

APPENDIX A—ZONING

§ 3-3

<i>Lot Area</i> <i>(Square Feet)</i>	<i>Lot Width</i> <i>(Feet)</i>	<i>Lot Depth</i> <i>(Feet)</i>
10,000	80	120

3-3.1c. *Minimum building setback.*

<i>Front</i> <i>(Feet)</i>	<i>Side</i> <i>(Feet)</i>	<i>Rear</i> <i>(Feet)</i>	<i>Corner Lots,</i> <i>[on] Each</i> <i>Side of</i> <i>[Street]</i> <i>(Feet)</i>
30	10	35	30

3-3.2 *G-R General Residential.* The purpose of this district is to provide for residential development that is protected from encroachment by non-residential uses.

3-3.2a *Permitted uses.*

1. All uses allowed in the R-R district.
2. Two family dwellings.
3. Multi-family dwellings with four or less units per building
4. Mobile homes, not to exceed one per lot.
5. Day care center, kindergarten, etc.
6. Signs, not to exceed 24 square feet, stating name of multi-family project or day care center.

b. *Minimum lot dimensions.*

<i>Lot Area</i> <i>(Feet)</i>	<i>Lot Area Per</i> <i>Family</i> <i>(Square Feet)</i>	<i>Lot Width</i> <i>(Feet)</i>	<i>Lot Depth</i> <i>(Feet)</i>
6,000	3,000	60	100

c. *Minimum building setback.*

<i>Front</i> <i>(Feet)</i>	<i>Side</i> <i>(Feet)</i>	<i>Rear</i> <i>(Feet)</i>	<i>Corner Lots,</i> <i>on Each Side</i> <i>of Street</i> <i>(Feet)</i>
25	8	30	25

CODE  
 COMPARATIVE TABLE  
 STATE LAW  
 REFERENCE TABLE  
 CHARTER INDEX  
 CODE INDEX

§ 3-2

**Sec. 3-2. Rules for determining boundaries.**

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the zoning map, the following rules shall apply:

3-2.1 Unless otherwise indicated, the district boundaries are indicated as approximately following land lot lines, center lines of streets, highways, alleys or railroads, 100 year flood plains of streams or rivers, or civil boundaries.

3-2.2 Where district boundaries are shown, such that they are approximately parallel to the center lines of streets, railroads or bodies of water, such boundaries shall be considered as being parallel and at such a distance as determined by using the scale shown on the map.

3-2.3 Where a district boundary line divides a lot under a single ownership, at the date of adoption of this ordinance, the requirements for the least restrictive portion shall apply to the whole parcel, provided that such requirements shall not extend more than 50 feet beyond the district boundary line.

**Sec. 3-3. Use districts.**

For the purpose of this ordinance, as defined in article I, the City of Ray City, Georgia, is hereby divided into the following districts:

3-3.1 *R-R Restricted Residential*. The purpose of this district is to provide for a single family detached residential area protected from the detrimental effects of more dense development.

3-3.1a. *Permitted uses.*

1. Single family detached dwellings.
2. Accessory buildings.
3. Churches, religious buildings.
4. Public buildings and facilities.
5. Private recreation area for residents, not operated commercially.
6. Gardens.
7. Keeping of pets.
8. Home occupation (See section 2-11).
9. Storage of recreational vehicles.
10. Signs stating name of resident and/or address.

3-3.1b. *Minimum lot dimensions.*



17. Photographic processing and blueprinting.
  18. Printing and publishing establishments.
  19. Power plants or substations.
  20. Service operations involving processing or storage.
  21. Storage and sales yards for building materials, hardware, plumbing and items of a similar nature.
  22. Vehicular repair and storage terminals.
  23. Vehicular dismantling operations—must be screened by solid wall or fence.
  24. Warehousing—commercial.
  25. Wholesale distribution warehouse.
  26. Wholesale merchandising or storage warehouse, with floor area devoted to warehousing and handling of merchandise.
- 3-3.5b. *Accessory uses.* As permitted in G-C District.
- 3-3.5c. *Minimum lot dimensions.*

<i>Lot Area (Square Feet)</i>	<i>Lot Width (Feet)</i>	<i>Lot Depth (Feet)</i>
None	None	None

3-3.5d. *Minimum building setback.*

<i>Front (Feet)</i>	<i>Side (Feet)</i>	<i>Rear (Feet)</i>	<i>Corner Lot, [on] each Side of [Street] (Feet)</i>
None (1)	None (2)	None (3)	None (1)

1. If adjacent to a residential district, front yard and corner yards shall be the same as required for the residential district.
2. If adjacent to a residential district, side yard shall be minimum of 20 feet.
3. If adjacent to a residential district, rear yard shall be a minimum of 40 feet.

**ARTICLE IV. ADMINISTRATION AND ENFORCEMENT**

**Sec. 4-1. Zoning enforcement officer.**

The city clerk is hereby appointed as the zoning administrator and it shall be the administrator's duty to administer and enforce this ordinance.

§ 4-2

**Sec. 4-2. Building permit required.**

Before the beginning of construction, alteration, or moving of a building, a building permit shall be obtained from the zoning administrator. No building permit will be issued unless it conforms to the requirements of this ordinance. A fee for the permit, as determined by the city council to be adequate to cover any and all costs, must be paid prior to the issuance of the building permit.

**Sec. 4-3. Penalties for violation.**

In case any building is constructed, reconstructed, altered or moved, or any building or land is used in a manner that violates this ordinance, the offender shall be guilty upon conviction, and shall be punished for a misdemeanor as provided in the City of Ray City Code of Ordinances. Each violation shall be a separate offense. The zoning administrator is hereby given authority to provide notice of any such violation to the owner of the property involved and to initiate any legal action necessary to stop the continued violation of this ordinance.

**Sec. 4-4. Remedies.**

In case any building is constructed, reconstructed, altered or moved, or any building or parcel of land is used in a manner that violates this ordinance, the zoning administrator, or any other appropriate authority, or any adjacent or neighboring property owner who would be damaged by this violation may institute an injunction or other appropriate proceedings to prevent the violation.

**ARTICLE V. VARIANCES, SPECIAL EXCEPTION AND APPEAL PROCEDURE****Sec. 5-1. Appeals.**

Appeals from the decisions of the zoning administrator with regard to interpretation, administration, and enforcement shall be made to the city council of Ray City.

5-1.1 *Who may appeal.* Appeals to the city council of Ray City may be taken by any person aggrieved or by any officer, or department of the governing authority affected by any decision of the zoning administrator. Such appeals shall be filed no later than 30 days after the date of notification of the decision appealed from, by filing with the zoning administrator, and with the city council a notice of appeal specifying the grounds for the appeal.



- 5-1.2 *Presentation of evidence.* The appellant, and any public agency or private individual shall be entitled to present evidence on matters before the city council of Ray City.
- 5-1.3 *Appeal decision.* The city council of Ray City may, in conformity with the provisions of these regulations, reverse or affirm, wholly or partly, or may modify the decision or determination of the zoning administrator.
- 5-1.4 *Appeals from decisions of the city council of Ray City.* Any person or persons severally or jointly aggrieved by any decision of the city council may take an appeal to the superior court and shall be the same as an appeal to the superior court from any decision made by the court of the ordinary.

### Sec. 5-2. Variances.

5-2.1 *Request for a variance.* The city council of Ray City may authorize in specific cases a variance from the terms of these regulations where because of special conditions, a literal enforcement of provisions of these regulations will, in an individual case, result in unnecessary hardship as long as the spirit of these regulations shall be observed and public safety and welfare secured; provided, however, that a variance shall not be granted for a use of land or building or structure that is prohibited by this ordinance in the district in question. Such variance may be granted in an individual case upon finding by the city council of Ray City that each of the following exists:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
- b. The application of these regulations to this particular piece of property would create an unnecessary hardship; and
- c. Such conditions are peculiar to the particular piece of property involved; and
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of these regulations.

### Sec. 5-3. Special exceptions.

5-3.1 *Request for a special exception.* A special exception is a use which, within the F-H Zoning District, is not permitted as a matter of right, but may be permitted by the mayor and council after the council has:

- (1) Reviewed the proposed site plans for the use, its location within the city, its arrangement and design, its relationship to neighboring property and other conditions peculiar to the particular proposal which would determine its desirability or undesirability;



§ 5-3

- (2) Has found the proposal not to be contrary to the intent of this ordinance and in compliance with the provisions of the city's flood damage prevention ordinance, dated February 16, 1977; and
- (3) Has approved the use as specified. The application to establish such a special exception use shall be approved on a finding by the city council that:
- a. The proposed use will not be contrary to the purpose of this ordinance and the proposed development will be in compliance with the city's flood damage prevention ordinance.
  - b. The proposed use will not be detrimental to the use of nor development of adjacent properties, or the general neighborhood, nor affect adversely the health and safety of the residents and workers.
  - c. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fumes generation, or type of physical activity.
  - d. The proposed use will not be affected adversely by the existing uses; and the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
  - e. The parking and all development standards set forth for each particular use for which a permit may be granted have been met.
  - f. Provided, that the city council of Ray City may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the city council shall find, in the case of any permit granted pursuant to the provisions of these regulations, that any term, conditions or restrictions upon which such permit was granted are not being complied with, the city council shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.
  - g. Special exceptions, granted by the city council, shall be valid for a period of 12 months from date of approval, shall not be transferable except upon written approval of the council, shall be executed within the grant period or become null and void.

**Sec. 5-4. Public hearing required.**

- a. *Notice of hearing shall be given.* Before making its decision on any appeal, a request for a variance, or request for special exception, the city council of Ray City shall hold a public hearing. At least 15 days' notice of the time and place



of such hearing shall be published for two consecutive issues of the local newspaper of the city and notice of the meeting shall be sent to the owners of all properties either adjoining or directly across the public right-of-way to the property affected. The list of property owners is to be supplied by applicant and attached to application.

b. *Who may appear.* Any party may appear at the public hearing in person, or by agent or attorney.

## ARTICLE VI. AMENDMENTS

### Sec. 6-1. Authority.

This ordinance, including the Ray City Zoning Map, may be amended from time to time, but no amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the city council following the procedure outlined within this ordinance. When deemed necessary for the purposes stated in article I, the city council can initiate an amendment on their own behalf.

### Sec. 6-2. Public hearing.

Before enacting an amendment to this ordinance, the mayor and council of the City of Ray City, Georgia, shall hold a public hearing at least 15 days' notice of the time and place of which shall be published in a newspaper of general circulation in the City of Ray City, Georgia.

### Sec. 6-3. Withdrawal of amendment petition.

Any petition for an amendment to this ordinance may be withdrawn at any time at the discretion of the person or agency initiating such a request upon written notice to the city clerk.

### Sec. 6-4. Application for amendment.

Applications for amendment of this ordinance may be in the form of proposals for amendment of the text of this ordinance or proposals for amendment of the Ray City Zoning Map. Applications for amendment shall be submitted to the city clerk who will advertise the proposed change for consideration by the city council at its next council meeting, subject to the legal notice provisions of this ordinance. Any application for a zoning amendment which is denied by the city council shall not be reconsidered for one year after said denial unless the city council agrees by a two-thirds vote of members present to rehear the petition.

## Appendix A

### ZONING\*

#### Article I. Title, Enactment, Jurisdiction, Purpose

- Sec. 1-1. Title.
- Sec. 1-2. Enactment clause.
- Sec. 1-3. Jurisdiction.
- Sec. 1-4. Purpose.

#### Article II. General Provisions

- Sec. 2-1. Interpretation of certain terms and words.
- Sec. 2-2. Definition of terms and words.
- Sec. 2-3. Use of buildings or land.
- Sec. 2-4. Uses prohibited.
- Sec. 2-5. Lots.
- Sec. 2-6. One principal building per lot.
- Sec. 2-7. Required street frontage.
- Sec. 2-8. Curb cut restrictions.
- Sec. 2-9. Encroachment on public rights-of-way.
- Sec. 2-10. Nonconforming uses.
- Sec. 2-11. Home occupations.
- Sec. 2-12. Relationship to easements and covenants.

#### Article III. Zoning Districts

- Sec. 3-1. District boundaries.
- Sec. 3-2. Rules for determining boundaries.
- Sec. 3-3. Use districts.

**\*Editor's note**—Printed herein is the zoning ordinance, as adopted January 7, 1985, by the mayor and city council known as "The Zoning Ordinance for the City of Ray City, Georgia." Amendments to the ordinance are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation. Section 1-4 of Chapter 1, "General Provisions," provides that the headings appearing in the Code are "intended as mere captions to indicate the contents" therein, and are not to be deemed or taken as a part of the substantive law of the Code. Thus, for stylistic purposes of this appendix, the headings, catchlines, and section numbers that had appeared in the zoning chapter have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for purposes of clarity are indicated by brackets.



# RAY CITY CODE

## Article IV. Administration And Enforcement

- Sec. 4-1. Zoning enforcement officer.
- Sec. 4-2. Building permit required.
- Sec. 4-3. Penalties for violation.
- Sec. 4-4. Remedies.

## Article V. Variances, Special Exception And Appeal Procedure

- Sec. 5-1. Appeals.
- Sec. 5-2. Variances.
- Sec. 5-3. Special exceptions.
- Sec. 5-4. Public hearing required.

## Article VI. Amendments

- Sec. 6-1. Authority.
- Sec. 6-2. Public hearing.
- Sec. 6-3. Withdrawal of amendment petition.
- Sec. 6-4. Application for amendment.
- Sec. 6-5. Signature of applicant required.
- Sec. 6-6. Application for text amendment.
- Sec. 6-7. Application for map amendment.
- Sec. 6-8. Application for annexation of property.

## Article VII. Legal Status Provisions

- Sec. 7-1. Conflict with other laws.
- Sec. 7-2. Validity.
- Sec. 7-3. Effective date.

## ARTICLE I. TITLE, ENACTMENT, JURISDICTION, PURPOSE

### Sec. 1-1. Title.

This ordinance shall be known and may be referred to as "The Zoning Ordinance for the City of Ray City, Georgia."

### Sec. 1-2. Enactment clause.

The city council of the City of Ray City, under the authority of article IX, section 2, paragraph 4, of the Georgia Constitution and the amendments thereto, hereby ordains and enacts into law the following articles and sections.

### Sec. 1-3. Jurisdiction.

This ordinance shall apply to the present and future incorporated areas of the City of Ray City.

### Sec. 1-4. Purpose.

The purpose of these regulations shall be to promote the proper location, height, bulk, number of stories and size of buildings, the sizes of yards, the density and distribution of population, and the use of buildings, structures, and land, and to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, to promote desirable living conditions and the sustained stability of neighborhoods; to protect against blight and depreciation; to secure economy in governmental expenditures; to conserve the value of buildings and to encourage the most appropriate use of land, buildings, and structures for other purposes.

## ARTICLE II. GENERAL PROVISIONS

### Sec. 2-1. Interpretation of certain terms and words.

Words used in the present tense include the future tense. Words used in the singular number include the plural, and words used in the plural include the singular.

The word "person" includes a firm, co-partnership, or corporation.

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

The word "building" includes the word "structure."

The word "shall" is always mandatory and not merely directory.



§ 2-1

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

**Sec. 2-2. Definition of terms and words.**

Unless otherwise defined in this ordinance, all terms and words shall have their publicly accepted meaning as defined in Webster's Unabridged Dictionary.

**Sec. 2-3. Use of buildings or land.**

No building or land shall be used or occupied, and no building or part of [a] building shall be constructed, moved, or altered except in conformance with the regulations established by this ordinance for the district in which it is located.

**Sec. 2-4. Uses prohibited.**

If either use or class of use is not specifically noted as being permitted in a district, then such use shall be prohibited in that district.

**Sec. 2-5. Lots.**

No lot shall be reduced in size so that lot width or depth, front, side, or rear yard, lot area or other requirements of this ordinance are not maintained, except as a result of land being acquired for public use.

**Sec. 2-6. One principal building per lot.**

Within residential districts, excepting group housing or apartment projects, no more than one principal building with customary accessory buildings may occupy or be constructed upon any lot of record.

**Sec. 2-7. Required street frontage.**

No building shall be constructed on a lot which does not have at least 60 feet of frontage on a publicly maintained street.

**Sec. 2-8. Curb cut restrictions.**

Curb cuts shall in no case be greater than 30 feet in length nor closer than 40 feet to the nearest curb cut or intersection of two streets as measured at the right-of-way.

**Sec. 2-9. Encroachment on public rights-of-way.**

No building, service area, or required off-street parking or loading space, except driveways, shall be permitted to encroach on public rights-of-way.



**Sec. 2-10. Nonconforming uses.**

In order to avoid personal hardship whenever reasonable and where not in conflict with the general welfare of the citizens of Ray City, and for the purposes of this ordinance, the following provisions shall apply in all districts:

2-10.1 *Nonconforming uses permitted.* Except as specified, the lawful use of any building or land existing at the date of adoption of this ordinance may be continued although the use may not conform to the requirements of this ordinance.

2-10.2 *Change to another nonconforming use.* No nonconforming use can be changed to another nonconforming use unless it will be of less intensive use.

2-10.3 *Abandonments.* Any nonconforming use which has been discontinued for one year shall not be re-established other than as allowed in these regulations.

2-10.4 *Restoration.* Nothing in this ordinance shall prevent the restoring to a safe condition any part of any legal nonconforming building; provided, however, such restoration does not enlarge or extend the non-conformance of the original building.

**Sec. 2-11. Home occupations.**

Home occupations are allowed in the residential districts as long as such occupation is carried on wholly within the principal building, adequate off-street parking is provided, the use is not a nuisance to the surrounding neighborhood, and is primarily operated by family living in the dwelling.

**Sec. 2-12. Relationship to easements and covenants.**

These regulations shall not be considered to interfere with or otherwise affect in any manner whatsoever any easements, covenants, or agreements between parties that relate to land within the city limits. In case of disagreement between these regulations and any easements or covenants, the more restrictive shall apply.

**ARTICLE III. ZONING DISTRICTS****Sec. 3-1. District boundaries.**

The boundaries of each district are hereby established as shown on a map entitled "Official Zoning Map, City of Ray City, Georgia." The official zoning map shall be signed by the mayor, attested [to] by the city clerk, together with the date of adoption and thereby made a part of this ordinance.



**Sec. 3-2. Rules for determining boundaries.**

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the zoning map, the following rules shall apply:

- 3-2.1 Unless otherwise indicated, the district boundaries are indicated as approximately following land lot lines, center lines of streets, highways, alleys or railroads, 100 year flood plains of streams or rivers, or civil boundaries.
- 3-2.2 Where district boundaries are shown, such that they are approximately parallel to the center lines of streets, railroads or bodies of water, such boundaries shall be considered as being parallel and at such a distance as determined by using the scale shown on the map.
- 3-2.3 Where a district boundary line divides a lot under a single ownership, at the date of adoption of this ordinance, the requirements for the least restrictive portion shall apply to the whole parcel, provided that such requirements shall not extend more than 50 feet beyond the district boundary line.

**Sec. 3-3. Use districts.**

For the purpose of this ordinance, as defined in article I, the City of Ray City, Georgia, is hereby divided into the following districts:

3-3.1 *R-R Restricted Residential*. The purpose of this district is to provide for a single family detached residential area protected from the detrimental effects of more dense development.

3-3.1a. *Permitted uses.*

1. Single family detached dwellings.
2. Accessory buildings.
3. Churches, religious buildings.
4. Public buildings and facilities.
5. Private recreation area for residents, not operated commercially.
6. Gardens.
7. Keeping of pets.
8. Home occupation (See section 2-11).
9. Storage of recreational vehicles.
10. Signs stating name of resident and/or address.

3-3.1b. *Minimum lot dimensions.*

RAY CITY CODE

§ 3-3

Lot Area (Square Feet)	Lot Width (Feet)	Lot Depth (Feet)
5,000	50	100

3-3.4d. *Minimum building setback.*

Front (Feet)	Side (Feet)	Rear (Feet)	Corner Lot, Each Side on Street (Feet)
None (1)	None (2)	None (3)	None (1)

1. If adjacent to a residential district, front yard and corner yards shall be the same as required for the residential district.
2. If adjacent to a residential district, side yard shall be minimum of 20 feet.
3. If adjacent to a residential district, rear yard shall be a minimum of 40 feet.

3-3.5 *I-W Industrial / Warehousing.* The purpose of this district is to provide an area for industrial uses without the restrictions of other districts.

3-3.5a. *Permitted uses.*

1. Automobile, truck repair shops and garages.
2. Automobile, truck sales and rentals.
3. Cold storage and frozen food lockers.
4. Commercial and retail sales establishments.
5. Electrical repair of a heavy nature.
6. Feed, seed, and insecticide manufacturing and sales.
7. Freight trucking terminals.
8. Furniture upholstery shops.
9. Laboratories for testing materials or chemical analysis.
10. Laundry or dry cleaning plant.
11. Light manufacturing-not listed elsewhere.
12. Locksmith/gunsmith.
13. Manufacturer of food products.
14. Manufacturer of wood products.
15. Manufacturer of assembly of merchandise for wholesale or retail trade.
16. Offices-in connection with permitted use.



17. Photographic processing and blueprinting.
  18. Printing and publishing establishments.
  19. Power plants or substations.
  20. Service operations involving processing or storage.
  21. Storage and sales yards for building materials, hardware, plumbing and items of a similar nature.
  22. Vehicular repair and storage terminals.
  23. Vehicular dismantling operations—must be screened by solid wall or fence.
  24. Warehousing—commercial.
  25. Wholesale distribution warehouse.
  26. Wholesale merchandising or storage warehouse, with floor area devoted to warehousing and handling of merchandise.
- 3-3.5b. *Accessory uses.* As permitted in G-C District.
- 3-3.5c. *Minimum lot dimensions.*

<i>Lot Area (Square Feet)</i>	<i>Lot Width (Feet)</i>	<i>Lot Depth (Feet)</i>
None	None	None

3-3.5d. *Minimum building setback.*

<i>Front (Feet)</i>	<i>Side (Feet)</i>	<i>Rear (Feet)</i>	<i>Corner Lot, [on] each Side of [Street] (Feet)</i>
None (1)	None (2)	None (3)	None (1)
1. If adjacent to a residential district, front yard and corner yards shall be the same as required for the residential district.			
2. If adjacent to a residential district, side yard shall be minimum of 20 feet.			
3. If adjacent to a residential district, rear yard shall be a minimum of 40 feet.			

**ARTICLE IV. ADMINISTRATION AND ENFORCEMENT**

**Sec. 4-1. Zoning enforcement officer.**

The city clerk is hereby appointed as the zoning administrator and it shall be the administrator's duty to administer and enforce this ordinance.

COMPARATIVE TABLE

STATE LAW  
REFERENCE TABLE

CHARTER INDEX

## RAY CITY CODE

§ 3-3

3-3.3 *F-H Flood Hazard*. The purpose of this district is to delineate those areas where substantial development of the land in the form of buildings or land grading is not desirable due to drainage, flood plain or other natural conditions.

- [a.] This zone or district area is identical to that area identified as having potential flood hazards by the Federal Emergency Management Agency in a report dated October, 1976, and entitled Flood Insurance Study—Ray City, Georgia—Community Number 130009A, map dated April 1, 1977, and all revisions thereto.
- [b.] All uses allowed in this district may only be approved by the mayor and council of Ray City as a special exception, in order to ensure compliance with the city's flood damage prevention ordinance and the proposal's compatibility with adjacent land uses.
- [c.] The development standards (minimum lot dimensions and minimum building setback requirements) for uses in this zone will be determined as a part of the mayor/council's special exception review, and will be comparable with those required for specific uses in the city's other zoning districts.
- [d.] This zoning district boundary shall not be amended except to conform with any subsequent revisions to the city's flood damage prevention ordinance.

3-3.4 *G-C General Commercial*. The purpose of this district is to provide for an area designated to serve the commercial needs of the residents.

3-3.4a. *Permitted uses*.

1. Amusement or recreational activities (commercial).
2. Automobile accessories and parts.
3. Automobile/truck repair shops and garages.
4. Automobile/truck sales, new and used.
5. Bakery, candy, pastry, or ice cream retail sales.
6. Bank.
7. Boat sales and storage.
8. Churches and religious buildings.
9. Clothing sales.
10. Dance and music studios.
11. Day care centers, kindergartens, etc.
12. Food stores.
13. Florist shops, garden centers and greenhouses.
14. Funeral homes.



15. General business offices.
  16. General service and repair establishments such as lawn mower repair, locksmith, gunsmith, electrical repair, cabinet making, shoe repair, television and radio repair.
  17. Hardware stores, paint stores, appliance sales, housewares, furniture stores, and other similar type businesses.
  18. Hospitals, clinics, nursing homes, and similar uses.
  19. Hotels, motels and roominghouses.
  20. Laundry and dry cleaning establishment.
  21. Medical/dental offices and laboratories.
  22. Mobile homes sales.
  23. Mobile home parks, maximum of six units per acre.
  24. Musical instrument sales and repair shops.
  25. Offices and office buildings.
  26. Newspaper publishing company.
  27. Personal service shops, including barbershops, beauty shops, photo studios, photographic developing establishments, picture framing, shoe repair, and other personal services of a similar nature.
  28. Pharmacy and drug stores.
  29. Printing and duplicating services.
  30. Rental establishments.
  31. Restaurant with drive-in facilities.
  32. Retail stores.
  33. Service stations.
  34. Signs and awning shops.
  35. Trade or business schools.
- 3-3.4b. *Accessory uses.*
1. Accessory off-street parking and loading spaces.
  2. Billboards: Not closer than 200 feet from the nearest billboard regardless of direction.
  3. Commercial signs not to exceed 75 square feet in size with the limit of two per business location.
  4. Storage of supplies or merchandise normally carried in stock in connection with a permitted business or commercial use.
  5. Utility substations.
- 3-3.4c. *Minimum lot dimensions.*

17. Photographic processing and blueprinting.
18. Printing and publishing establishments.
19. Power plants or substations.
20. Service operations involving processing or storage.
21. Storage and sales yards for building materials, hardware, plumbing and items of a similar nature.
22. Vehicular repair and storage terminals.
23. Vehicular dismantling operations—must be screened by solid wall or fence.
24. Warehousing—commercial.
25. Wholesale distribution warehouse.
26. Wholesale merchandising or storage warehouse, with floor area devoted to warehousing and handling of merchandise.

3-3.5b. *Accessory uses.* As permitted in G-C District.

3-3.5c. *Minimum lot dimensions.*

<i>Lot Area (Square Feet)</i>	<i>Lot Width (Feet)</i>	<i>Lot Depth (Feet)</i>
None	None	None

3-3.5d. *Minimum building setback.*

<i>Front (Feet)</i>	<i>Side (Feet)</i>	<i>Rear (Feet)</i>	<i>Corner Lot, [on] each Side of [Street] (Feet)</i>
None (1)	None (2)	None (3)	None (1)
1. If adjacent to a residential district, front yard and corner yards shall be the same as required for the residential district.			
2. If adjacent to a residential district, side yard shall be minimum of 20 feet.			
3. If adjacent to a residential district, rear yard shall be a minimum of 40 feet.			

#### ARTICLE IV. ADMINISTRATION AND ENFORCEMENT

##### Sec. 4-1. Zoning enforcement officer.

The city clerk is hereby appointed as the zoning administrator and it shall be the administrator's duty to administer and enforce this ordinance.



§ 3-3

Lot Area (Square Feet)	Lot Width (Feet)	Lot Depth (Feet)
5,000	50	100

3-3.4d. Minimum building setback.

Front (Feet)	Side (Feet)	Rear (Feet)	Corner Lot, Each Side on Street (Feet)
None (1)	None (2)	None (3)	None (1)

1. If adjacent to a residential district, front yard and corner yards shall be the same as required for the residential district.
2. If adjacent to a residential district, side yard shall be minimum of 20 feet.
3. If adjacent to a residential district, rear yard shall be a minimum of 40 feet.

3-3.5 I-W Industrial/Warehousing. The purpose of this district is to provide an area for industrial uses without the restrictions of other districts.

3-3.5a. Permitted uses.

1. Automobile, truck repair shops and garages.
2. Automobile, truck sales and rentals.
3. Cold storage and frozen food lockers.
4. Commercial and retail sales establishments.
5. Electrical repair of a heavy nature.
6. Feed, seed, and insecticide manufacturing and sales.
7. Freight trucking terminals.
8. Furniture upholstery shops.
9. Laboratories for testing materials or chemical analysis.
10. Laundry or dry cleaning plant.
11. Light manufacturing-not listed elsewhere.
12. Locksmith/gunsmith.
13. Manufacturer of food products.
14. Manufacturer of wood products.
15. Manufacturer of assembly of merchandise for wholesale or retail trade.
16. Offices-in connection with permitted use.