



WAYCROSS ZONING ORDINANCE

CITY OF WAYCROSS
417 Pendleton Street
P.O. Drawer 99
Waycross, Georgia 31502-0099

ADOPTED on April 19, 1983

Amended March 31, 1988, November 1, 1991, January 22, 1996, April 25, 1997, October 16, 2000, August 21, 2001, December 4, 2001, March 7, 2002, August 19, 2003, February 3, 2004, July 6, 2004, February 1, 2005, July 2, 2007, January 15, 2008, April 1, 2008, April 15, 2008, June 3, 2008, August 19, 2008 May 5, 2009, September 15, 2009, March 2, 2010, April 19, 2011, and July 3, 2012.

LIST OF AMENDMENTS TO THE
CITY OF WAYCROSS ZONING ORDINANCE
JUNE 21, 1983 THROUGH JULY 25, 2012

ARTICLE III - Definitions & Interpretations of Terms

- Amended the following Definitions:	Amended As
- Section 302.12 (Care Homes)	302.9
- Section 302.40 (Manufactured Housing) (renumbered)	
- Section 302.41 (Mobile Homes) (renumbered)	
- Section 304.2 (Care Home)	304.2
- Section 304.3 – 304.8 (deleted Care Residence and Care Resident and renumbered)	304.3-304.6
- Section 305.5 (Dwelling Group)	
- Section 307.1 (Family)	
- Section 309.2 (Home Provider)	
- Section 320.2 Special Exception – Delete Board of Zoning Appeals, replace with City Commission	
- Section 606.3 Restoration – addition of wording to text	
- Section 608.2 (Number of spaces required)	
- Section 701.2(a) Add “site-built” to said section	
- Section 701.2(k) Permitted Uses – addition of wording to text	
- Section 703 (HP Historical Preservation) Renamed to R-50HP Residential Historic District and addition of wording to text	
- Section 707.2(j) Add “On-site dwelling (second floor only) designed for one family at veterinary clinic facilities for occupancy by a clinic ...	
- Section 707.7 Special Exceptions - Delete Board of Zoning Appeals, replace with City Commission	
- Section 708.5 Special Exceptions - Delete Board of Zoning Appeals, replace with City Commission	
- Section 709.5 " "	
- Section 710.6 " "	
- Section 707.7(2) and 707.7(3)	
- Section 709.5(2) and 709.5(3)	
- Section 709.5(a) Add “site-built” to said section	
- Section 710.6(2) and 710.6(3)	
- Section 805.4 (Sign Classification, Class 4)	
- Section 805.6 (Class 6 – Outdoor Advertising Signs (sometimes referred to as “Billboards”)	
- Section 907.4(b) BOZA Powers and Duties – Delete text	
- New Definitions Created	
- Section 302.13 (Club or Lodge)	302.9A
- Section 302.25A (Dwelling, Zero-Lot Line)	
- Section 302.27 (Flea Market)	302.22A
- Section 302.29A (Home Provider I)	
- Section 302.47 (Official Zoning Map)	302.60
- Section 302.51 (Professional Offices)	302.43A
- Section 302.52 (Prohibited Uses)	302.61
- Section 302.53 (Restaurant)	302.52A
- Section 302.63 (Supermarket)	302.52A
- Section 308.2 (Group Home)	
- Section 319.1 (Rehabilitation Center)	
- Section 321.4 (Transitional Housing)	
- Section 323.1 (Variance Exercise Period)	
- Section 323.2 (Variance Privilege)	
- Section 907.6 (Provisions Applicable to Variance)	

ARTICLE IV - Jurisdiction and Application of Regulations

- Section 401 (Jurisdiction)
- Section 402 (Application of Regulations)

ARTICLE V - Establishment of Districts

- Section 501 Add R-45 Residential District
- Section 501 Add Water Resource Districts -
 - Groundwater Recharge Area District
 - River Corridor Protection Districts
 - Wetlands Districts
- Section 501 Add RM-75 Residential Manufactured Housing District
- Section 503 Amendment of Map
- Renumber 504 to 505
- Section 504 Custody and Maintenance of Official Zoning Map
- Section 701.A. R-45 Residential District
 - Section 701.A.1 Intent of District
 - Section 701.A.2 Permitted Uses – Zero-lot line dwellings
 - Section 701.A.4 Zero-lot line dwelling site development standards
- Section 716 Water Resource Districts
- Section 717 Creation of Mixed Use Zoning Text (01/15/08 City Ordinance 08-03)

ARTICLE VI - General Provisions

- Section 606.7 Hardship Permission
- Section 607(e) (Accessory Structures)
- Section 608.2 Number of spaces required –608.2(f), (u), (x), (y)
- Section 608.2(i) (Care Home Parking Requirements)
- Section 608.2(w) (Flea Market Parking Requirements)
- Section 608.2(dd) & 608.2(ee) –(Parking Requirements)
- Section 608.8(e) (Buffer Strip)
- Section 608.8(h) (Requirements for Unpaved Parking)
- Section 609.5(e) (Buffer Strip)
- Section 610.1 (Set Buffer Strip Height & Width)
- Section 613 Vision Clearance

ARTICLE VII - Requirements of District

- Section 701.2(a)
- Section 701.2 (o) January 20, 2009 Removed Class Of Signs Designation
- Section 701.2 (p) Amended text (City Ordinance 10-02, March 2, 2010)
- Section 701.2(q) Added condominiums to R-90 Residential District (City Ordinance 07-16 December 18, 2007)
- Section 701.2(q) Added R-75 to permit Condominiums (City Ordinance 08-33 October 21, 2008)
- Section 701.4(c) 5 Delete and replace with YARDS
- Section 701.A.2 (f) January 20, 2009 Removed Class Of Signs Designation
- Section 701.A.3 (Lot and yard Requirements for Zero-lot line...)
- Section 702.2(b) Mobile Home Skirting
- Section 703.2(a) (non-conversion multi-family)
- Section 703.2 (i) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 703.2 (i) January 20, 2009 Removed Class Of Signs Designation
- Section 703.2 (l) Deleted (City Ordinance 10-02, March 2, 2010)
- Section 704.2(f) (4-19-88)
- Section 704.2 (n) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 704.2(n) January 20, 2009 Removed Class Of Signs Designation
- Section 704.2 (q) Group Home (City Ordinance 10-02, March 2, 2010)

- Section 704.2 (r) Rehabilitation Center (City Ordinance 10-02, March 2, 2010)
- Section 704 (s) Transitional Housing (City Ordinance 10-02, March 2, 2010)
- Section 705.2(b) (Restaurants...)
- Section 705.2(j) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 705.2 (j) January 20, 2009 Removed Class Of Signs Designation
- Section 705.2(l) (deleted)
- Section 705.2(h) Sign Classes 1 & 2 deleted
- Section 705.2 (delete [b], [c], [j] and [l])
- Section 706.2 (k) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 706.2 (k) January 20, 2009 Removed Class Of Signs Designation
- Section 706.2(l) (Add Permitted Uses - Mini-storage...)
- Section 706.2(m) Add Printing establishments as permitted uses (Ordinance 11-05, March 22, 2011)
- Section 706.4(c) Add restaurant in C-1 uses
- Section 707.2(i) Allow taxi cab businesses and stands as permitted uses; Ordinance 08-08, April 1, 2008
- Section 707.2(o) Added banners as a new class of signs; Ordinance 07-06, July 2, 2007
- Section 707.2 (o) January 20, 2009 Removed Class Of Signs Designation
- Section 707.2 (q) Group Home (City Ordinance 10-02, March 2, 2010)
- Section 707.2 (r) Rehabilitation Center (City Ordinance 10-02, March 2, 2010)
- Section 707.2 (s) Transitional Housing (City Ordinance 10-02, March 2, 2010)
- Section 707.5(3) (Flea Markets)
- Section 708.2(j) Added taxi cab stands as a permitted use; Ordinance 08-08, April 1, 2008
- Section 708.2 (o) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 708.2 (o) January 20, 2009 Removed Class Of Signs Designation
- Section 708.5 (Special exemptions)
- Section 708.6 (Conditional Uses)
- Section 709.2 (k) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 709.2 (k) January 20, 2009 Removed Class Of Signs Designation
- Section 710.2 (m) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 710.2 (m) January 20, 2009 Removed Class Of Signs Designation
- Section 711.2 (h) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 711.2 (h) January 20, 2009 Removed Class Of Signs Designation
- Section 712 (replaced in entirety by) FDP Flood Damage Prevention Dist.
- Section 712 Repealed entire section and inserted new chapter, Ordinance 09-07, September 15, 2009
- Section 715.2 (i) (added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Section 717 Added Mixed Use as new district, City Ordinance 08-03 January 15, 2008
- Section 717.9 Amended text, City Ordinance 08-18, June 3, 2008

ARTICLE VIII – Signs

- Section 805.6 (delete Class 6 signs along Corridor Z)
- Section 805.11(added Banners as a new class of signs; City Ordinance 07-06, July 2, 2007)
- Article VIII Signs Repealed entire section and inserted new chapter, City Ordinance 08-19, June 3, 2008
- Section 807.2 (n) to repeal section of Political Signs to conform with Georgia Law.
(City Ordinance 08-32 October 21, 2008)
- Section 807.6 (b) Amended section for sign setbacks. (February 2, 2009)

ARTICLE IX - Administration, Enforcement, Penalties

- Section 905.2 (Penalties)
- Section 907.1 (Appointment BOZA)
- Section 907.5 (c) Increase of fees, City Ordinance 08-10 April 15, 2008
- Section 908.2 (d) Increase of fees, City Ordinance 08-12 April 15, 2008
 - Section 908.3 (Filing Zoning Petitions)
- Section 908.2 (d) and (e) Amending language for (d) and addition of letter (e) to reduce the time frame for future petitions to six (6) months after defeat.
- Section 908.6 Decreasing size of signs, City Ordinance 08-11, April 15, 2008

- Section 908.8 (Public Hearing Policies)
- Section 908.8(a) (Amend Public Hearing Policies)

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