

Sec. 5.6 - Zoning Districts.

Within the various zoning districts established by this article and designated on the zoning map for the City of Port Wentworth, no building, structure, or land shall be constructed, erected, or altered, used or maintained except as provided in the following schedule. Permitted uses are identified by the letter "X" in the appropriate column of the use schedule. Uses permitted subject to the approval of the Board of Appeals are indicated by the letter "B" in the appropriate column of the use schedule.

LIST OF USE	RA	R1	R1A	R2	RMH	RMH1	RM	RIP	C1	C2	C3	I1	I2	EDZ
<i>One-Family Dwelling</i>	X	X	X	X	-	X	X	X	B	-	-	-	-	-
<i>Two-Family Dwelling</i>	B	X	X	X	-	-	X	X	B	-	-	-	-	-
<i>Multifamily Dwelling</i>	-	-	-	X	-	-	X	X	-	-	-	-	-	-
<i>Group Development Project</i>	B	B	B	B	-	-	X	B	B	B	B	B	B	-
<i>Rooming and Boarding Houses and Tourist Homes</i>	-	-	-	-	-	-	-	X	-	-	-	-	-	-
<i>Garage Apartments</i>	B	B	B	B	-	-	-	X	B	-	-	-	-	-

Provided such shall only be permitted on a lot with a single-family dwelling and provided such shall only be permitted in a rear yard, provided that the lot on which such use is to be established meets with the minimum lot area and lot width requirements for two-family dwellings.

<i>Mobile Home</i>	-	-	-	-	-	X	-	-	-	-	-	-	-	-
<i>Mobile Home Park</i>	-	-	-	-	X	-	-	-	-	-	-	-	-	-

A. Any lot or tract of land to be developed as a mobile home park shall be not less than three acres in size.

B. There shall be not less than 2,500 square feet of lot area per mobile home and mobile homes shall be served by public water and sewers.

C. There shall be an open space of not less than 20 feet between each mobile home and any service building or structure used in connection with such park.

D. Each mobile home space shall abut a driveway having a pavement width of 20 feet. Such driveway shall be graded and paved with an all-weather surface and any necessary drainage structures shall be provided. The grading, pavement, and drainage plan for such driveway shall be approved by the building inspector.

E. All mobile homes and all service buildings or structures within a mobile home park shall be set back not less than 20 feet from any side and rear property line and shall comply with the front yard setback requirement established for the zoning district in which such mobile home park is located.

F. Plans for mobile home park shall be submitted to the building inspector.

G. The mobile home park regulations as provided in the City Code of Port Wentworth, shall apply to the development of any mobile home park.

<i>Customary Home Occupation (see definition)</i>	X	X	X	X	-	-	-	X	X	-	-	-	-	-
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<i>Incidental or Accessory Uses and Buildings</i>	X	X	X	X	-	X	X	X	X	X	X	X	X	-
<i>Public Uses</i>	X	X	X	X	-	X	X	X	X	X	X	X	X	-

Buildings, structures and uses of land by a government agency or government unit including public schools, provided that application for a public use shall be referred to and approved by the mayor and councilmen of the City of Port Wentworth.

<i>Neighborhood Recreation Center</i>	X	X	X	X	-	X	X	X	X	X	X	X	-	-
<i>Churches and Other Places of Worship</i>	X	X	X	X	-	X	X	X	B	B	B	-	-	-

A. The principal building and any accessory buildings shall be set back not less than 25 feet from any property line, except where a property line is the right-of-way line of a street, in which case the setback established for the particular class of street in the zoning district in which the building or structure is located shall apply. The board of appeals shall be authorized to reduce the setback requirements of this section in the case of a particular church or place of worship if on the basis of evidence presented it finds that a reduction in the setback would be in keeping with the purposes of this ordinance, and would [not] create conditions which would be detrimental to the adjoining properties or the neighborhood.

B. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, major arterial or secondary arterial. The board of appeals shall be authorized to waive this requirement, if on the basis of evidence presented it finds that the traffic to be generated by a particular church or place of worship can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.

<i>Cemeteries</i>	X	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Day Nurseries and Kindergartens</i>	B	B	B	B	-	-	-	X	X	X	X	-	-	-

A. Provided that 100 square feet of outdoor play space is provided each child in districts requiring board of appeals approval. In other districts 100 square feet of outdoor play space is required per child in any group using the play area at one time.

B. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street or a major arterial. The board of appeals shall be authorized to waive this requirement for uses with no greater than 75 children, if on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accomplished on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.

C. The architectural character including the orientation and exterior appearance of any structure shall be characteristic of the neighborhood within which such structure is located.

D. Such use shall provide at least one parking space for each two employees plus one additional space for each ten children.

E. Where an abutting use is residential, a visual buffer shall be provided and regularly maintained so as to shield all parking areas, play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees and other vegetation of such height and depth as determined by the board of appeals or appropriately designed fence or wall or a combination thereof.

F. One nonilluminated sign not to exceed three square feet in area shall be permitted in residential districts; provided, that where such use is adjacent to or directly across from a nonresidential use or district the board of appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district.

<i>Child Care Center</i>	B	B	B	B	-	B	-	X	X	X	X	-	-	-
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A. Provided that 100 square feet of outdoor play space is provided each child in districts requiring board of appeals approval. In other districts 100 square feet of outdoor play space is required per child in any group using the play areas at one time.

B. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street or major arterial. The board of appeals shall be authorized to waive requirement, if on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accomplished on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along residential or lesser classified street shall be limited to a maximum of 75 children during the daytime hours and no greater than 50 children between the hours of 9:00 p.m. and 6:00 a.m.

C. The architectural characteristic including the orientation and exterior appearance of any structure shall be characteristic of the neighborhood within which such structure is located.

D. Such use shall provide at least one parking space for each two employees plus one additional space per each ten children.

E. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first.

F. Where an abutting use is residential, a visual buffer shall be provided and regularly maintained so as to shield all parking areas, play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation or of an appropriately designed fence or wall or a combination thereof of such height and depth as approved by the planning commission.



<i>Agricultural - General</i>	X	-	-	-	-	-	-	-	-	B	B	B	B	-
Agricultural activities of all types, the raising of livestock and poultry, dairies, fisheries, the growing and harvesting of agricultural crops and timber.														
<i>Agricultural - Special</i>	X	X	X	X	-	X	-	-	-	-	-	-	-	-
A. Noncommercial greenhouses.														
B. Noncommercial growing and harvesting of agricultural crops.														
<i>Agricultural Produce Stands, Accessory Use</i>	X	-	-	-	-	-	-	-	X	X	X	X	X	-
A. Provided such use shall comply with the front yard setbacks.														
B. There shall be a minimum of four off-street parking spaces.														
<i>Greenhouse and Plant Nursery</i>	X	-	-	-	-	-	-	-	X	X	X	X	X	-
<i>Signs, Incidental</i>	X	X	X	X	-	X	X	X	X	X	X	X	X	-
<i>Signs, Principal Use</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	-
Where principal use sign provisions are established within this use schedule, and such provisions are more restrictive than principal use sign provisions established elsewhere within these regulations, the more restrictive provisions shall apply.														
<i>Signs, Separate Use</i>	-	-	-	-	-	-	-	-	X	X	X	X	X	-

<i>Radio or Television Studio</i>	-	-	-	-	-	-	-	-	X	X	X	X	X	X	-
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Provided that within the RIP district only, the following standards shall apply:

A. No transmission tower of any type shall be erected in connection with such use.

B. No broadcasting or programming activities or sounds shall be permitted to emanate from such building.

<i>Radio, Telephone, and Television Transmission Towers</i>	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-
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<i>Sale of Fishing and Boating Supplies</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
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<i>Motels, Hotels, and Incidental Uses</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
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<i>Recreational Vehicle Park</i>	B	-	-	-	-	-	-	-	-	-	X	X	X	-	-
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A. Each vehicle parking pad shall be no less than ten feet wide by 50 feet long and shall be screened from adjoining spaces with a 30 foot distance from centerline pad to centerline pad.

B. The park shall be enclosed by a solid wall or opaque fence not less than six feet in height to screen the park from view of surrounding properties not under the same ownership.



C. Each space shall be provided with electricity and water and the park shall provide facilities to dump sewage into approved sewage lines and shall provide proper lighting and a separate structure with toilets, washbasins, and showers. All applicable codes must be complied with.

D. The park shall be so designed as to provide for a proper flow of traffic and each interior street or driveway shall be at least 12 feet in width for one-way traffic and shall be designed for the proper turning, backing, parking, and maneuvering of trailer.

E. Driveways shall be surfaced with asphalt, concrete or the equivalent. Trailer parking area shall be concrete.

F. Design of park must be approved by the planning commission and all necessary permits, fees, and licenses obtained prior to start of construction.

<i>Restaurants</i>	-	-	-	-	-	-	-	B	X	X	X	X	-	-
<i>Drive-In Restaurants</i>	-	-	-	-	-	-	-	-	X	X	X	X	-	-
<i>Fast Food Restaurants</i>	-	-	-	-	-	-	-	-	X	X	X	X	-	-
<i>Cocktail Lounges, Night Clubs, and Taverns</i>	-	-	-	-	-	-	-	-	-	B	X	-	-	-
<i>Specialty Shops</i>	-	-	-	-	-	-	-	X	X	X	X	-	-	-

Gift, craft, florist, jewelry, camera shops, book stores, and stores of a similar nature.

<i>Interior Decorating Business</i>	-	-	-	-	-	-	-	X	X	X	X	-	-	-
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Provided that within the RIP district only, the following standards shall apply:

A. Such business shall not include a shop in which goods are sold.

B. Such business may manufacture draperies on the premises, but no other type of manufacturing shall be permitted.

C. No exterior display of merchandise shall be permitted.

<i>Teaching of Music, Voice, Dance, and Exercise</i>	-	-	-	-	-	-	-	X	X	X	X	-	-	-
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Provided that within the RIP district only, no more than three instructors shall be permitted in conjunction therewith and no more than 30 persons shall be instructed on the premises at any one time.

<i>Antique Shops</i>	-	-	-	-	-	-	-	X	X	X	X	-	-	-
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Provided that within the RIP district only, the following standards shall apply:

A. No exterior display of merchandise shall be permitted.

B. No repair or refinishing of furniture shall be permitted except that incidental repair and refinishing of inventory for sale shall be allowed provided that all work shall be done by hand.

C. Only one principal use sign shall be permitted except in the case of a corner lot, then two signs shall be permitted.

D. No auction of furniture or other goods shall be permitted.

<i>Ceramic Studio and Shop</i>	-	-	-	-	-	-	-	X	X	X	X	-	-	-
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Provided that within the RIP district only, the following standards shall apply:

A. No more than two employees other than the operator shall be permitted.

B. No kiln larger than 31½ inches deep shall be permitted.

C. No operations shall be conducted outdoors and there shall be no outdoor storage or display.

<i>On-Premises Catering</i>	-	-	-	-	-	-	-	X	X	X	X	-	-	-
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Provided that within the RIP district only, the following standards shall apply:

A. Such uses, which shall include conducting private parties, teas, receptions, conferences or similar private activities, shall be conducted entirely within one structure. The preparation of all foods and beverages shall be conducted on the same premises and shall not be served nor delivered outside of the premises. No sign or advertisement of such activity shall be allowed on the premises.

<i>Automobile Serve Station, Including Automobile Washeteria</i>	-	-	-	-	-	-	-	X	X	X	X	X	X	-
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A. Major auto repair shall be permitted, provided storage regulations are not violated.

B. Gasoline pumps and service areas for gasoline pumps shall not be permitted within the required front yard setback established for the particular class of street in the zoning district within which the service station is located.

C. All service, storage or similar activities connected with such use shall be conducted entirely on the lot on which such use is located.

<i>Miniature Golf Course, Trampoline or Similar Activity</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-
<i>Amusement or Recreational Activity, Carried on Wholly Within a Building- Including Indoor Theater, Bowling Alley, Billiard Parlor, Dance Hall, and Activities of a Similar Nature</i>	-	-	-	-	-	-	-	-	B	X	X	X	-	-
<i>Drive-In Theater</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-

A. The theater screen projection booth, or other building, shall be set back not less than 50 feet from any property line.

B. Driving and parking areas shall be treated with a suitable material to prevent dust.

C. Ingress and egress from a public street shall be so designed as to provide for safe traffic movement.

D. Central loudspeakers shall be prohibited.

E. The theater screen shall not face an expressway, major arterial or secondary arterial.

F. The theater shall be enclosed by a wall or fence of adequate height to screen the parking area from view of surrounding property. Such fence shall be separated from adjoining property by shrubbery and landscaping.

<i>Foodstores, Meat Markets, Bakery Products, Produce, Confectionery Shops and Stores of Similar Nature</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
<i>Drug Store/Pharmacy</i>	-	-	-	-	-	-	-	-	X	X	X	X	-	-	-
<i>Personal Service Shops</i>	-	-	-	-	-	-	-	-	X	X	X	X	-	-	-
Barber shop, beauty shop, shoe repair, dry cleaning and laundry pickup station, laundromat, watch repair, and services of a similar nature.															
<i>Clothing Stores and Dry Goods</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-
Shoe store, men's shop, women's shop, variety store, and stores of similar nature.															
<i>Home Furnishing and Hardware</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-
Appliance store, hardware store, furniture store, and stores or a similar nature.															
<i>Department Store</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-

<i>Banks and Offices</i>	-	-	-	-	-	-	-	-	X	X	X	X	X	X	-
<i>Dry Cleaning Plants</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	X	-

A. Dry cleaning plants using cleaning systems which make use of solvents rated at above 40 by the Underwriters' Laboratories, Inc., standard of classification known as Class I Systems, shall be prohibited.

B. Dry cleaning plants using cleaning systems which make use of solvents rated at more than five but less than 40 according to the Underwriter's classification known as Class II and Class III Systems, shall not be established in buildings with other occupancy and shall only be established in buildings which shall be set back not less than ten feet from any side of rear property line.

C. A dry cleaning plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials.

D. The applicant for a dry cleaning plant shall certify in writing at the time of application that the above conditions will be met.

<i>Automobile Parking Lot</i>	X	B	B	B	-	-	B	X	X	X	X	X	X	-
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A. Driving and parking areas shall be paved with asphalt or concrete unless otherwise approved by the mayor and alderman.

B. Any parking area serving a commercial use which abuts a residential district shall be subject to the "P" planning district regulations.

<i>Medical, Dental or Optical Laboratories</i>	-	-	-	-	-	-	-	B	B	X	X	X	-	-
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<i>Photography Studio</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-
<i>Funeral Parlor</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
<i>Ambulance Service</i>	-	-	-	-	-	-	-	-	-	B	X	X	X	-	-
<i>Taxi Stand</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
<i>Freezer Locker, Ice Storage</i>	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-
<i>Newspaper Publishing, Printing and Lettering Shops</i>	-	-	-	-	-	-	-	-	-	B	X	X	X	X	-
<i>Automobile Repair, Automobile Upholstery Shops and Paint Shops</i>	-	-	-	-	-	-	-	-	-	-	X	X	X	X	-

Provided such operations shall be conducted entirely within a building provided that there shall be no outside storage or dismantled vehicles or junk vehicles or parts of vehicles.

<i>Pest Control</i>	-	-	-	-	-	-	-	-	-	-	B	B	X	X	-
<i>Automobile, Truck, Boat Sales and Rentals</i>	-	-	-	-	-	-	-	-	-	B	X	X	X	-	-

<i>Motorcycle and Motor Scooter Sales and Service</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
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Provided that within the C-1, C-2, and C-3 districts, the following standards shall apply:

A. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from an "R" district when said street has a right-of-way of less than 75 feet.

B. All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted.

<i>Bicycle and Moped Sales and Service</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-
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Provided that within the C-1, C-2, and C-3 districts the following standards shall apply:

A. All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which the facilities are located, and no outside storage or dismantled vehicles shall be permitted.

<i>Retail Automobile Parts and Tire Stores</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	X	-
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<i>Residential Mobile Home Sales</i>	-	-	-	-	-	-	-	-	-	-	X	X	X	X	-
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<i>Tire Recapping</i>	-	-	-	-	-	-	-	-	-	-	-	X	X	X	-
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Provided that such activity shall be conducted entirely within a building.



<i>Farm Implement Sales and Similar Activities</i>	-	-	-	-	-	-	-	-	-	-	X	X	X	X	-
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Provided there shall only be outside storage of goods and materials within accessory storage yards, which storage yards shall comply with the requirements for storage yards set forth in this section.

<i>Prefabricated Structures Sales Lot</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	X	-
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Provided that within the C-1, C-2, and C-3 districts, the following standards shall apply:

A. All structures shall comply with the front yard setback.

B. Minimum of four off-street parking spaces.

C. Outdoor storage of individual parts shall not be permitted unless storage yards are permitted in this district.

<i>Electrical Repair and Similar Activities</i>	-	-	-	-	-	-	-	-	B	X	X	X	X	-
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<i>Sale and Display of Monuments and Stones</i>	-	-	-	-	-	-	-	-	X	X	X	X	X	-
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<i>Glass Sales and Installation</i>	-	-	-	-	-	-	-	X	-	X	X	X	X	-
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Provided that within an RIP district, the following conditions shall apply:

A. There shall be a 24-hour notice for all deliveries.

B. A truck route shall be designated and enforced

<i>Animal Hospital, Veterinary Clinic, or Animal Boarding Place</i>	B	-	-	-	-	-	-	-	-	X	X	X	X	X	-
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A. Such establishments shall be only for animals customarily found in the home and kept as pets.

B. All buildings housing animals shall be set back not less than 50 feet from any property line or not less than 100 feet from any dwelling place in a residential area. All pens, kennels, and runs shall be within a completely enclosed structure.

<i>Truck Terminal</i>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-
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<i>Truck Stop</i>	-	-	-	-	-	-	-	-	-	B	X	X	X	-
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<i>Building, Heating, Plumbing, Electrical, Related Supplies and Materials</i>	-	-	-	-	-	-	-	-	-	B	X	X	X	-
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Provided there shall only be outside storage of goods and materials within accessory storage yards, which storage yards shall comply with the requirements for storage yards as set forth in this section.

<i>Building, Heating, Plumbing, or Electrical Contractors and Related Construction Contractors</i>	-	-	-	-	-	-	-	-	-	B	B	X	X	X	-
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Provided that within the C-1 and C-2 districts, the following standards shall apply:

A. Outdoor storage of materials and construction equipment shall not be permitted in this district, and prefabricating of construction materials such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrication work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap, or finished product, generate no noise, dust, or odor beyond the confines of the building and shall only be incidental to the contracting activity.

<i>Storage Yards</i>	-	-	-	-	-	-	-	-	-	-	-	B	X	X	-
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Provided such yards shall be completely enclosed by a fence and no storage shall be permitted outside such fence, and provided that all such yards having frontage on a street shall be screened from the street by a solid wall, compact evergreen hedge or uniformly painted fence, not less than six feet in height.

<i>Wholesaling and Warehousing</i>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-
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Provided there shall only be outside storage of goods and materials within accessory storage yards, which storage yards shall comply with the requirements for storage yards set forth in this section.

<i>Self-Storage Mini-Warehouse</i>	-	-	-	-	-	-	-	X	B	B	X	X	X	X	-
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Provided that within the C-1, C-2, and C-3 districts, the following standards shall apply:

A. The exterior of buildings shall be of a finished quality.

B. A fence shall be provided, and such fence shall be solid or semisolid and constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood, or other similar material (not including woven wire) and shall not be less than five feet or more than eight feet in height.

C. A landscaped buffer of not less than 25 feet shall be established along any side of the property which abuts an "R" district or is across the street from an "R" district.

D. All lights shall be shielded so as to direct light onto the uses established and away from adjacent property.

E. All storage on the property shall be kept within an enclosed building with the exception of outdoor motor vehicles. Outdoor motor vehicles shall include vehicles which are self-propelled and designed to travel along the ground and shall include, but not be limited to, automobiles, buses, motorbikes, motorcycles, trucks, tractors, go-carts, golf carts, campers, trailers, lawn tractors, mowers, boats and other watercraft and trailers for transport of same. Parking/storage shall be screened from ordinary public view by means of a wall, fence, rapidly growing trees, shrubbery or other appropriate means. All vehicles parked/stored in such a manner shall be legally registered and tagged to be transported via public right of way.

F. No activities such as miscellaneous or garage sales shall be conducted on the premises.

G. No auctions or commercial sales or uses shall be conducted on the site.

H. The operation of such facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.

I. Such development shall have access to a street classified as a collector or greater.

J. No animated, neon, or flashing signs shall be allowed. Only one principal use sign shall be allowed.

K. A comprehensive site development plan shall be submitted to and approved by the planning commission before development can commence.

Provided that within the RIP district, the following standards shall apply:

1. Applicant submits site plan for review by Planning Commission.

2. Site has direct access to a major arterial.

3. Entire exterior shall be covered with brick, stucco, or siding and shall have a residential character.

4. A mini-warehouse site shall not exceed four acres.

5. A fence shall be provided, and such fence shall be solid or semi-solid and constructed to prevent passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, and wood or other similar material (not including woven wire) and shall be not less than six feet in height.

6. A landscaped buffer of not less than 25 feet shall be established along all sides of the property.

7. All lights shall be shielded to direct light onto the property and away from adjacent property.

8. All storage shall be kept within an enclosed building.

9. No activities such as miscellaneous or garage sales shall be conducted on the premises. However, once per month, the management of facility may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid bills in accordance with State of Georgia regulations. The management shall apply to the City of Port Wentworth and pay for a sale permit in amount to be determined from time to time by the City Council of Port Wentworth.

10. No animated or neon signage shall be allowed.

11. No servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.

12. No operation of a transfer-and-storage business.

13. No operation of power tools, spray painting equipment, table saws, lathers, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use.

14. No activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

15. No storage of hazardous chemicals, flammable liquids, or combustible and explosive materials.

16. No habitation or storage of units by humans or animals.

<i>Farmers' Market</i>	B	-	-	-	-	-	-	-	-	-	B	X	-	-
<i>Storage or Trailers, Campers, and Boats</i>	X	X	X	X	-	X	-	X	X	X	X	X	X	-

A. Such vehicles shall not be used as a permanent or temporary residence.

B. Such vehicles, if stored outdoors, shall only be placed within a side or rear yard, shall not be placed within or extended into a required side yard setback area, nor be placed within five feet of any lot line.

<i>Retail or Wholesale of Liquor, Malt Beverages and Wine</i>	-	-	-	-	-	-	-	-	B	B	X	X	X	-
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Such uses as industrial or manufacturing uses which in their operation do not generate noise, odors, dust, fumes, fire hazards, visual blight, water pollutants, and other conditions which would be injurious to the City of Port Wentworth. Such uses shall include but not be limited to the following:

A. Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices.

B. Manufacturing of food, cosmetics, and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants.

C. Machine shop and related activities.

D. Construction of signs, including painted signs.

E. Cooperage.

F. Bottling plant.

G. Light sheet metal products such as ventilating ducts and eaves.

H. Ice manufacturing.

I. Laundry, cleaning, and dyeing plants.

J. Musical instruments, toys, novelties, and similar products.

K. Ceramic products provided that kilns shall be fired by gas, oil, or electricity only.

L. Products from previously prepared materials.

M. Tinsmith and roofing service.

N. Other manufacturing of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the manufacturing or class of manufacturing listed.

<i>Heavy Industrial and Heavy Manufacturing</i>	-	-	-	-	-	-	-	-	-	-	-	-	X	-
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Such uses as industrial or manufacturing uses which in their operation may generate noise, odors, dust, fumes, fire hazards, visual blight, water pollutants, or other conditions potentially injurious to the environment of the City of Port Wentworth. Such uses shall include but not be limited to the following:

A. Manufacturing of cement.

B. Asphalt plant.

C. Chemical plant.

D. Fertilizer plant.

E. Drop forge plant.

F. Steel-iron works.

G. Foundry.

H. Refinery.

I. Receiving, storage, and/or distribution terminal.

J. Fat rendering-bone distillation.

K. Organic material reduction.

L. Rail classification yards.

<i>Shipping Container Storage, Container Trailer Storage Yard, Container Repair Shop</i>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-
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Provided that the following standards shall apply:

A. Containers shall not be stacked more than three high; provided, however, containers may be stacked five high when top lift equipment is used.

B. Containers shall not be stacked within 50 feet of any property line of the storage site or within 50 feet of any power line.

C. Where the site abuts a zoning district which permits residential uses or where the site fronts onto a public street, a visual screen shall be provided.

<i>Light Machine Shop</i>	-	-	-	-	-	-	-	-	-	X	X	X	X	-
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A machine shop which employs no more than five people and where all work is performed in an enclosed building of 2,000 square feet or less.

<i>Heavy Machine Shop</i>	-	-	-	-	-	-	-	-	-	B	B	X	X	-
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A machine shop which employs more than five employees or in which work is performed in a building greater than 2,000 square feet.

<i>Fortune-Telling and Palmistry</i>	-	-	-	-	-	-	-	-	-	-	X	-	-	-
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Provided that the building in which such use is conducted is not less than 600 feet from a church or school.

<i>Flea Market</i>	B	-	-	-	-	-	-	-	-	-	B	B	B	B	-
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A. The ownership or rental of stalls or designated parking places for the sale of merchandise, goods and materials provided said merchandise, goods and materials shall be under a roof after business hours. The entire area devoted to such use as a flea market must provide for two parking spaces for customers for each rental stall and/or rental space. Two restrooms must be provided for the flea market.

B. The entire flea market shall be cleaned regularly at the close of business each day and all garbage, debris and rubbish must be removed and the premises left broom clean daily.

C. The entire area used as a flea market must be fenced and all areas used for rental stalls and/or rental spaces must be paved with asphalt or concrete.

D. There shall be a full time attendant employed by the flea market at all times when any rental stall and/or rental space is open for business to the public.

<i>Adult Entertainment Facility</i>	Allowed only in P-C-3/4.														
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<i>Gun Shop Sales and Repair</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-
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<i>Day Support Programs for Developmentally Disabled</i>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-
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Day and community programs, workshops and community jobs aimed at involving individuals with chronic mental and physical disabilities such as mental retardation, cerebral palsy, and autism.



<i>Electrical Equipment, Appliance, and Component Manufacturing</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
<i>Transportation Equipment Manufacturing</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
<i>Furniture and Related Product Manufacturing</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
<i>Miscellaneous Manufacturing</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
<i>Pawn Shops</i>	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
<i>Retail Pet Shop and Pet Supplies</i>	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
<i>Heavy Equipment Vehicles Sales and Rental</i>	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-
<i>Grading Company</i>	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-
Provided that the heavy equipment is limited to 20 pieces on-site.															

(Ord. No. 02-02, 6-15-02; Ord. No. 02-07, 10-10-02; Ord. No. 03-17, 9-11-03; Ord. No. 03-23, 11-20-03; Ord. No. 04-22, 10-28-04; Ord. No. 04-24, 11-18-04; Ord. No. 05-08, § 3, 7-15-05; Ord. No. 05-21, 11-10-05; Ord. No. 06-01, 1-12-06; Ord. No. 06-15, 6-8-06; Ord. No. 07-11, 5-24-07; Ord. No. 07-23, 7-26-07; Ord. No. 09-10,

6-25-09; Ord. No. 10-19, 9-24-10; Ord. No. 11-16, 7-28-11; Ord. No. 11-20, 10-27-11; Ord. No. 12-08, 4-26-12;  
Ord. No. 14-01, 2-27-14; Ord. No. 15-05, § 1, 4-23-15)