



B-1 Central Business requirements:

- Any retail business or service including the incidental manufacturing of products sold at retail on the premises, provided that the manufacturing area does not occupy more than 40 percent of the total floor area nor employ more than five (5) operators.
- Professional offices.
- Hotels, motels, offices, and banks.
- Indoor theaters.
- Newspaper and printing plants, print shops.
- Public utility structures, provided that they are enclosed by a structure which is architecturally compatible with the surrounding structures.
- Public uses and structures.
- Off-street parking lots and parking garages.
- Wholesale and storage business incidental to a retail corporation, excluding building materials yards, provided that storage is inside
- Outdoor advertising signs and business signs.
- Radio and television stations
- Railroads, including stations.
- Bus depots
- Setbacks:

Minimum Lot Requirements

- Total area square foot: None
- Area/per family square foot: None
- Width/feet: None

Minimum Front Yard Right of Way

- Major street: None
- Other streets: None
- From side of yard: None
- From rear: None
- Maximum height: 100 feet

Contact Information for any questions regarding Zoning, Annexations, and Ordinances:

City Hall

Phone: 912-367-8300

Fax: 912-367-8304

Address: 282 East Parker Street Baxley, Georgia 31513



B-2 Local Business requirements:

- Any retail business or service including the incidental manufacturing of products sold at retail on the premises, provided that the manufacturing area does not occupy more than 40 percent of the total floor area nor employ more than five (5) operators.
- Professional offices.
- Hotels, motels, offices, and banks.
- Indoor/drive thru theaters.
- Newspaper and printing plants, print shops.
- Public utility structures, provided that they are enclosed by a structure which is architecturally compatible with the surrounding structures.
- Public uses and structures.
- Off-street parking lots and parking garages.
- Wholesale and storage business incidental to a retail corporation, excluding building materials yards, provided that storage is inside
- Outdoor advertising signs and business signs.
- Radio and television stations, transmission towers
- Railroads, including stations.
- Bus depots/ terminals
- Gasoline service stations, provided that all structures including storage tanks shall be placed not less than 30 feet from any property line. No storage tank shall be permitted above ground. Points of ingress and egress shall be located no closer than 25 feet from the nearest intersecting street line.
- Funeral parlors.
- Automobile sales lots and repair garages.
- Public utility structures, provided that they are enclosed by a structure which is architecturally compatible with the surrounding structures.
- Outdoor advertising signs and business signs.
- Public uses and structures.
- Setbacks:
 - Minimum Lot Requirements
 - Total area square foot: None
 - Area/per family square foot: None
 - Width/feet: None
 - Minimum Front Yard Right of Way
 - Major street: 35 feet
 - Other streets: 35 feet
 - From side of yard: None
 - From rear: None
 - Maximum height: 60 feet

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R-20, R-15, R-12 Single family residential requirements:

- Public and private schools offering general educational courses.
- Single family dwellings, provided that municipal water and sewer connections are furnished to each dwelling unit; however;
 - a. With municipal water and sewer in the R-20 low density residential district, the R-15 density concerning square feet total area will prevail.
 - b. Municipal water and sewer is not necessary when state and local requirements and regulations have been met, providing lot density remains at R-20 district.
- Single family detached mobile homes, provided that municipal water and sewer connections are furnished to each mobile home; however; not allowed in R-15 or R-12 districts.
 - a. With municipal water and sewer in the R-20 low density residential district, the R-15 density concerning square feet total area will prevail.
 - b. Municipal water and sewer is not necessary when state and local requirements and regulations have been met, providing lot density remains at R-20 district.
- Churches, provided that:
 - a. They are located on a major or collector street.
 - b. The buildings are placed not less than 50 feet from any property line.
 - c. There is a planted buffer strip at least 10 feet wide along the side and rear property lines which abut residentially zoned property.
- Public and semi-public recreation facilities and grounds.
- Home occupations.
- The accommodation of not more than two (2) boarders or roomers, provide there is no external evidence of such occupation and provided that one (1) additional off-street parking space is provided for each boarder.
- Veterinarians are specifically excluded from "R" Districts.
- Customary accessory buildings, and non-commercial workshops, provided they are located in the rear and not closer than 15 feet to any lot line.
- Nursery schools or kindergartens, provided that there are at least 150 square feet of outdoor play area for each child and the play area is enclosed by a woven wire fence at least five (5) feet high.
- Church bulletin boards not exceeding 12 square feet in area.
- Signs not more than eight (8) square feet in area advertising the sale or rental of property on which they are located.
- Electric transformer or gas regulator stations, if essential for the service to the zoning district in which it is proposed to be located, provided that:
 - a. The structures are placed not less than 50 feet from any property line and completely enclosed within a building.
 - b. No vehicles or equipment are stored on the premises.
 - c. The building is architecturally similar to its surroundings.

- Non-commercial agricultural uses, specifically excluding the commercial raising of livestock, poultry, or other animals.
- Subdivision signs, on the subdivision property, no more than 30 square feet in area
- Setbacks: R-20
 - Minimum Lot Requirements
 - Total area square foot: 20,000
 - Area/per family square foot: 20,000
 - Width/feet: 100
 - Minimum Front Yard Right of Way
 - Major street: 50 feet
 - Other streets: 40 feet
 - From side of yard: 20 feet (from property line)
 - From rear: 20 feet (from property line)
 - Maximum height: 35 feet
- Setbacks: R-15
 - Minimum Lot Requirements
 - Total area square foot: 15,000
 - Area/per family square foot: 15,000
 - Width/feet: 100
 - Minimum Front Yard Right of Way
 - Major street: 50 feet
 - Other streets: 40 feet
 - From side of yard: 15 feet (from property line)
 - From rear: 15 feet (from property line)
 - Maximum height: 35 feet
- Setbacks: R-12
 - Minimum Lot Requirements
 - Total area square foot: 12,000
 - Area/per family square foot: 12,000
 - Width/feet: 80
 - Minimum Front Yard Right of Way
 - Major street: 50 feet
 - Other streets: 40 feet
 - From side of yard: 10 feet (from property line)
 - From rear: 15 feet (from property line)
 - Maximum height: 35 feet

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RM-10 Multifamily residential requirements:

- Public and private schools offering general educational courses.
- Anything permitted in the “R” 12 District
- Churches, provided that:
 - a. They are located on a major or collector street.
 - b. The buildings are placed not less than 50 feet from any property line.
 - c. There is a planted buffer strip at least 10 feet wide along the side and rear property lines which abut residentially zoned property.
- Public and semi-public recreation facilities and grounds.
- Home occupations.
- The accommodation of not more than two (2) boarders or roomers, provide there is no external evidence of such occupation and provided that one (1) additional off-street parking space is provided for each boarder.
- Veterinarians are specifically excluded from "R" Districts.
- Customary accessory buildings, and non-commercial workshops, provided they are located in the rear and not closer than 15 feet to any lot line.
- Nursery schools or kindergartens, provided that there are at least 150 square feet of outdoor play area for each child and the play area is enclosed by a woven wire fence at least five (5) feet high.
- Church bulletin boards not exceeding 12 square feet in area.
- Signs not more than eight (8) square feet in area advertising the sale or rental of property on which they are located.
- Electric transformer or gas regulator stations, if essential for the service to the zoning district in which it is proposed to be located, provided that:
 - a. The structures are placed not less than 50 feet from any property line and completely enclosed within a building.
 - b. No vehicles or equipment are stored on the premises.
 - c. The building is architecturally similar to its surroundings.
- Non-commercial agricultural uses, specifically excluding the commercial raising of livestock, poultry, or other animals.
- Subdivision signs, on the subdivision property, no more than 30 square feet in area.
- Two family dwellings.
- Row houses.
- Apartment houses or Apartment hotels
- Boarding and rooming houses.
- Nursing homes and hospitals.
- Fraternal organizations and clubs not operated for profit, provided that:
 - a. They are located on a major or collector street.
 - b. The buildings are placed not less than 15 feet from any property line.
 - c. There is a planted buffer strip at least 10 feet wide along the side and rear lot lines.
- Trailer courts, provided that:

- a. They contain a minimum of three (3) acres.
- b. The minimum space per trailer is 5,000 square feet.
- c. There is at least 20 feet between trailers.
- d. Water, sewer, and electric connections are furnished to each trailer location.
- Manufactured home ordinance regulations:
 - Minimum lot requirements shall be 10,000 square feet per manufactured
 - The structure shall be a minimum of twenty-four **(24) feet** in width and a minimum of thirty **(30) feet** in length.
 - The roof shall have a minimum 2:12 pitch and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, and slate or built up gravel material.
 - The exterior siding materials shall consist of wood, masonry, concrete, stucco, Masonite, metal or vinyl lap or other materials of like appearance.
 - The structure must be attached to a permanent foundation. The area beneath the structure must be enclosed with a facing of brick, concrete, rock, stucco or stone.
 - The structure must not have any attached means of transporting, such as axles, wheels, pulling tongues. Etc.
 - Each exterior door must have a porch or landing that is a minimum of three (3) feet wide adjacent to the threshold and four (4) feet out from the manufactured home."
- Setbacks:
 - Minimum Lot Requirements
 - Total area square foot: 10,000
 - Area/per family square foot: 5,000
 - Width/feet: 60
 - Minimum Front Yard Right of Way
 - Major street: 50 feet
 - Other streets: 35 feet
 - From side of yard: 10 feet (from property line)
 - From rear: 15 feet (from property line)
 - Maximum height: 35 feet

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