

ARTICLE V - ESTABLISHMENT OF DISTRICTS

SECTION 501 - DIVISION IN DISTRICTS - For the purposes and provisions of this Ordinance, the following Districts are hereby established.

RM-75	Residential Manufactured Housing District
R-S	Residential Single-Family
R-90	Residential
R-75	Residential
R-50	Residential
R-45	Residential District (Zero-Lot Line)
R-75MH	Residential Mobile Home
R-50MH	Residential Mobile Home
RM-75	Residential Manufactured Housing District
HP	Historic Preservation
M	Medical
O	Office
C-1	Neighborhood Commercial
C-2	Highway Commercial
C-4	Central Business District
LI	Limited Industrial
GI	General Industrial
CN	Conservation
FDP	Flood Damage Prevention
SDD	Special Development District (Overlay)
PUD	Planned Unit Development
IP	Industrial Park District
WRD	Water Resource Districts

SECTION 502 - INCORPORATION OF MAP - The boundaries of each district are hereby established as shown on the map entitled "Official Zoning Maps, City of Waycross, Georgia". The Official Zoning map shall be identified by the signature of the Mayor, attested by the City Clerk under the following words: "this is to certify that this is the Official Zoning Map referred to in Section 502 of the Waycross Zoning Ordinance", together with the date of the adoption of this Ordinance. Said map and all explanatory matter thereon accompanies and is hereby made a part of this Ordinance and will hereinafter be referred to as the "Zoning Map".

SECTION 503 - AMENDMENT OF MAP - If, in accordance with the provisions of the Ordinance, changes are made in district boundaries or other subject matter portrayed on the zoning map, such changes shall be made on the Official Zoning Map promptly after the amendment has been approved by the City Commission. The City Clerk shall have the responsibility of making all changes on the Official Zoning Map. The City Clerk may designate in writing to the Planning Department or such other person as he may deem appropriate to carry out said responsibility. The person or persons who make said changes on the Official Zoning Map shall date and initial the Official Zoning Map when said changes are made.

The entry on such City Commission minutes shall identify the location and the zoning district changes (from and to) and shall be so indexed that an inventory can be maintained by date on all zoning district changes made on the Official Zoning Map. An amendment to this Ordinance which involves subject matter portrayed on the zoning map shall become effective when such change has been approved by the City Commission.

SECTION 504 - CUSTODY AND MAINTENANCE OF OFFICIAL ZONING MAP - The City Clerk shall be the Custodian of the Official Zoning Map. The Official Zoning Map shall be kept in the vault of the City of Waycross or at such other safe and prominent place as the City Clerk may determine. When it is necessary in the opinion of the City Clerk to replace the Official Zoning Map because of age, wear and tear or other good and sufficient reason, the City Clerk shall replace the Official Zoning Map with a new Official Zoning Map and shall certify that the new Official Zoning Map is identical to the old Official Zoning Map and that it is accurate. He shall also date and sign said certificate and enter the same on the City Commission minutes and retain the old Official Zoning Map in the records of the City of Waycross. Upon such certification, the new Official Zoning Map shall then become the Official Zoning Map of the City of Waycross.

SECTION 505 - RULES FOR DETERMINING BOUNDARIES - Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

- (a) Unless otherwise indicated, the district boundaries are indicated as approximately following platted lot lines; center lines of streets, highways, alleys or railroads; center lines of streams, reservoirs, and other bodies of water;
- (b) Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, highways or railroads, or rights-of-way of same, or the center lines of streams, reservoirs, or other bodies of water, or said lines extended, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning maps. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map;
- (c) Where a district boundary line, as appearing on the zoning maps, divides a lot in a single ownership at the time of this enactment, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than 50 feet beyond the district boundary line.