoning district
Location	Fronting an arterial or collector road
Emergency vehicle entrances	Shall not face residentially zoned properties
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties
Dumpsters	Fully screened Setback a minimum of 50 feet from any property line

- C. Private or Public Hospitals located within or is part of a group of buildings shall follow the setback and minimum land area and setbacks as approved in the site development plan. The above guidelines for emergency vehicle entrances, exterior lighting and dumpsters shall apply.

**4.03.11 Dry Cleaning Plants**

- A. An application for approval of a site development plan for a dry cleaning plant shall include documentation of compliance with EPD rules and regulations.

**4.03.12 Personal Care Homes**

- A. A personal care home is a building or group of buildings in which two (2) or more beds are provided for compensation and facilities and services are provided to non-family ambulatory adults. Facilities and services may include room, meals, and personal care.
  1. A family personal care home is a family-type residence where facilities and services are provided to two (2) to six (6) adults.
  2. A group personal care home is a building where facilities and services are provided to seven (7) to fifteen (15) adults.
  3. A congregate personal care home is a building where facilities and services are provided to sixteen (16) or more adults.
- B. An application to establish a personal care home shall include documentation demonstrating compliance with State rules and regulations.
- C. The following site design standards apply to personal care homes:

**Table 4.03.12(B). Standards for Personal Care Homes.**

DEVELOPMENT FEATURE	STANDARD
Minimum lot area in the AG zoning district	3 acres
Minimum lot area in R21, R12, R8,R8M, MR, and RP zoning districts	1 acre
Parking location	Side and rear yards

**4.03.13 Electrical Substation**

- A. All buildings, masts, and other facilities shall be located a minimum of 200 feet from adjacent property lines when the adjacent district is zoned or used for residential development.
- B. A perimeter buffer shall be provided as follows:
  - 1. The buffer width shall be a minimum of twenty (20) feet.
  - 2. Landscaping within the buffer shall comply with the standards in Section 4.08.06(b)(1) through (6).
  - 3. Buffers shall comply with requirements for maintenance as set forth in Section 4.08.03.

**4.03.14 Heavy Manufacturing Facilities**

- A. Heavy manufacturing uses are those which produce noise, odor, dust, fumes, fire hazards, or other similar nuisances.
- B. Heavy manufacturing uses shall be set back not less than 500 feet from all property lines, except when the adjacent property is zoned HI.

**4.03.15 Mini-storage or Self-storage Facilities**

- A. The following activities or uses are prohibited on the grounds or within the buildings of self-service storage facilities:
  - 1. Wholesale sales;
  - 2. Retail sales, including garage sales, or other commercial activities;
  - 3. Manufacturing, fabrication, processing, or other industrial activity;
  - 4. Service or repair of vehicles, engines, electronic equipment or similar activities;
  - 5. Rehearsal or practice of musical instruments; and
  - 6. Residential use.
- B. Notwithstanding the limitations described in Section 4.03.15 above, the following activities may be conducted:
  - 1. Rental of storage bays;
  - 2. Truck and trailer rental business, limited to a maximum of twenty-five (25) percent of the gross site area;
  - 3. Sales of boxes or goods related directly to the operation of a self-service storage facility; and
  - 4. Sales by the owner or manager of the facility of abandoned items for reclamation of rental costs.
- C. Except as specifically provided in this section, all property stored on the site shall be entirely within enclosed buildings.

- D. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.
- E. As an accessory use, one (1) dwelling unit may be established for security personnel, management personnel, or the facility owner. The dwelling unit may be site built or manufactured housing, which shall be approved as a variance by the Tift County Zoning Board of Appeals.
- F. The following site design requirements shall be met:

**Table 4.03.15(F). Site Design Standards for Self-storage Facilities.**

DEVELOPMENT FEATURE	STANDARD
Minimum site area	2.0 acres
Maximum site area	5.0 acres
Access requirements	Major or minor arterial or Collector Road
Dumpsters and trash containers	Fully screened from view from adjacent properties and public right-of-way and in compliance with Section 5.02.05
Outdoor lighting	Shielded and directed to avoid direct illumination of adjacent properties, as measured at the property line
Loudspeakers and paging equipment	Prohibited

- G. The following design standards are required for the self-service storage buildings:

**Table 4.03.15(G). Building Design Standards for Self-storage Facilities.**

DEVELOPMENT FEATURE	STANDARD
Building separation (2 or more buildings on the site)	12 feet, but at a minimum shall meet applicable building code and fire code access standards.
Overhead access doors	Shall not run parallel to residentially zoned property or public right-of-way
Storage bays Minimum size Maximum size	4 feet by 4 feet (16 s.f.) 20 feet by 80 feet (1,600 s.f.)
Exterior facade	Front façade shall be consistent with materials, and design of buildings in the surrounding area Side and rear facades may have metal exterior walls.

- H. Outdoor (open) storage is permissible, subject to the following standards:

**Table 4.03.15(H). Standards for Outdoor Storage at Self-service Storage Facilities.**

DEVELOPMENT FEATURE	STANDARD
Types of goods to be stored	Limited to recreational vehicles and boats on trailers Dry stacking of boats Abandoned, wrecked, or junked vehicles

DEVELOPMENT FEATURE	STANDARD
	are prohibited
Maximum area devoted to outdoor storage	25 percent of building area of the site
Screening	Fully screened from adjacent residentially zoned districts, from adjacent office areas, and from public right-of-way Screening may be a solid fence, solid wall, other similar structure, and landscaping buffer.
Fencing required	Minimum of 6 feet in height Maximum of 8 feet in height Decorative wall or fence required, with brick, stone, masonry, wood, or similar material. If chain link, screening and buffer is required. 50.02.05B
Security	Gate, equipped with alarm and keyless opening required

I. Traffic circulation requirements:

1. Traffic lane widths shall be established to provide for the adequate circulation, safety, and accessibility of trucks, cars, and individuals who utilize storage in such facilities;
2. The minimum traffic lane width shall be twenty-four (24) feet;
3. The maximum traffic lane width shall be forty (40) feet;
4. Traffic flow patterns, directional signage, and painted land markings with arrows shall also be clearly marked; and
5. In order to ensure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aisle ways shall be approved by the governing authority and the local fire inspector at the time of site development plan review.

4.03.16 Radio and Television Broadcast Stations

All towers, masts, aerials and antennas and other apparatus which constitute accessory equipment necessary for the broadcasting of television signals and/or radio signals shall meet the following standards

**Table 4.03.16. Standards for Radio and Television Broadcast Stations.**

DEVELOPMENT FEATURE	STANDARD
Setback	200 feet from any residential zoning district
Approvals from other agencies as required	FAA approval required for location, construction, lighting, radio frequencies, and height FCC approval for location

4.03.17 Vehicle Sales, Rentals, Repair, Paint, or Rebuilding

- A. Vehicle sales establishments may sell, rent, or lease vehicles, including recreational vehicles, motor vehicles, watercraft, and utility trailers.
- B. The following are the site design standards for vehicle sales establishments.

**Table 4.03.17(B). Standards for Vehicle Sales Establishments.**

DEVELOPMENT FEATURE	STANDARD
Minimum setback from residential zoning districts	100 feet (Buildings or Structures)
Display and sales areas	Shall be provided with a paved, or stabilized, dust free surface Shall not include any parking spaces required to meet the standards of Section 6.01.03
Mechanical repairs, body work, and paint repairs	Permitted as an accessory use to facilities providing vehicle sales Repairs shall only be conducted within an enclosed building which meets all applicable federal and state and local requirements, including health, safety, and fire protection regulations
Safety barrier	All property lines adjacent to vehicle displays shall have installed a permanent guardrail, fence, parking block, wheel stops, or landscaping to prevent vehicles from accidentally rolling from the display area
Exterior lighting	Shall be directed or shielded to avoid illumination of adjacent properties
Paging systems	Audio amplification systems, including, but not limited to, telephone loudspeakers or paging systems, shall be located to ensure they are not a nuisance on adjacent properties

- C. Only motor vehicles, recreational vehicles, and watercraft that are operable may be sold or leased.
- D. The owner of vehicle sales establishment shall have a plan and for the safe storage of flammable or hazardous materials to be stored or used on the property. The plan shall provide for the prevention, containment, recovery, and mitigation of spilled fuel or other hazardous material. The inventory shall be submitted to the local fire inspector prior to the site development plan approval, listing the type, quantity, and location of these materials. The inventory shall be kept current.
- E. Vehicles, signs, banners, tents, or other items shall not be stored, parked, displayed, or otherwise placed on public rights-of-way at any time.

**4.03.18 Funeral Homes**

- A. Funeral homes within the CC zoning district shall not include a crematorium.
- B. Off-street waiting space shall be provided for funeral processions.

**4.03.19 Clubs, Lodges, Community Centers, or Recreation Centers**

- A. The club, lodge, community center, or recreation center (called “center”) shall be located on a collector or arterial street.

- B. When adjacent to residential uses, the building in which the center is located shall be substantially similar in design, appearance, and character to buildings located within a 200-foot radius. Distance shall be measured from all property lines of the lot on which the center is located.
- C. The minimum lot area for a center is 21,780 square feet.
- D. Off street parking for the center shall be provided.
- E. Outdoor recreation facilities may be provided, subject to the following standards:
  - 1. The buffer adjacent to the outdoor recreation area shall be two (2) times the buffer otherwise required pursuant to Section 4.08.06.
  - 2. Exterior lighting shall be directed and shielded to avoid illumination of adjacent properties.

#### 4.03.20 Adult Uses and Adult Entertainment Establishments

- A. An adult use or adult entertainment establishment is any commercial use or establishment that includes an adult bookstore, novelties, adult movie house, or explicit media outlet as regulated by O.C.G.A. § 36-60-3 or an establishment where performances are held which are by topless or bottomless dancers, strippers, or similar entertainers where the performances are characterized by the display or exposure of genitals, buttocks, or female breasts.
- B. An adult use or adult entertainment establishment shall be located on an arterial road.
- C. The lot or parcel on which an adult use or adult entertainment establishment is located shall be a minimum of 1,000 feet from the following:
  - 1. A lot or parcel used or zoned for residential use.
  - 2. A lot or parcel used or zoned for religious facilities.
  - 3. A lot or parcel used or zoned for public or private schools, day care facilities, kindergartens, or child nurseries.
  - 4. A lot or parcel used or zoned for public recreation facilities, public parks, or public playgrounds.
  - 5. A lot or parcel used for adult uses or adult entertainment.
- D. Measurement of distance for compliance with Section 4.03.20 shall be from property lines of the lot on which the adult use or adult entertainment is proposed to the property line of the lot or parcel with the uses listed in Section 4.03.20(B). Distance shall be a straight line from lot line to lot line and shall not follow roads or paths of travel unless such road or path of travel also describes the shortest distance from lot line to lot line.
- E. The minimum lot area for an adult use or adult entertainment establishment is one (1) acre.
- F. The minimum lot width for an adult use or adult entertainment establishment is 150 feet.
- G. Buildings on the lot shall be set back forty (40) feet from all property lines.



- H. Windows shall be maintained in a clear unobstructed manner so as to provide an open and unobstructed view of the entire reception area, lobby, and any ticket or other sales areas.
- I. Parking shall be provided as follows:
  - 1. One (1) space for each 100 square feet of gross floor area, or
  - 2. One (1) space for each three (3) occupants as determined by the occupancy rating from the appropriate code, whichever is greater.

#### 4.03.21 Large Boarding Houses or Rooming Houses

- A. A boarding housing or rooming house shall not exceed ten (10) guest rooms or bedrooms.
- B. Communal areas may be provided for dining, social activities, entertainment, or recreation. Cooking facilities are prohibited in individual guest rooms.
- C. A sign is permissible, but shall be limited to four (4) square feet.
- D. Off-street parking shall be provided. There shall be one (1) space per guest room, plus two (2) additional spaces.

#### 4.03.22 Shooting Club or Range

- A. Outdoor Gun Ranges that are utilized by Law Enforcement and Safety Personnel are essential services areas for the community.
- B. The discharge of firearms shall be conducted only within the range and or bays specifically designated for such use on an approved site plan.
- C. Firing positions shall be separated a minimum of 200 feet from the boundary of the subject property with any adjacent parcel in separate ownership and in addition, firing positions shall be separated a minimum of 500 feet from any permitted residence existing at the time of site plan approval for the proposed shooting range.
- D. An impenetrable backstop, a minimum of 20 feet in height, shall be constructed down range of any authorized range or bay and side berms a minimum of 8 feet in height shall be provided along the sidelines.
- E. The perimeter of the shooting range, including the firearm discharge area and surrounding berms, shall be enclosed by a fence or wall, a minimum of six feet in height to prevent unauthorized access. Warning signs of at least one square foot each shall be attached to the perimeter fence at the rate of once at every corner and at least one for every 100 lineal feet plus one at each entry gate.
- F. The applicant's range complex design shall be consistent with the NRA Source Book latest edition for the construction of outdoor shooting ranges. To assure the protection of groundwater from lead and other contaminants associated with the discharge of firearms the range shall comply with USEPA's Best Management Practices (<http://www.epa.gov/region2/waste/leadshot/>).
- G. The applicant shall demonstrate compliance with all applicable state and local regulations and how safety and noise factors have been addressed through the site plan and other special features of the proposed development.
- H. A shooting range sites are a community asset that once sited and in operation, needs to be protected.

**4.03.23 Intensive Commercial Recreation**

- A. Intensive commercial recreation includes such uses as tracks for go-carts and similar vehicles, sports fields, miniature golf, climbing walls, pony rides, playgrounds, and other similar outdoor, commercial recreation.
- B. Intensive commercial recreation may include accessory uses, such as snack shops, food stands, gift shops, ice cream stands, and similar uses.
- C. Intensive commercial recreation uses shall comply with the following standards:

**Table 4.03.23(C). Standards for Intensive Commercial Recreation.**

<b>DEVELOPMENT FEATURE</b>	<b>STANDARD</b>
Minimum land area	2 acres
Minimum setback for buildings	
Abutting residential zoning districts	200 feet
All other zoning districts	100 feet
Minimum buffer	2 times the buffer specified in Section 4.08.06B
Lighting	Directed and shielded to avoid illumination of any adjacent property
Loudspeakers or paging systems	Installed in a manner not to be a nuisance on adjoining properties.
Outside storage and loading areas	Screened from view from adjacent properties and the public right-of-way

**4.03.24 Cemeteries (Human and Pet)**

- A. Cemeteries are permitted provided they front on an arterial or collector street.
- B. A cemetery may include one or more of the following: a burial park for earth interments, a mausoleum for vault or crypt interments and a columbarium.
- C. A cemetery may include a chapel when operated in conjunction with and within the boundaries of the cemetery.
- D. Registered cemeteries per State Law must have a minimum size of 10 acres; other cemeteries must have a minimum land area of two acres.
- E. The minimum setbacks for any structures to the front property line must be 40 feet, to the side and rear property lines must be 20 feet and adjacent to any residentially zoned property must be 50 feet.
- F. Must have a 25-foot planted buffer strip around their entire perimeter except for ingress and egress points.

**4.03.25 Internet Cafes or Similar Intentioned Uses**

- A. No Internet Cafe or Similar Use shall be permitted except as noted below, within one thousand-six hundred (1600) feet, measured by a straight line between the nearest corners of the facilities, of a religious facility, school, or public playground. No application for an Internet Café or Similar Use shall be approved which does not include or have attached thereto a current

- certificate from a registered surveyor of this state, showing a scale drawing of the premises, and the location at which applicant desires to operate, as well as the straight line distance in linear feet from the nearest church, public park, school ground, college campus, public library and private dwelling lot of such proposed premises.
- B. Any person whose location or place of business does not meet the distance requirements above, and who is proposing to operate an Internet Cafe may have this distance waived in the following manner:
1. A request for a waiver may be initiated by filing an application in writing with the Zoning Administrator.
  2. The Zoning Administrator will schedule a public hearing before the Tift County Commissioners if the application for a waiver meets the following criteria:
  3. Service is available only to persons patronizing the establishment for the main purpose of ordering and consuming food.
  4. Have permanent kitchen facilities located within the premises in which meals are regularly prepared for service of patrons of the establishment.
- C. A waiver of distance requirements under this section shall be granted only in the event it does not adversely affect community health, safety or general welfare and in connection with that shall be considered the following:
1. The actual location and distance of the proposed establishment with respect to other internet cafes, as well as churches, schools, or public playgrounds.
  2. The type and size of the establishment, including bar floor space and seating capacity, capable of seating not fewer than (32) persons simultaneously for the purpose of consuming food, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building.
  3. Whether adequate parking and landscaping for the facility is provided so as to meet the applicable requirements of this Code.
  4. Whether the facility is physically or sufficiently well buffered from all adjacent residentially zoned areas, schools, churches, and public playgrounds.

#### **4.03.26 Portable On Demand (POD) Storage Units**

- A. Before placing a PODS unit on his or her property, a person must submit an application and receive a permit from the County. An insurance certificate providing liability insurance in the amount of \$100,000 provided by the company supplying the POD must accompany the application.
- B. There is a fee of \$25 for a thirty-day permit. Applications can be required from the Zoning Administrator.
- C. Permits will be granted for a period of 30 days. At the expiration of the thirty-day period, applicants may seek to extend their permits for an additional 30 days by seeking an extension for cause from the Zoning Administrator. Extension of a permit will cost \$25 for the additional 30 days granted.
- D. PODS units are prohibited from being placed in the road/street right-of-way or the front yard of a property unless the rear or side yard is inaccessible.
- E. All locations must be off-street. The required parking space(s) shall at all times be maintained if the temporary storage units are placed in parking

- areas.
- F. The portable storage unit is no larger than eight feet in height by ten feet in width by 20 feet in length.
  - G. No more than two portable storage units are approved for any address at any one time.
  - H. The Applicant, as well as the Supplier, shall be responsible for ensuring that the Portable Storage Unit is maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks, at all times.
  - I. No Portable Storage Unit shall be used to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, goods for property other than at the residential property where the Portable Storage Unit is located (i.e. used for retail sales) or any other illegal or hazardous material.
  - J. No Portable Storage Unit shall be occupied as a dwelling or office/business location.

#### 4.03.27 SHIPPING CONTAINERS:

- A. Shall only be utilized for storage/utility purposes and shall not be inhabited.
- B. The property owner or tenant shall be responsible for ensuring the shipping container is maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes, or breaks, at all times.
- C. There may be areas where shipping containers are not allowed due to restrictive covenants.

### 4.04.00 CONVENTIONAL SUBDIVISION DESIGN STANDARDS

#### 4.04.01 Purpose

The purpose of this section is to provide design standards for conventional subdivisions. Dividing land for the purpose of recording lots requires that Tift County review plans and designs for such divisions to ensure that the lots are buildable according to the standards of the zoning district and that improvements, when required, are provided and constructed according to County standards. Further, the purposes of the subdivision design standards are to:

- A. Encourage economically sound and stable land development in Tift County.
- B. Assure the provision of required streets, utilities, and other facilities and services to land developments.
- C. Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments.
- D. Assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational, and other public purposes.
- E. Assure that land is developed in conformity with the Greater Tift County Comprehensive Plan.

#### 4.04.02 Applicability

- A. No final plat of a subdivision shall be accepted for review which does not conform with the standards for the zoning district in which the subdivision is located.
- B. The requirements of Section 4.04.00 apply to all divisions of a tract or parcel of land into five (5) or more lots, tracts, or parcels, except as provided in section 4.04.02(C).
- C. Exemptions

The requirements of Section 4.04.00 do not apply in the following situations:

- 1. When combining or recombining previously platted lots where the resultant lots, tracts, parcels, sites, or plots of land are to equal to the standards of these regulations. However, such lots shall be surveyed and recorded as set forth in Chapter 10.02.05.
- 2. When a parcel of land is owned by the federal, State, City, or County government.

#### 4.04.03 Specific Exemption for Family Residences in AG (Rural Farm Housing)

The establishment of dwelling units for family members on a parcel zoned AG shall be permissible provided that all of the following standards are met:

- A. The minimum parcel or lot area shall be three (3) acres. The parcel shall meet the width standards set forth in Section 4.01.01(E).
- B. A principal dwelling unit must be established prior to approval of any additional dwelling units.
- C. Up to two (2) additional dwelling units are permissible for family members who are related by blood ties to the owner of the property, such ties extending to the second descending or ascending generation.
- D. Each dwelling unit shall meet the requirements of the Tift County Health Department regarding lot area for a septic system.
- E. Each dwelling units shall have a domestic water supply that meets the requirements of the Tift County Health Department.
- F. Each dwelling unit shall require a building site of one (1) acre and shall meet the setback standards of Section 4.01.02(F) based on the assumed lot lines.
- G. The principal dwelling unit and additional dwelling units shall have direct access to a public right-of-way. .
- H. Each dwelling unit shall have an individual power supply, in compliance with utility installation standards.

#### 4.04.03A RURAL FARM HOMESTEAD:

In the A-U (Agricultural Use) zoning district only, provision for a substandard lot may be provided by the Tift County Zoning Board of Appeals as a Variance where the following conditions can be met:

- (a) has situated thereon a residence surrounded by a lawn or yard having historically established boundaries; is a minimum of one acre; and
- (b) Where such parcel is less than the minimum 3 acre lot size required in the A-U zoning district and shall have a minimum of 210' road frontage; then such property owner shall be entitled to apply for a Variance as a Rural Farm Homestead.
- (c) In all such cases, the owner shall provide a plat prepared by a registered land surveyor which must receive approval from the Tift County Board of Health and the Tift County Zoning Administrator prior to recordation in the land records of Tift County.
- (d) Each and every lot so established under the Rural Farm Homestead provisions shall meet the county's conventional frontage requirements and access requirements, or the special access allowances for Rural Home Access allowed shall be followed. Any diminution of lot width, side or rear yard requirements requested can only be approved by an accompanying request for variance from the county's adopted AG standards.
- (e) Property shall remain in the Agricultural Use (AU) zoning classification.

#### 4.04.03B RURAL HOME ACCESS:

In A-U (Agricultural Use) zoning district only, access to public and/or approved private streets as required by this Ordinance will be construed as sufficient, if available by private road, driveway, and/or non-terminable easement having a minimum width of twenty (20) feet. Such private road and/or easement shall be platted of record prior to issuance of a building permit. If access is by private road, driveway and/or easement which fails to meet Tift County's current development standards for public and private roads, the applicant shall be required (as a precondition to the issuance of a building permit) to execute an acknowledgement that actual access to the property may be inadequate to accommodate public emergency vehicles and a waiver of liability against Tift County regarding sufficiency of access. This code provision may only be approved as a variance, following proper public hearing and approval by the Tift County Zoning Board of Appeals.

#### 4.04.04 General Design Standards

The process for designing a subdivision, designing and constructing improvements, and recording lots for future sale, is a three step process. The first step is the development of a preliminary plat, which requires approximate scale and dimensions. The second step is the development of an improvement plan. The final step is the preparation of a final plat. The design standards for the subdivision are set forth in this section.

- A. The applicant shall first determine if any environmental and natural resource lands are located on the parcel to be divided. Such lands should be identified and protected as required according to the provisions in Chapter 3 of this UDC.
- B. All subdivisions shall conform to the standards of the zoning district in which the land is located.

- C. When subdivisions are proposed on land intended for commercial or professional condominium development, the preliminary plat shall demonstrate that the lots also comply with requirements in Section 4.01.03.
- D. When subdivisions are proposed on land intended for multi-family development or a combination of single-family and multi-family development, the preliminary plat shall demonstrate that the lots also comply with the standards in Section 4.01.04.
- E. When subdivisions are proposed where lots may be developed for uses subject to supplemental standards, the preliminary plat shall also demonstrate compliance with the standards for applicable uses as set forth in Section 4.03.00.

#### 4.04.05 Specific Design Standards for Lots, Blocks, Access, and Easements

##### A. Lots

- 1. All proposed lots shall comply with lot area, lot width, setbacks for buildings and structures on those lots, as set forth in Sections 4.01.01 and 4.01.02.
- 2. The lot area may include wetlands provided that the uplands portion of the lot is sufficient in area and dimensions to provide a building site in full compliance with all standards set forth in Sections 4.01.01 and 4.01.02. A lot shall not be created where access is only available by crossing a wetland, unless approved by The USACE. A lot shall not be created if the building site cannot be established in full compliance with the standards of this UDC.
- 3. Corner property lines at street intersections shall have a minimum of a thirty (30) foot deeded radius or a thirty (30) foot permanent miter easement.
- 4. Lot elevation. The lot area contained within and contiguous to the building walls and for minimum distance of ten (10) feet measured from all sides of said building shall have a minimum elevation of two (2) feet above the 100-year flood stage of streams or canals in the particular area being developed and in full compliance with the requirements for construction in the flood plain as set forth in Section 3.02.00.for. Structures located in special flood hazard areas (SFHA) and the adopted Flood damage Prevention Ordinance.

##### B. Blocks

- 1. Blocks for nonresidential use shall be of such length and width as may be suitable for their prospective use and shall include adequate land area for off street parking and traffic maneuvering.
- 2. The depth of residential blocks shall be sufficient to allow two (2) tiers of lots, unless one tier abuts a natural barrier, a manmade barrier, or a property line of the parent tract.
- 3. The design standards for blocks shall not prevent the creation of blocks of greater width and length, when public use areas such as parks and playgrounds are included in the project design. In such instances, maintenance agreements are required according to the standards set forth in Chapter 10.

- C. Access. All lots shall abut a street that complies with standards for public streets in Tift County. Such standards are set forth in Chapter 6.
- D. Rights-of-way for pedestrian crosswalks shall be provided when the necessary for direct pedestrian access to schools, shopping centers, and parks. A crosswalk right-of-way shall be as required by state regulations. (MUTCD)
- E. Utilities shall be located according to the standards for utility placement set forth in Chapter 6 and the Technical Standards Manual.
- F. Buffer requirements. The subdivision plat shall demonstrate compliance with buffer standards set forth in Section 4.08.06.

#### 4.04.06 Required Improvements and Design Standards

- A. Design standards for infrastructure, public facilities, and public services are set forth in Chapter 6 and the Technical Standards Manual.
- B. The following improvements are required:
  - 1. Potable water for each lot.
  - 2. Fire hydrants; if public water service is available.
  - 3. Provision for sewage collection, treatment, and/or disposal for each lot.
  - 4. Access to the public thoroughfare system and a system of streets to provide access to each lot.
  - 5. Drainage system; to include retention/detention system. Refer to Technical Standards Manual.
  - 6. Street signs.(MUTCD) Manual of Uniform Traffic Control Devices and Technical Standards Manual.
  - 8. Access to telecommunications for each lot.

### 4.05.00 CONSERVATION SUBDIVISION DESIGN STANDARDS

#### 4.05.01 Generally

- A. The intent of the conservation subdivision is to provide for flexibility of design in order to promote environmentally sensitive and efficient uses of the land.
- B. The total number of residential dwelling units shall not exceed the number of such units permissible by the zoning district in which the proposed subdivision is located.
- C. All requirements set forth in Section 4.04.00 regarding conventional subdivisions for provision of public improvements and infrastructure shall apply to conservation subdivisions except where specifically modified in this section.
- D. Where there is conflict between the standards and requirements set forth in this section for the conservation subdivision and the standards and requirements in Section 4.04.00 regarding a conventional subdivision, the



standards of this section shall apply. The standards set forth in this section are intended to replace the standards in Section 4.04.00 regarding the design of subdivisions.

- E. No building permits and no public improvements or services shall be authorized or installed for any conservation subdivision until approval has been granted for the subdivision plat. Procedures for application, review, and approval of preliminary and final plats, and acceptance of public improvements, are set forth in Chapter 10.
- F. In addition to other application requirements, an application for CS approval shall include all the following:
  - 1. Site analysis map depicting significant site features, consistent with the requirements of Chapter 3 for the protection of natural resources and environmentally sensitive lands;
  - 2. Plan for management of open space and common facilities; and
  - 3. Legal instrument for permanent protection of designated open space.

#### 4.05.02 Applicability and Purpose

- A. The conservation subdivision design shall be permissible only in the AG zoning district.
- B. The purposes of the conservation subdivisions are to:
  - 1. Promote the preservation of open space in environmentally sensitive areas, provide for open space connectivity, and provide for wildlife habitat and corridors within the region;
  - 2. Preserve in perpetuity unique or sensitive natural resources such as groundwater recharge areas, floodplains, wetlands, streams, woodlands, and wildlife habitat;
  - 3. Preserve important historic and archaeological sites;
  - 4. Permit clustering of houses and structures on less environmentally sensitive soils, which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development; and
  - 5. Reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.

#### 4.05.03 Design Standards for Conservation Subdivisions

- A. Minimum requirements for water and sewer

A conservation subdivision shall have access to, or propose to install, a central sanitary sewer system. As an alternative, a shared drain field may be proposed whereby two (2) or more lots have septic tanks which flow to a drain field in a designated common area or open space. Shared drain fields shall only be allowable when approved by the Tift County Board of Health and/or EPD Environmental Protection Division. A homeowner's or property owner's association shall be required for management and maintenance of the common drain field.

- B. The tract of land to be subdivided may be held in single or multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single development plan. A legal instrument shall be required to designate the authority and responsibility for open space and other common areas.
- C. A conservation subdivision shall meet the following design requirements:
1. Minimum land area of ten (10) acres.
  2. Designation of open space pursuant to Section 4.05.03.D.
  3. Maximum number of dwelling units based on a density of one (1) dwelling unit per three (3) acres.
  4. Clustering of residential development on remaining land after designation of protected open space.
    - a. The minimum building lot is one (1) acre.
    - b. The minimum lot width is 120 feet.
    - c. Setback standards for the R1 zoning district shall be applied to lots in the conservation subdivision. See Section 4.01.02.F.
  5. Location of dwellings and driveways to ensure minimal visual impact and to avoid interruption of views of open fields, pastures, or other agricultural areas.
  6. Limiting impervious surface area to a maximum of three (3) percent within designated open space areas and to a maximum of sixty (60) percent of designated residential development areas (including lots, driveways, and roads).
- D. Open space standards
1. All open space shall be permanently protected through a legal instrument of permanent protection.
  2. The minimum open space requirement shall be fifty (50) percent of the gross tract area or the sum of primary conservation areas (see Section 4.05.03(E)), whichever is greater.
  3. At least fifty (50) percent of the required open space shall be in one (1) contiguous tract.
  4. The open space shall adjoin any neighboring areas of protected open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
  5. Open space shall be directly accessible to the majority of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space through the use of walking trails or unpaved paths.
- E. Designation of open space
1. Primary conservation areas are required to be included within the open space. The following comprise primary conservation areas:
    - a. The 100-year floodplain (see Section 3.02.00);
    - b. Groundwater protection areas (see Section 3.03.00);

- c. River corridor protection areas (see Section 3.03.00);
  - d. Wetlands that meet the definition used by the U.S. Army Corps of Engineers pursuant to the Clean Water Act (see Section 3.04.00);
  - e. Populations of endangered or threatened species, or habitat for such species; and
  - f. Archaeological sites, cemeteries, and burial grounds.
2. Secondary conservation areas shall be included within the open space, to the maximum extent feasible, in order to protect the following features:
- a. Important historic sites;
  - b. Existing healthy, native forests of at least one (1) acre contiguous area;
  - c. Other significant natural features and scenic vistas such as ridge lines, peaks, and rock outcroppings, particularly those that can be seen from public roads;
  - d. Prime agricultural lands of at least five (5) acres contiguous area; and
  - e. Existing trails that connect the tract to neighboring areas.
- F. Permitted uses of open space may include the following:
- 1. Conservation of natural, archeological, or historical resources;
  - 2. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
  - 3. Unpaved walking or bicycle trails or paths;
  - 4. Passive recreation areas, such as open fields;
  - 5. Active recreation areas, such as playgrounds or playing fields which meet the following standards:
    - a. Such areas do not exceed ten (10) percent of the total required open space; and
    - b. Such areas are located outside any primary conservation areas.
  - 6. Agriculture, horticulture, silviculture, or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within primary conservation areas;
  - 7. Easements for drainage, access, and underground utility lines; and
- G. Prohibited uses of open space:
- 1. Golf courses;
  - 2. Roads, parking lots, and impervious surfaces except as provided for in Section 4.05.03(C)(6).

#### 4.06.00 STANDARDS FOR PLANNED DEVELOPMENT DISTRICTS

##### 4.06.01 Generally

- A. Tift County hereby establishes two types of planned development districts, the Rural Planned Development District (RPD) and the Urban Planned Development District (UPD). Considerations for all planned developments shall include connectivity, overall integration with the Thoroughfare Plan,

utility provision, and environmental protection. Section 4.06.00 sets forth the standards for the PDR district.

- B. The Planned Development District is a zoning district, and is permissible only when approved as a rezoning accompanied by a site development plan that ensures the conservation of the natural environment, more efficient use of land, efficiency in the extension of streets and utilities, and compliance with the standards in Section 4.06.00. Procedures are set forth in Chapter 10.
- C. The Planned Development District is intended to provide flexibility with regard to the internal site planning considerations of a planned development as compared to other zoning districts. A fundamental purpose of the district is to allow the governing body and the developer to agree on the site design standards applicable to the development.
- D. The purposes of the Planned Development Districts are to:
  - 1. Accomplish a more desirable development pattern than would be possible through strict adherence to zoning district standards and subdivision regulations;
  - 2. Allow and encourage creative and flexible projects that include residential, commercial, office, and related public facilities unified by a site development plan;
  - 3. Require a mixture of uses which are compatible both internally and externally through standards for signs, building locations, buffering or other techniques which may be appropriate to a particular development proposal;
  - 4. Encourage flexible and creative concepts of site development planning which meet changing needs, technologies, economic, and consumer preferences;
  - 5. Encourage combining and coordinating of architectural styles, building forms, and building relationships within a rural planned development;
  - 6. Preserve natural amenities of the land by encouraging scenic and functional open areas; and
  - 7. Ensure consistency of the Planned Development District with the Greater Tift County Comprehensive Plan.
- E. Applicability  
The RPD Rural Planned Development District is permissible within the AG Character Area as depicted on the Greater Tift County Comprehensive Plan and any area that is outside the 20 year Utility Master Plan.

#### 4.06.02 Minimum Standards

- A. The minimum land area for a RPD district is forty (40) acres.
- B. A RPD site development plan shall demonstrate compliance with all standards for resource protection set forth in Chapter 3.
- C. Land uses within the RPD district shall include the following:

1. At least twenty (20) percent of the land area within the RPD shall be open space. The open space shall be internally connected with other uses and accessible to residents of the RPD development.
  2. The RPD district shall include neighborhood scale (See Section 4.06.02(D) (10)) personal and shopping services to serve the residents within the development. Not more than ten (10) percent of the land area shall be used for such services.
  3. The RPD district shall include civic, community, or recreational areas, such as a public safety auxiliary office, postal station, community center, school site, sites for religious facilities, play grounds, and play fields. Not more than ten (10) percent of the land area shall be used for such areas.
  4. Residential uses may include single-family, duplex, or manufactured housing.
  5. Home occupations, if proposed, shall comply with the standards set forth in Section 5.01.00.
  6. Normal and customary accessory uses are permissible.
- D. Site design standards
1. The minimum lot area for any use is 21,780 square feet with public water, or larger if required by the Tift County Health Department.
  2. Specific setbacks for front, side, and rear yards shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the RPD district.
  3. Specific height standards for proposed buildings within the RPD district shall be clearly depicted on the proposed site development plan. Once approved, the setbacks and height standards shall be imposed on all development within the RPD district.
  4. Buffers
    - a. A perimeter buffer for the entire RPD district shall be provided.
    - b. A buffer shall be provided between commercial, office, and personal service uses and adjacent residential uses.
    - c. The minimum buffer is ten (10) feet in width.
    - d. The plants within a buffer shall comply with the standards set forth in Section 4.08.04. Buffers shall include at least four (4) canopy (shade) trees and twenty-five (25) shrubs per 100 linear feet of total perimeter property line. Existing trees and shrubs that meet the standards set forth in Section 4.08.04 may be counted toward this standard.
  5. Landscaping within an RPD district shall comply with the standards set forth in Section 4.08.04.
  6. The internal circulation system shall be connected to the existing street system and shall provide local and collector streets, as appropriate, in compliance with the standards set forth in Chapter 6. The internal circulation system shall include facilities for pedestrians and bicycles, such as sidewalks, pedestrian paths, bicycle lanes, or bicycle paths.

7. When the RPD contains more than twenty (20) residential units a second entrance shall be provided.
  8. All utilities within a RPD district shall be underground.
  9. Signs within a RPD development shall have a unified design and shall comply with the standards set forth in Section 5.04.00.
  10. Neighborhood scale commercial, office, and personal service uses shall comply with the following standards:
    - a. Buildings shall not exceed 3,000 square feet per building.
    - b. A unified architectural design shall be established.
    - c. Buildings shall not exceed twenty-five (25) feet in height.
    - d. Equipment and service areas shall be screened from view of adjacent residential properties and public rights-of-way.
- E. Compatibility
- The RPD district shall demonstrate compatibility of uses within the district and compatibility of the development with adjacent uses. Compatibility shall be determined by:
1. Development pattern, considering the street system, lot sizes and dimensions, and the overall layout of the development.
  2. Scale, dimensions, and location of buildings.
  3. Site features, such as parking lots, exterior lighting, and accessory uses such as dumpsters, swimming pools, recreational areas, and community buildings or facilities.

#### 4.06.03 Site Plan Requirements

- A. All land included in the rezoning to a RPD district shall be under single ownership, or if under multiple ownership, a joint application for site development plan and rezoning shall be submitted.
- B. Once approved, the site development plan plat and deed shall be recorded and shall be binding on all owners.
- C. The applicant(s) or owner(s) shall maintain and provide for unified control of the RPD development project until the project is complete.
- D. Responsibility for unified control, if not retained by the owner(s), shall be assigned to an individual or an entity such as a homeowners' association, provided that proposed homeowners' association documents are submitted demonstrating that appropriate controls are in place following transfer of management responsibility. Association documents shall be acceptable to the government body, and shall be recorded upon approval.
- E. Proposed legal instruments shall be provided to demonstrate improvement, operation, and maintenance of any common property within a RPD development, including streets, drives, service areas, parking areas, recreational and community facilities, and open space. Approval of a site development plan and rezoning for the RPD district shall include the condition that such legal instruments are properly recorded.

#### 4.07.00 STANDARDS FOR URBAN PLANNED DEVELOPMENT DISTRICTS UPD

#### 4.07.01 Generally

- A. Tift County hereby establishes two types of planned development districts, the Rural Planned Development District (RPD) and the Urban Planned Development District (UPD). Considerations for all planned developments shall include connectivity, overall integration with the Thoroughfare Plan, utility provision, and environmental protection. Section 4.07.00 sets forth the standards for the Planned Development District.
- B. The UPD district is a zoning district, and is permissible only when approved as a rezoning accompanied by a site development plan that ensures the conservation of the natural environment, more efficient use of land, efficiency in the extension of streets and utilities, and compliance with the standards in Section 4.07.00. Procedures are set forth in Chapter 10.
- C. The UPD district is intended to provide flexibility with regard to the internal site planning considerations of a planned development as compared to other zoning districts. A fundamental purpose of the UPD district is to allow the governing body and the developer to agree on the site design standards applicable to the development.
- D. The purposes of the UPD district are to:
  1. Accomplish a more desirable development pattern than would be possible through strict adherence to zoning district standards and subdivision regulations;
  2. Allow and encourage creative and flexible projects that may include residential, commercial, office, and related public facilities unified by a development plan;
  3. Allow a mixture of uses which are compatible both internally and externally through standards for signs, building locations, buffering or other techniques which may be appropriate to a particular development proposal;
  4. Encourage flexible and creative concepts of site development planning which meet changing needs, technologies, economic, and consumer preferences;
  5. Encourage combining and coordinating of architectural styles, building forms, and building relationships consistent with the urban location of the UPD;
  6. Preserve natural amenities of the land by encouraging scenic and functional open areas; and
  7. Ensure consistency of the UPD with the Greater Tift County Comprehensive Plan.

#### F. Applicability

The UPD district is permissible only within the urban service area boundary.

#### 4.07.02 Minimum Standards

- A. The minimum land area for a UPD district is five (5) acres within the unincorporated area of Tift County.
- B. A UPD site development plan shall demonstrate compliance with all

standards for resource protection set forth in Chapter 3.

C. Land uses within the UPD district shall include the following:

1. At least ten (10) percent of the land area within the PDU shall be open space. The open space shall be internally connected with other uses and accessible to residents of the UPD development.
2. The UPD district may include a single use, such as residential, commercial, office, civic, community, or recreational uses, or any combination of uses.
4. Residential uses may include single-family, duplex, or multi-family housing.
5. Home occupations, if proposed, shall comply with the standards set forth in Section 5.01.00.
6. Normal and customary accessory uses are permissible.

D. Site design standards

1. The minimum lot area may be 8,000 square feet where public water and sewer are available. Larger lots may be required by the regulations of the Tift County Health Department, if onsite sewage disposal is required.
2. Specific setbacks for front, side, and rear yards shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the UPD district.
3. Specific height standards for proposed buildings within the UPD district shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the UPD district.
4. Buffers
  - a. A perimeter buffer for the entire UPD district shall be provided.
  - b. When the UPD contains one use, no internal buffers are required. When mixed uses are proposed, a buffer shall be provided between commercial, office, and personal service uses and adjacent residential uses. When a vertical mix of uses is proposed, no internal buffer is required, however, uses must be compatible and conditions on operations may be imposed.
  - c. The minimum buffer is ten (10) feet in width.
  - d. The plants within a buffer shall comply with the standards set forth in Section 4.08.04. Buffers shall include at least four (4) canopy (shade) trees and twenty-five (25) shrubs per 100 linear feet of total perimeter property line. Existing trees and shrubs that meet the standards set forth in Section 4.08.04 may be counted toward this standard.
5. Landscaping within an UPD district shall comply with the standards set forth in Section 4.08.04.
6. The internal circulation system shall be connected to the existing street system and shall provide local and collector streets, as appropriate, in compliance with the standards set forth in Chapter 6. The internal circulation system shall include facilities for pedestrians and bicycles,



such as sidewalks, pedestrian paths, bicycle lanes, or bicycle paths. Traffic circulation shall not route commercial traffic through residential areas within or adjacent to the UPD.

7. When the UPD contains commercial or other nonresidential uses, a traffic study shall be required to identify the transportation impacts and the need for transportation improvements.
8. When the UPD contains more than twenty (20) residential units a second entrance shall be provided.
9. When the UPD contains 100 residential units or more, a traffic study shall be required to identify the transportation impacts and the need for transportation improvements.
10. Signs within a UPD development shall have a unified design and shall comply with the standards set forth in Section 5.04.00.

E. Compatibility

The UPD district shall demonstrate compatibility of uses within the district and compatibility of the development with adjacent uses. Compatibility shall be determined by:

1. Development pattern, considering the street system, lot sizes and dimensions, and the overall layout of the development.
2. Scale, dimensions, and location of buildings.
3. Site features, such as parking lots, exterior lighting, and accessory uses such as dumpsters, swimming pools, recreational areas, and community buildings or facilities.

#### 4.07.03 Site Plan Requirements

- A. All land included in the rezoning to an UPD district may be under single ownership, or if under multiple ownership, a joint application for site development plan and rezoning shall be submitted.
- B. Once approved, the site development plan shall be recorded and shall be binding on all owners.
- C. The applicant(s) or owner(s) shall maintain and provide for unified control of the UPD development project until the project is complete.
- D. Responsibility for unified control, if not retained by the owner(s), shall be assigned to an individual or an entity such as a homeowners' or property owners' association, provided that the proposed association documents are submitted demonstrating that appropriate controls are in place following transfer of management responsibility. Association documents shall be acceptable to the government body, and shall be recorded upon approval.
- E. Proposed legal instruments shall be provided to demonstrate improvement, operation, and maintenance of any common property within a UPD development, including streets, drives, service areas, parking areas, recreational and community facilities, storm water retention/detention and open space. Approval of a site development plan and rezoning for the UPD district shall include the condition that such legal instruments are properly recorded.

#### 4.08.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION

##### 4.08.01 Purpose

- A. The purpose of this section is to provide requirements for landscaping, buffering of developments, and tree protection within Tift County.
- B. It is the intent of the governing body to reduce the adverse visual, environmental, and aesthetic effects of development in order to:
  - 1. Minimize the rate of stormwater runoff.
  - 2. Maximize the capability of groundwater recharge.
  - 3. Provide shade for the ground surfaces.
  - 4. Buffering adjacent incompatible land uses.
  - 5. Improve the appearance of parking areas and vehicular surface areas.

##### 4.08.02 Applicability and Provision of Landscape Plans

- A. The requirements of this section shall apply to all properties to be used, developed, or redeveloped within Tift County, except as may specifically be exempted in Section 4.08.02(C) below.
- B. In order to demonstrate compliance with the requirements of this section, a landscaping plan shall be submitted with applications for development approval for all development subject to these standards. Any landscape plan for a Major Site Plan or a Planned Development shall be prepared and signed by a landscape architect or a landscape designer. Required landscape plans for Minor Site Plans less than 10,000 square feet in landscaping area are exempt from this provision. The requirements and procedures for submittal, review, and approval of all applications are set forth in Chapter 10.
- C. The following types of development are exempt from the requirements to provide a landscaping plan:
  - 1. Single-family and two-family dwellings.
  - 2. Applications for accessory uses or accessory structures where a principal structure or principal use is already established.
  - 3. Applications for temporary uses.
  - 4. Plant or tree nurseries or botanical gardens.
  - 5. Tift County, or authorized agents for the purpose of removal of a tree on publicly owned property or a public right-of-way, provided that such tree is dead or a hazard to the public.
  - 6. Utility companies or their authorized agents for the purpose of removal of a tree that is a substantial hazard to overhead wires or for trimming that is necessary for establishment or maintenance of service.
  - 7. The trimming or pruning of trees or the removal of underbrush.
  - 8. The removal of trees or other landscaping damaged by fire, windstorm, lightning, or other acts of nature, which pose imminent danger to life or property.

9. An existing vehicle use area provided that no change of use or modification of the structure(s) served by the vehicle use area is proposed.
10. Any resurfacing, repair or replacement of any then existing paved vehicle use area unaccompanied by land disturbance of any adjacent surface area.

#### 4.08.03 Maintenance Requirements

- A. All landscaped areas shall be maintained to ensure that plant materials are healthy and thrive. Any diseased or dead plant materials shall be replaced as soon as reasonably possible based on the growing season, but not later than ninety (90) days following identification of the need for replacement.
- B. All landscaped areas shall be provided with an irrigation system or as an alternative, a watering plan shall be included with the landscaping plan, sufficient to ensure that plants are established in a healthy growing condition.
- C. Where an irrigation system is proposed in a landscaped area, the system shall be shown on the landscaping plan. Standards for the irrigation system are set forth in Section 4.08.04.C.
- D. Necessary trimming and maintenance shall be performed to maintain the health of the plant materials, to provide an aesthetically pleasing appearance, and to assure that the landscaped and buffer areas serve the intended purpose.
- E. Where a tree, shrub, or any portion of a tree or shrub overhangs a public right-of-way, Tift County may cause to be removed such tree or shrub or prune the tree or shrub to ensure the following:
  1. The tree or shrub shall not obstruct light from any street light.
  2. The tree or shrub shall not obstruct a motorist's view of any street intersection.
  3. The tree or shrub shall comply with the requirements for a clear visibility triangle as set forth in Section 6.01.05.
  4. Damaged or dangerous trees and shrubs shall be removed to ensure safety in the use of the public right-of-way.

#### 4.08.04 General Landscape Standards

The general standards set forth in this section apply to all required landscaped areas, including parking lots, buffers, and interior landscaping.

- A. Minimum specifications for plant materials:
  1. All plant material shall be nursery grown, number 1 grade, meet current American Association of Nurseryman Standards, and installed according to accepted planting procedures.
  2. Acceptable plant materials are identified in an Appendix to Chapter 4.
  3. Shrubs shall be at least eighteen (18) inches in height at the time of installation.
  4. All landscaped areas and buffers shall be sodded or covered with ground cover.

5. Ground cover used in lieu of grass shall be planted so as to present a finished appearance and reasonably complete coverage within three (3) months of installation.
6. Retention of and replacement with native and drought tolerant species is preferred. Only plants on the approved plant list in Appendix A shall be installed or equivalent.
7. At least twenty-five (25) percent of the required trees installed in landscaped buffers, landscaped parking areas, and to meet tree planting requirements shall be canopy trees.
8. Existing trees, which are four (4) inches DBH or larger, and shrubs may be counted toward meeting the requirements for landscaped buffers, landscaped parking areas, and tree retention.
9. Canopy trees shall not be installed under or within ten (10) lateral feet of any overhead utility line; over or within five (5) lateral feet any buried utilities; or within a utility easement.
10. All trees and shrubs shall be installed to comply with the requirements for a clear visibility triangle, as set forth in Section 6.01.05.
11. Canopy trees shall not installed closer than ten (10) feet from a property line.
12. Trees shall not be planted closer than ten (10) feet from a fire hydrant.

B. Requirements for landscaping

The landscaping plan shall demonstrate compliance with the standards of this section. The plan shall show the location, size, description, and specifications of all proposed plant materials.

1. Existing plant materials, other than invasive species, may be counted toward meeting the landscaping requirements set forth in this section.
2. At least ten (10) percent of the total gross land area of a non-residential development site shall be landscaped in addition to any required buffer. The landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees. The landscaped area shall contain trees, shrubs, and vegetation consistent with accepted horticultural practice. Plant materials shall be selected from the list of acceptable plant materials provided in Appendix A to this UDC or equivalent.
3. The choice, location, and irrigation of plant materials shall follow the recommendations of Xeriscape: A Guide to Developing a Water-Wise Landscape, Bulletin 1073, published May 2007, by the Cooperative Extension Service of the University of Georgia College of Agricultural and Environmental Sciences, available online at [www.caes.uga.edu/extension](http://www.caes.uga.edu/extension).
4. Where there is a conflict between the plant materials listed in Appendix 4 (at the end of Chapter 4) and the plant materials listed in Bulletin 1073, the plants listed in Appendix 4 shall be used.

C. Requirements for irrigation systems

All irrigation systems shall be designed, installed, and maintained in such a manner as not to be a nuisance to adjacent properties and the general public.

1. Irrigation systems shall include moisture sensors and an automatic shut-off feature that is activated during rain events.
2. The water source for the irrigation system shall be the lowest quality water that is available and acceptable for the irrigation system. The first choice is reclaimed water. Where reclaimed water is not available and not expected to become available within six (6) months of the completion of the development project, the following sources may be used, and are listed in priority order:
  - a. Stormwater retention pond or lake;
  - b. Groundwater from an onsite well; or
  - c. Potable water.

#### 4.08.05 Landscape Requirements for Parking Lots

##### A. Parking lots other than within the Historic District

1. A vehicle use area with 20,000 square feet or less of paved area is not required to provide interior landscaping. However, perimeter landscaping is required as set forth in Section 4.08.05.C.
2. A vehicle use area of more than 20,000 square feet shall provide one (1) or more landscaped areas within the vehicle use area which equals a total of six (6) percent of the vehicle use area. Perimeter landscaping is required as set forth in Section 4.08.05.C.

##### B. Standards for interior landscaped areas within all parking lots

1. The interior landscaped area shall contain one (1) tree for each 500 square feet of landscaped area. At least fifty (50) percent of all trees shall be canopy (shade) trees.
2. Interior landscaped areas may be located within the median of a divided entrance provided that the median is a minimum of ten (10) feet wide.
3. Interior landscaped areas may be located as landscaped islands at the end of parking tiers or as landscaped strips between parking tiers.
4. The choice of plant materials and location of trees and shrubs shall comply with the standards set forth in Section 4.08.04.
5. Vehicle stops or curbing shall be used to ensure that vehicles do not overhang required landscaped areas more than two (2) feet.
6. Where architectural planters are used, the planting area provided by the planter shall be at least ten (10) square feet for shrubs and twelve (12) square feet for understory trees. Canopy or shade trees shall not be located in planters.

##### C. Perimeter landscaping for all parking lots

A minimum of a ten (10) foot wide strip of land, located between the property line and a parking lot shall be landscaped. Width of sidewalks shall not be included within the ten (10) foot wide front setback perimeter landscape area.

#### 4.08.06 Buffer Requirements

- A. The intent of these requirements is to enhance the visual and aesthetic appearance of Tift County. The purpose of these buffer requirements is to:
  1. Provide space definition and landscape continuity within developed areas.
  2. Provide appropriate screening and relief from traffic, noise, heat, glare, odor, and the spread of dust and debris.
  3. Reduce the impact of development on the drainage system and reduce flooding.
  4. Provide for reduction or elimination of incompatibility
  5. Reduce the visual impact of potentially negative aspects of adjacent development.
- B. Location, measurement, and design of buffers between uses
  1. Buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Where a fence or wall is provided, the buffer shall be located on private property between the property line and the fence or wall.
  2. Buffers shall not be located on any portion of an existing, dedicated, or reserved public or private street or right-of-way, and shall not include plantings located within a drainage, utility, or other easement.
  3. Buffer width may be averaged as follows. Average width shall be measured at the two (2) end points of the buffer and two (2) additional points which are each approximately one-third (1/3) of the total linear distance from the end point.
  4. The plants within a buffer shall comply with the standards set forth in Section 4.08.04. Buffers shall include at least four (4) canopy (shade) trees and twenty-five (25) shrubs per 100 linear feet of total perimeter property line. Existing trees and shrubs that meet the standards set forth in Section 4.08.04 may be counted toward this standard.
  5. The land within the buffer shall be maintained as green open space, consisting of sod or ground cover, along with required plantings. An access drive, sidewalk, or pedestrian or bicycle path shall be allowed to cross a buffer.
  6. Buffers shall be established and maintained by the owner of the development site.
  7. The minimum buffer area for specific zoning districts is set forth in Table 4.08.06(B).

**Table 4.08.06(B). Buffer Area Standards.**

Zoning District of the Proposed Development	Adjacent Zoning District	Minimum Buffer Area
AG	AG	None
AG	R1, RR1, R21, R12, R8, R8M, RP,MR	10 feet
R1, RR1, R21, R12, R8	R1, RR1, R21, R12, R8, R8M	None
RP,MR	R1, RR1, R21, R12, R8, R8M	10 feet
RP	RP	None
MR, CC, GB	R1, RR1, R21, R12, R8, R8M, RP	20 feet plus screening
CC, GB	CC, GB,	None
CA	Any / All	50 feet plus screening
WLI, HI	R1, RR1, R21, R12, R8, R8M, RP,MR	30 feet plus screening
WLI, HI	CC, GB,	30 feet
WLI, HI	WLI, HI	None

C. Location and design of screening of equipment and other site features

1. Where screening is required for service areas, loading areas, dumpsters and refuse areas, outside storage, or equipment, the standards of this section shall apply.
2. Screening shall consist of a durable masonry wall or fence to provide a visual blind, designed to be compatible with the character of adjoining properties.
3. 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.

**4.08.06 Tree Protection**

A. Generally

1. It is the intent of Tift County that existing trees be protected. Trees that are invasive or exotic are not required to be protected. Trees less than four (4) inches DBH are not required to be protected.
2. Developers and builders shall coordinate the location of all utilities with all utility companies in order to prevent root damage within the critical root zones of protected trees, so as to minimize damage to trees in the protected zones.
3. Nothing in this section shall be construed to allow the removal of any tree or vegetation in a required stream buffer, watershed buffer, buffer adjacent to waters of the state, or other undisturbed or planted buffer located for protection of natural resources, except where such removal has been specifically authorized as set forth in this UDC.

B. Exemptions

The following situations are exempt from the provisions of this section.

1. Construction of a single-family home on an existing platted lot. The exemption does not include an exemption from requirements for protective buffers along streams, creeks, and reservoirs as set forth in Chapter 3.
2. The removal of diseased, deceased, infested, or dying trees, or living pine trees or other trees which may pose a danger to an existing or proposed home, or other structure.

C. Protection of Trees During Construction

Trees shall be protected during construction as follows:

1. Protected trees shall be identified prior to the commencement of any land disturbance. Identification may be through the use of flag, ties, or other markings.
2. During construction, a tree protection area must be designated around any trees that are to remain at the end of construction. A physical barrier shall be installed around each protected tree or group of trees. This barrier can consist of a four (4) foot high orange safety fence, wide plastic caution tape, a simple fence made of lumber, or other appropriate methods that can identify the tree protection area.
3. The barrier should be placed at or beyond the drip zone of the tree or group of trees. For trees or groups of trees with a drip zone larger than twenty (20) feet, the protection zone shall be the area twenty (20) feet from the tree or the outermost tree in a group.
4. No person engaged in the construction of any structure(s) or site improvement(s) shall encroach on a protected tree or the identified zone surrounding a protected tree with heavy machinery or the storage of heavy building materials.
5. The protection area shall not be used for stockpiling of soil or building materials, dumping cleaning solvents, or parking vehicles or equipment.

**Appendix to Chapter 4**

**Acceptable and Prohibited Landscape Plant Materials**

**Appendix 4.A. Canopy (Large or Shade) Trees**

<b>Common Name</b>	<b>Botanical Name</b>
Florida Maple, Southern Sugar Maple	<i>Acer floridanum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharinum</i>
River Birch	<i>Betula nigra</i>
Pecan	<i>Carya illinoensis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Southern Catalpa	<i>Catalpa bignonioides</i>
Hackberry	<i>Celtis occidentalis</i>



Leyland Cypress	<i>Cupressocyparis leylandii</i>
Persimmon	<i>Diospyros virginiana</i>
American Beech	<i>Fagus grandifolia</i>
Ginko Tree	<i>Ginkgo biloba</i>
Black Walnut	<i>Juglans nigra</i>
American Sweetgum	<i>Liquidambar styraciflua</i>
Yellow Poplar	<i>Liriodendron tulipifera</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Big Leaf Magnolia	<i>Magnolia macrophylla</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
American Hophornbeam	<i>Ostrya virginiana</i>
Sourwood	<i>Oxydendrum arboretum</i>
Slash Pine	<i>Pinus elliotii</i>
Longleaf Pine	<i>Pinus palustris</i>
White Pine	<i>Pinus strobus</i>
Loblolly Pine	<i>Pinus taeda</i>
Chinese Pistachio	<i>Pistacia chinensis</i>
Sycamore	<i>Platanus occidentalis</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Southern Red Oak	<i>Quercus falcata</i>
Georgia Oak	<i>Quercus georgiana</i>
Overcup Oak	<i>Quercus lyrata</i>
Pin Oak	<i>Quercus palustris</i>
Willow Oak	<i>Quercus phellos</i>
Chestnut Oak	<i>Quercus prinus</i>
Shumard Oak	<i>Quercus shumardii</i>
Live Oak	<i>Quercus virginiana</i>
Weeping Willow	<i>Salix babylonica</i>
Corkscrew Willow	<i>Salix contorta</i>
Black Willow	<i>Salix nitra</i>
Sassafras	<i>Sassafras albidum</i>
Common Bald Cypress	<i>Taxodium distichum</i>
Florida Torreya	<i>Torreya taxifolia</i>

#### Appendix 4.B. Small Trees (Understory)

Common Name	Botanical Name
Devil's Walkingstick	<i>Aralia spinosa</i>
Trident Maple	<i>Acer buergeranum</i>
Japanese Maple	<i>Acer palmatum</i>
American Hornbeam (Ironwood)	<i>Carpinus caroliniana</i>
Eastern Redbud	<i>Cercis Canadensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Flowering Dogwood	<i>Cornus florida</i>
Georgia Plume	<i>Elliottia racemosa</i>
Loquat	<i>Eriobotrya japonica</i>
Carolina Silverbell	<i>Halesia Carolina</i>
Lusterleaf holly	<i>Ilex latifolia</i>
Savannah Holly	<i>Ilex x attenuata</i>
Dahoon Holly	<i>Ilex cassine</i>

Possumhaw	<i>Ilex decidua</i>
American Holly	<i>Ilex opaca</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Narrow-leaf Crabapple	<i>Malus angustifolia</i>
Ogeechee Lime	<i>Nyssa ogeche</i>
American Olive	<i>Osmanthus americanus</i>
Cherry, Carolina Laurel	<i>Prunus caroliniana</i>
Cabbage Palm	<i>Sabal palmetto</i>
Sparkleberry	<i>Vaccinium arboreum</i>

#### Appendix 4.C. Shrubs, Large and Small

Common Name	Botanical Name
Abelia	<i>Abelia x grandiflora</i>
Azaleas, hybrids	
Bottlebrush Buckeye	<i>Aesculus parviflora</i>
Groundsel Bush	<i>Baccharis halmifolia</i>
Butterfly Bush	<i>Buddleia davidii</i>
Common Boxwood	<i>Buxus sempervirens</i>
Sweetshrub	<i>Calycanthus floridus</i>
Camellia	<i>Camellia japonica</i>
Sansanqua Camellia	<i>Camellia sansanqua</i>
Button Bush	<i>Cephalanthus occidentalis</i>
Flowering Quince	<i>Chaenomeles speciosa</i>
Hathorns	<i>Crataegus spp.</i>
Sago Palm	<i>Cycas revoluta</i>
Strawberry Bush	<i>Euonymus americanus</i>
Winter Creeper	<i>Euonymus atropurpurea</i>
Border Forsythia	<i>Forsythia x intermedia</i>
Dwarf Fothergilla	<i>Fothergilla gardenii</i>
Creeping Gardenia	<i>Gardenia radicans</i>
Vernal Witchhazel	<i>Hamamllis vernalis</i>
Shrub Althea (Rose of Sharon)	<i>Hibiscus syriacus</i>
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>
Bigleaf Hydrangea	<i>Hydrangea macrophylla</i>
Star Anise	<i>Illicium parviflorum</i>
Florida Anise	<i>Illicium floridanum</i>
Foster Holly	<i>Ilex x attenuata</i>
Carissa Holly	<i>Ilex cornuta</i>
Inkberry Holly	<i>Ilex glabra</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Virginia Sweetspire	<i>Itea virginica</i>
Showy Jasmine	<i>Jasminum floridum</i>
Winter Jasmine	<i>Jasminum nudiflorum</i>
Parsons Juniper	<i>Juniperus davurica</i>
Plumosa, Andorra Juniper	<i>Juniperus hoizontalis</i>
Fetterbrush	<i>Leucothoe populufolia</i>
Star Magnolia	<i>Magnolia stellata</i>
Leatherleaf Mahonia	<i>Mahonia bealei</i>
Southern Waxmyrtle	<i>Myrica cerifera</i>

Fortunes Osmanthus	<i>Osmanthus fortunei</i>
Sweet Mockorange	<i>Philadelphus coronarius</i>
Maidens Blushes	<i>Pinckneya bracteata</i>
Southern Yew	<i>Podocarpus macrophyllus</i>
Hoptree	<i>Ptelea trifoliata</i>
Santa Crus	<i>Pyracantha koidzumii</i>
Firethorn	<i>Pyracantha species</i>
Indian Hawthorne	<i>Rhaphiolepis indica</i>
Alabama Azalea	<i>Rhododendron alabamense</i>
Florida Azalea	<i>Rhododendron austrinum</i>
Flame Azalea	<i>Rhododendron calendulaceum</i>
Piedmont Azalea	<i>Rhododendron canescens</i>
Dwarf Palmetto	<i>Sabal minor</i>
Saw Palmetto	<i>Serenoa Repens</i>
Bumald Spirea	<i>Spirea x burmalda</i>
Snowmound	<i>Spirea nopponica</i>
Bridalwreath Spirea	<i>Spiraea prunifolia</i>
Thunberg Spirea	<i>Spirea thunbergii</i>
Vanhoutte Spirea	<i>Spiraea vanhouttei</i>
American Snowbell	<i>Styrax americanus</i>
Cleyera	<i>Ternstoemia gymnathera</i>
Arrowwood	<i>Viburnum dentatus</i>
Blackhaw	<i>Viburnum prunifolium</i>
Spanish Bayonet	<i>Yucca aloifolia</i>
Adam's Needle Yucca	<i>Yucca filamentosa</i>
Spanish Dagger	<i>Yucca gloriosa</i>

**Appendix 4.D. Ground Covers**

<b>Common Name</b>	<b>Botanical Name</b>
Columbine Hybrids	<i>Aquilegia spp.</i>
Aaronsbeard, St. Johnswort	<i>Hypericum calycum</i>

**Appendix 4.E. Prohibited Plants**

<b>Common Name</b>	<b>Botanical Name</b>
Kudzu*	<i>Pueraria Montana</i>
Chinese privet*	<i>Ligustrum sinense</i>
Japanese honeysuckle*	<i>Lonicera japonica</i>
Hydrilla*	<i>Hydrilla verticillata</i>
Chinese tallow tree*	<i>Triadica sebifera</i>
Nepalese browntop*	<i>Microtegium vimineum</i>
Bamboo*	<i>Phyllostachys aurea</i>
Autumn olive (silverberry)*	<i>Elaeagnus umbellate</i>
Chinese wisteria*	<i>Wisteria sinensis</i>
Mimosa*	<i>Albizia julibrissin</i>

\* denotes top ten exotic pest plants in Georgia.