

**ARTICLE 3  
ESTABLISHMENT OF ZONING DISTRICTS  
AND MAP**

CHAPTER 3.1	ZONING DISTRICTS
CHAPTER 3.2	OFFICIAL ZONING MAP
CHAPTER 3.3	RULES GOVERNING BOUNDARIES

**CHAPTER 3.1  
ZONING DISTRICTS**

Section 3.1.1.	Intent.
Section 3.1.2.	Zoning Districts Established.

**Section 3.1.1. Intent.**

The zoning districts established in this chapter are intended to: promote the orderly future development of the municipality in accordance with its comprehensive plan; discourage sizes and types of development which would create excessive requirements and costs for public services; discourage uses which because of their size or type would generate an abnormal amount of traffic on minor streets; establish relationships between and among land uses that will ensure compatibility and maintain quality of life; and protect and promote suitable environments for family and household residences, institutions, commercial and other employment centers, and other uses.

**Section 3.1.2. Zoning Districts Established.**

The following zoning districts are hereby established:

UR-12, Urban High-Density Residential District  
MHP, Manufactured Home Park  
UR-9, Urban Medium-Density Residential District  
UR-6, Urban Low-Density Residential District  
SR-3, Suburban Residential District  
RR-1, Rural Residential District  
PUD, Planned Unit Development District  
INS, Institutional District  
O-P, Office-Professional District  
NB, Neighborhood Business District  
HC, Highway Commercial District  
CBD, Central Business District  
LI, Light Industrial District  
HI, Heavy Industrial District

## CHAPTER 3.2 OFFICIAL ZONING MAP

- Section 3.2.1. Official Zoning Maps.
- Section 3.2.2. Map Revisions.
- Section 3.2.3. Overlay Districts.

### **Section 3.2.1. Official Zoning Map.**

The boundaries of zoning districts created by this ordinance are hereby established as shown on map entitled “Official Zoning Map” of the City of Bainbridge, Georgia.

Said official zoning maps and all explanatory matter thereon accompany and are hereby made a part of this zoning ordinance. The official zoning map shall indicate the date of adoption and most recent amendment. The original of the official zoning map shall be kept in the office of the city clerk.

The official zoning map may be kept electronically in a geographic information system and such electronic data shall constitute an integral part of the official zoning map. The zoning administrator may make copies of the official zoning map available to the public for a reasonable fee.

### **Section 3.2.2. Map Revisions.**

If, in accordance with the provisions of this zoning ordinance, the governing body approves changes in the district boundaries or other subject matter portrayed on the official zoning Map for its jurisdiction, such changes shall be made promptly after the amendment has been approved by the governing body.

The zoning administrator is authorized to correct errors in the official zoning map, which may include revisions to property lines which form a zoning boundary, without a requirement to seek approval of the governing body.

### **Section 3.2.3. Overlay Districts.**

The city may adopt overlay districts, including for purposes of historic preservation. If adopted, they shall be shown on the Official Zoning Map or as a separate district map designed for overlay on the Official Zoning Map.

## CHAPTER 3.3 RULES GOVERNING BOUNDARIES

Section 3.3.1.	Streets.
Section 3.3.2.	City Limits.
Section 3.3.3.	Property Lines.
Section 3.3.4.	Streams and Rivers.
Section 3.3.5.	Abandonment or Vacation of Right-of-Way.
Section 3.3.6.	Determinations, Interpretations, and Appeals.

### **Section 3.3.1. Streets.**

Where boundaries are indicated as approximately following the centerline of streets or highways, street right-of-way lines or such lines extended, such centerline, street right-of-way lines or such lines extended shall be construed to be such boundaries. Where boundaries are indicated as approximately paralleling the centerline of streets or highways, the location of said boundaries shall be determined by using an engineering scale on the map showing such boundaries.

### **Section 3.3.2. City Limits.**

Where boundaries are indicated as approximately following the corporate limit line of the city, such corporate limit line shall be construed to be such boundaries.

### **Section 3.3.3. Property Lines.**

Where boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended, as indicated by boundary survey, deed or legal description maintained in the official file of said zoning adoption or amendment, if available, shall be construed to be such boundaries.

### **Section 3.3.4. Streams and Rivers.**

Where boundaries are indicated as approximately following the centerline of stream beds or river beds, or the edge of such stream or river, such centerline or edges shall be construed to be such boundaries.

### **Section 3.3.5. Abandonment or Vacation of Right-of-Way.**

Where a public street or other right-of-way is officially vacated or abandoned, and said street or right-of-way is also a zoning district boundary, the regulations applicable to the property to which it reverted shall apply to such vacated or abandoned public street or right-of-way.

### **Section 3.3.6. Determinations, Interpretations, and Appeals.**

In the case where the exact location of a boundary cannot be determined by the foregoing methods, the zoning administrator shall determine the location of the boundary. Any such administrative determination is subject to appeal as an administrative decision.