

Chapter 2 - ESTABLISHMENT OF DISTRICTS

Section 2.01. Statement of purpose and intent.

In order to protect the character of existing neighborhoods; to prevent excessive density of population in areas which are not adequately served with water, sewerage facilities, and fire protection; to ensure that adequate and suitable areas will be available in the city and county to provide housing for a growing population; to protect residential areas from the blighting effects of the traffic, noise, odors, and dust generated by commercial and industrial activity; to provide for and accommodate growth and expansion of commercial and industrial activities; to prevent blight and slums; and to promote orderly growth and development by grouping compatible, similar and/or related uses together and by separating incompatible, dissimilar and/or unrelated uses; there are hereby established, within the city and county, zoning districts, as identified in Section 2.02 of this Resolution.

Section 2.02. Division of the city and county into districts.

(a) The City of Macon and all lands lying within the unincorporated areas of Bibb County, Georgia, are, for the purposes of this Resolution, divided into thirty- three (33) zoning districts, including twenty-nine (29) base (underlying) districts and four (4) overlay districts. The location and boundaries of these districts are shown on the "Official Zoning Maps," as described below, or are otherwise delineated within this Resolution.

The districts are denominated as follows:

Base (Underlying) Districts

- [1] A—Agricultural District.
- [2] RR—Rural Residential District.
- [3] R-1AAAA—Single-Family Residential District.
- [4] R-1AAA—Single-Family Residential District.
- [5] R-1AA—Single-Family Residential District.
- [6] R-1A—Single-Family Residential District.
- [7] R-1—Single-Family Residential District.
- [8] R-2A—Two-Family Residential District.
- [9] R-2—Two-Family Residential District.

- [10] R-3—Multifamily Residential District.
- [11] C-1—Neighborhood Commercial District.
- [12] C-2—General Commercial District.
- [13] C-4—Highway Commercial District.
- [14] C-5—Neighborhood Convenience Center District.
- [15] M-1—Wholesale and Light Industrial District.
- [16] M-2—Heavy Industrial District.
- [17] M-3—Heavy Industrial District.
- [18] PDS—Planned Development Single Use District.
- [19] PDM—Planned Development Mixed-Use District.
- [20] HR-1—Historic Residential 1 District.
- [21] HR-2—Historic Residential 2 District.
- [22] HR-3—Historic Residential 3 District.
- [23] HC—Historic Commercial District.
- [24] HPD—Historic Planned Development.
- [25] HBH—Historic Beall’s Hill District.
- [26] MHR—Manufactured Home Residential District.
- [27] SC—Special Commercial District. (Added March 22, 1993, ZA93-03-01)
- [28] CBD-1—Central Business District.
- [29] CBD-2—Central Business District.

Overlay Districts

- [30] AH-1 Airport Hazard District--Herbert Smart.
- [31] AH-2 Airport Hazard District—Middle Georgia Regional Airport.
- [32] AH-3 Airport Hazard District—Robins Air Force Base.
- [33] RP—River Protection District.

- (b) Permissible uses within each base district are established in Chapter 4B provided that permissible uses in PDS and PDM districts are as described in Section 19.04 and permissible uses in HPD districts are as described in Section 21.07.

- 1 (c) General development and design standards are established in Chapter 4.
2 (d) Supplemental regulations governing certain uses are established in Chapter 23.
3

4 **Section 2.03. Incorporation of official zoning maps.**
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6 The following maps, with all notations, references and other information contained
7 thereon shall be the official zoning maps of Macon-Bibb County, Georgia, and are hereby
8 incorporated into and made a part of this Resolution as if fully set forth herein:

9 [1] Digital zoning map of Macon-Bibb County. The Digital Zoning Map for Macon-Bibb
10 County, Georgia maintained in electronic format on the Macon-Bibb County
11 Geographic Information System, with all notations, references and other information
12 contained thereon, is hereby made a part of this Resolution. The map is maintained in
13 the form of a machine-readable representation of a geographic phenomenon stored for
14 display or analysis digitally on a computer. Said map shall be a public record and shall
15 be maintained permanently as part of the Bibb County Geographic Information
16 System.

17 [2] *Airspace zoning maps.*

18 (a) The airspace zoning map of Herbert Smart Airport consisting of one (1) map,
19 dated May 19, 1978, prepared by Delta Associates, Inc., Consulting Engineers,
20 with all notations, references and other information shown thereon, are hereby
21 made part of this Resolution. Said map shall be made a public record and shall be
22 kept permanently in the office of the Commission, where the map will be
23 accessible to the general public.

24 (b) The airspace zoning map of the Middle Georgia Regional Airport (formerly Lewis
25 B. Wilson Airport) consisting of one (1) map entitled Current Airspace
26 Requirements, dated November 1988, prepared by Delta Associates Inc.,
27 Consulting Engineers, with all notations, references and other information shown
28 thereon, are hereby made part of this Resolution. Said map shall be made a public
29 record and shall be kept permanently in the office of the Commission, where the
30 map will be accessible to the general public.

1 (c) The airspace zoning map of Robins Air Force Base consisting of one (1) map
2 entitled Airspace Requirements for Robins Air Force Base, dated January 1994,
3 prepared by the 653rd Civil Engineering Squadron, Robins Air Force Base,
4 Georgia, with all notations, references and other information shown thereon, are
5 hereby made part of this Resolution. Said map shall be made a public record and
6 shall be kept permanently in the office of the Commission, where the map will be
7 accessible to the general public. (Amended March 14, 1994, ZA94-03-01)

8 [3] *Noise zone maps.*

9 (a) Noise zone map for Herbert Smart Airport consisting of one (1) map, dated 1975
10 and prepared by Delta Associates, Inc., Consulting Engineers, with all notations,
11 references and other information shown thereon, is hereby made a part of this
12 Resolution. Said map shall be made a public record and shall be kept permanently
13 in the office of the Commission, where the map will be accessible to the general
14 public.

15 (b) Noise zone map entitled “1993 Ldn Contours with Full Noise Compatibility
16 Program Implementation for Middle Georgia Regional Airport” consisting of one
17 (1) map, dated May 1989, and prepared by D & Z, Inc., Consulting Engineers,
18 with all notations, references and other information shown thereon, is hereby
19 made a part of this Resolution. Said map shall be made a public record and shall
20 be kept permanently in the office of the Commission, where the map will be
21 accessible to the general public. (Amended March 14, 1994, ZA94-03-01)

22 [4] *Robins Air Force Base Environs Maps.* Base Environs Overlay Zones Map for Robins
23 Force Base (RAFB) which depicts differing levels of noise impact and aircraft accident
24 potential dated January 1994, prepared by the 653rd Civil Engineering Squadron,
25 Robins AFB, Georgia, with all notations, references and other information shown
26 thereon, is hereby made a part of this Resolution. Said map shall be made a public
27 record and shall be kept permanently in the office of the Commission, where the map
28 will be accessible to the general public. (Amended March 23, 1987, ZA87-03-06;
29 March 14, 1994, ZA94-03-01)

[5] *Intown historic district map.* For the purpose of applying specific standards to the Intown Historic District under Chapter 21 of these regulations, a map showing the external boundaries of the Intown Historic District consisting of one (1) map, dated May 9, 1988, with all notations, references and other information shown thereon, is hereby made a part of this Resolution and shall be kept in the office of the Commission, where the map will be accessible to the general public.

[6] *Economic and community development target area map.* For the purpose of applying specific standards to certain ECDD target areas under Chapter 23 of these regulations, a map showing the external boundaries of the ECD target area for Pleasant Hill, Intown, East Macon, South Macon, Bellevue, Cherokee Heights, Unionville, Montpelier, Village Green, Lynmore and Tindall Heights, including area descriptions and all notations, references and other information shown thereon, is hereby made a part of this Resolution and shall be kept in the office of the Commission, where the map will be accessible to the general public.

Section 2.04. Map amendment.

The district boundaries shall be as shown on the official zoning maps as of the date of this Resolution. Said boundaries may be changed from time to time by the Commission in accordance with the procedures set out in this Resolution, after which any change in district boundaries or any change in information shown on the official zoning maps will promptly be entered on the official zoning maps together with a numerical entry on the official zoning maps referring to the application on file which states the date of the official action and a brief description of the nature of the changes. No amendment to this Resolution involving matters portrayed on the official zoning maps shall become effective until after such change and entry have been made on said maps.

Section 2.05. Rules for determining boundaries.

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the official zoning maps, the following rules shall apply:

[1] Unless otherwise indicated, the district boundaries are indicated as approximately following property lines, land lot lines, center lines of streets, highways, alleys, or

1 railroads, shorelines of streams, reservoirs, or other bodies of water, or civil
2 boundaries; and they shall be construed to follow such lines;

3 [2] Where district boundaries are approximately parallel to the center lines of streets,
4 highways, or railroads, or rights-of-way of the same, or the center lines of streams,
5 reservoirs, or other bodies of water, or said lines extended, such district boundaries
6 shall be construed as being parallel thereto and at such distance therefrom as indicated
7 on the official zoning maps. If no distance is given, such dimensions shall be
8 determined by the use of the scale shown on said zoning maps;

9 [3] (Deleted July 11, 2022, ZA22-001)

10 [4] Where a public road, street, or alley is officially vacated or abandoned, the regulations
11 applicable to the property to which it reverts (or merges with) shall apply to such
12 vacated or abandoned road, street, or alley; and

13 [5] In case the exact location of a boundary cannot be determined by the foregoing
14 methods, the Commission shall, upon application, determine the location of the
15 boundary.

16 **Section 2.06. Newly annexed land.**

17 All land newly annexed into Macon-Bibb County shall be automatically classified as R-
18 1AAA, Single-Family Residential Dwelling District, pending further study by the Commission
19 to determine its proper zoning district.
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