

Chapter Three **Zoning Districts**

(1) General Provisions

a. Purpose

The purpose of this section is to describe the specific uses and restrictions that apply to zoning districts in the City of Folkston. These regulations are intended to allow development and use of property in compliance with the goals and policies of the City as expressed in the Charlton County and Cities Joint Comprehensive Plan.

(2) Zoning Districts

a. Permitted Uses

Principal permitted uses and structures for each zoning district are listed in Table 3-1 “Table of Permitted Uses”. In some instances, additional requirements and limitations on principal uses and structures are contained in the individual sections addressing each zoning district in this Chapter or are separately addressed under “Supplemental Standards”.

b. Accessory Structures

Accessory uses and structures may be permitted in each zoning district in accordance with Table 3-1 “Table of Permitted Uses” and as provided in the standards of Chapter and Chapter of this Code.

c. Development Standards

Property may be developed in accordance with Chapter, Table x-1, Development Standards, and Chapter, Supplemental Standards.

d. Supplemental Standards

Certain uses may be permitted in each zoning district as provided in the standards of Chapter 7.

e. Zoning Districts

The City of Folkston is hereby divided into eight (8) zoning districts. There are three (3) Residential Districts: R-1, single family; R-2, single family, duplex, and three to six family dwelling unit buildings; R-M, mixed residential (mobile homes, apartments, townhouses etc.); two (2) Commercial or Mixed Use districts: CG, commercial general; DD, downtown development; one (1) Planned Development District: P-D; one (1) Industrial District: IND; one Institutional District: I; and one (1) Utilities District: U.

R-1 RESIDENTIAL SINGLE FAMILY DISTRICT

1. Purpose

The purpose of the R-1 District is to provide for single family detached residences on moderately sized lots.

2. Permitted Uses

See Table 3-1

3. Additional Development Standards

See Chapter 7 “Supplemental Standards”

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4. Lot Size Requirements & Dimensional Standards

See Chapter 5, Table 5-1

5. Parking & Loading Requirements

See Chapter 5, Table 5-3,5-4

6. Landscaping Requirements

See Chapter 5, Table 5-7

R-2 RESIDENTIAL LOW DENSITY DISTRICT

1. Purpose

The purpose of the R-2 District is to provide for a balanced mix of single family detached, single family attached, duplex and three to six family housing including town homes on moderately sized lots.

2. Permitted Uses

See Table 3-1

3. Additional Development Standards

See Chapter 7 "Supplemental Standards"

4. Lot Size Requirements & Dimensional Standards

See Chapter 5, Table 5-1

5. Parking & Loading Requirements

See Chapter 5, Table 5-3,5-4

6. Landscaping Requirements

See Chapter 5, Table 5-7

R-M RESIDENTIAL MIXED USE DISTRICT

1. Purpose

The purpose of the R-M District is to provide for a balanced mix of single family detached, single family attached, duplex and multi-family housing on moderately sized lots, including manufactured homes and residential professional uses.

2. Permitted Uses

See Table 3-1

3. Additional Development Standards

See Chapter 7 "Supplemental Standards"

4. Lot Size Requirements & Dimensional Standards

See Chapter 5, Table 5-1

5. Parking & Loading Requirements

See Chapter 5, Table 5-3,5-4

6. Landscaping Requirements

See Chapter 5, Table 5-7

DD – DOWNTOWN DEVELOPMENT (includes CENTRAL BUSINESS DISTRICT= C1)

1. Purpose

a) The purpose of the DD District is to encourage redevelopment, historic restoration, and infill development, and generally to promote a sense of place within the downtown and surrounding area by providing standards and development incentives that are not otherwise available. This includes the promotion of traditional building types with arcades, balconies, railings, and porches and the enabling of social interaction on downtown streets. This mixed use downtown type district provides for building alignments to define coherent streets spaces, the possible location of outbuildings at the rear of lots for affordable housing, the visual protection of the streetscape from parking lots, as well as traditional durable construction which is harmonious with the architectural heritage of downtown Folkston. The DD district is distinguished from other zoning districts by the following criteria:

- Stores and work places are located in proximity to each other;
- Buildings are modestly sized, front on streets and are aligned with streets in an orderly fashion, uninterrupted by street front parking lots;
- Green spaces and parks dedicated to collective social activity, recreation and visual enjoyment are interspersed throughout the area;
- Civic buildings for assembly and other civic purposes are placed to act as landmarks and symbols of identity within the community;
- A recognizable, functionally diverse, visually unified commercial center is aligned with traditionally important crossroads;

b) The provisions in these standards shall apply to development within the Downtown Development District. The architectural standards and regulations below shall apply to new construction, to substantial renovation (which affects more than 50 percent of the façade of a building) and to building exterior refinishing.

2. Permitted Uses

a) See Chapter 3, Table 3-1

b) Residential Uses

- i) Residential Uses are allowed.
- ii) Residences are allowed within the DD above the first story of a commercial structure.
- iii) Residential accessory uses are allowed.

c) Changing of Uses

- 1) A residential use may change to another residential use of equal or less density.
- 2) A commercial use may change to any other commercial use listed as permitted in Table 3-1, Permitted Uses in the DD District of equal or less intensity.
- 3) A residential use may not convert to a residential use with more density and a commercial use may not convert to a commercial use of more intensity without review and approval from the City Manager and the City Council.

4) Prohibited Uses

- i) Prisons, detention centers or half-way houses.
- ii) Manufactured Homes/Mobile Homes.

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- iii) Outdoor Storage.
- iv) Pet Stores.
- v) Storefront Churches.
- vi) Modular or Industrialized Pre-fabricated Buildings.
- vii) Adult entertainment oriented businesses.
- viii) Stockade Fences or Chain link Fences at any height.

3. Development Standards

a) Principal Building Placement

- 1) The front building façade shall be constructed parallel to the street along the front property line. Similar building and use types of similar intensities are to locate either abutting each other or facing each other.
- 2) Buildings shall continue and maintain the existing spacing pattern on the street.

b) Location of Accessory Buildings

- 1) Accessory buildings shall be located behind the rear façade of the principal building or in the rear one-half of the property subject to a minimum five (5) foot side and rear yard setback from the property line. On corner lots the side setback shall be ten (10) feet. There shall not be less than five (5) feet separation between an accessory building and a principal building.

c) Setbacks

- 1) The maximum front setback of new construction should be similar to the average setbacks of existing adjacent buildings.
- 2) The front street façade of a building may be set back to form a public court yard.
- 3) The side setback may be zero feet.
- 4) The rear setback may be zero feet.

d) Principal Building Height

The maximum building height is three stories and 35 feet. No structure shall exceed thirty-five (35) feet in height except upon approval of the City of Folkston Fire Department and except those structures such as church steeples, belfries, cupolas, bell towers or flag poles.

e) Lot Sizes

Lot sizes should be kept consistent with the surrounding pre-existing lot dimensions to provide for harmony in scale and help to retain the general development pattern of the community.

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f) Scale

A building's scale is the proportion of the structure relative to neighboring buildings, and to the general surroundings, including pedestrians.

1) Number of Stories

The number of stories shall be an average of adjacent buildings.

2) Floor Elevation

The first floor elevation and subsequent interior floor elevations of new construction shall average that of the adjacent building where possible.

g) Facades

Any new development, new construction, and substantial renovation shall be compatible with surrounding properties in terms of formal characteristics such as height, massing, roof shapes and window proportions. All developments shall incorporate a minimum of four of the following building design standards:

h) Roofs

1) Materials

Roofs are of asphalt shingle, tin or built up.

2) Manner

i) Roofs shall be of consistent style with those of other similar uses in the District.

ii) Flat roofs shall be hidden from public view by a parapet or railing.

iii) Intrusive modern conveniences such as solar panels, skylights, ventilation wind turbines, satellite dishes and antennas also shall be hidden from public view.

i) Windows and Doors

Any new construction, exterior refinishing and substantial renovation shall adhere to the historic nature of the windows and doors on existing adjacent buildings.

j) Construction Materials

The majority of the buildings within the DD District are made of brick or cast cement block. Any new construction, and substantial renovation within the District shall be of masonry. Texture shall be generally subtle and compatible with the adjacent buildings.

k) Location of Main Entrances

The primary building entrances for establishments in the DD District shall open to the front of the sidewalk.

l) Accessory Buildings

Accessory buildings permitted within the Downtown Development District shall be constructed of the same materials used in the principal building. Accessory buildings may include fountains, barbecues, pavilions, arbors, detached garages

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and carports, greenhouses, pool and pool equipment structures, cabanas and detached garage apartments and “granny flats”. Canvas structures are not permitted.

Accessory buildings shall conform to the following requirements:

- 1) Only one accessory building per principle building is permitted.
- 2) Accessory buildings shall be subordinate to the principal building in size and use.
- 3) Accessory buildings shall not exceed the height of the principal building on the same property.
- 4) Accessory buildings may be connected to the principal building by a covered walkway element, trellis, or other structural link, which shall not be enclosed so as to create occupiable space.

m) Sidewalks

When a permit for new construction or substantial renovation is issued, the owner/developer shall be responsible for the installation of a minimum five (5) foot wide, continuous sidewalk along the entire length of the parcel that abuts a public street.

n) Signs

All signage in the DD District shall comply with the sign standards in Chapter xxx of this Code, with the following exceptions:

- 1) Backlit sign panels and internally illuminated cabinet signs shall be prohibited.
- 2) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors and details of the building and with other signs used on the building size.

o) Building Codes

All buildings and structures within the Downtown Development District shall comply with all applicable City, County, State and Federal Building and Safety Codes as may be adopted by the City or as may otherwise be in effect in the City.

4. Lot Size and Dimensional Requirements

See Chapter 5, Table 5-1.

5. Parking & Loading Requirements

a) On-street parking is generally permitted along all streets.

b) Off street parking spaces shall be provided in accordance with Chapter 5, except as follows:

1) Residential Uses	1 ½ spaces per unit
2) Bed & Breakfast	1 space per unit (guest room)
3) Retail Sales & Service	1 space per 300 square feet of floor space
4) Professional Office (excluding medical)	1 space per 350 foot per floor space
5) Restaurants & Bars	1 space per four seats

c) On street parking, constructed to city code, may be used to off-set the required number of parking spaces. Such parking shall abut the proposed development so that it is geometrically possible, and the cost of the pavement modifications shall be borne by the private development. An approved permit from the City Commission is required for such on-street parking.

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d) Historic buildings shall receive a parking credit for the existing use and shall provide at least 50 percent of the required parking on the site.

e) Modifications to the Parking Design Standards

1) Where alleyways are located along the side or rear property lines, those alleyways may be used as the required back-up dimension for parking spaces.

2) For developments requiring eight or fewer parking spaces, parking areas may be constructed with mulch, gravel, turf blocks, paver blocks, or other alternative materials approved by the City Manager. Additional maintenance requirements may be required of a developer utilizing such alternative materials such as daily sweeping of gravel, mulched areas maintained at a certain depth.

3) Up to two required parking spaces may be provided as “stacked” spaces, where one parking space is located behind the other.

4) Boats, campers, and recreational trailers shall be parked in rear yard setbacks only and shall not be parked in vistas.

f) Parking lots with 10 or more spaces shall be planted with at least one tree per 10 spaces, no smaller than 3 inch caliper DBH (trunk diameter 4 feet from the ground). Each tree shall be surrounded by no less than 16 square feet of permeable, unpaved area. Screening shall consist of a landscaped area at least 6 feet wide, densely planted with a mixture of deciduous and evergreen trees and shrubs, and shall create an effective visual barrier.

6. Landscaping Requirements

a) All development in the Downtown Development District shall comply with the landscaping requirements as described in Chapter 5, with the following exceptions:

1) The width of landscape buffers shall be determined by the required side and rear setbacks and buffer screens shall be 25 percent of those setbacks.

2) The width of the landscaped strip of land located between parking areas and an abutting public right-of-way shall be the required setback for parking areas.

3) The width of the landscaped area located along the sides of a building, which abuts any parking area, shall be two and one half feet (2.5) feet.

4) The width of the landscaped area located along the sides of a multi-family building, which abuts any parking area, shall be five (5) feet.

5) The street façade of a building shall contain potted plants or trees planted in the public right-of-way and shall be placed in a continuous sidewalk. The dimensions for such landscape materials shall comply with the landscaping section of this Code.

6) Terminal and interior islands within parking areas may be used for stormwater retention.

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b) In the case of substantial renovation construction and where the location of required landscaping is precluded by existing buildings or permanent site improvements, the placement of landscaping may occur off-site, in planters, in openings within paved areas, or in other locations as determined by the City Manager.

CG GENERAL COMMERCIAL DISTRICT (formerly C-2)

1. Purpose

The purpose of the G-C District is to provide and protect an environment for a wide variety of commercial uses for the various types of community and regionally oriented commercial activities including retail and wholesale that serve a large sector of the population. G-C districts are intended to be located along major arterial streets and at locations that are appropriate for larger or more intense commercial businesses.

2. Permitted Uses

See Table 3-1

3. Additional Development Standards

See Chapter 7 "Supplemental Standards"

i) Inter-parcel access is required for all developments except single-family and two-family dwellings. Each new development except for single and two-family residences shall provide appropriate cross-access driveways connecting to adjacent lots.

ii) Interior lots are encouraged to seek additional access from secondary streets through a secondary access road or alley placed parallel to the main highway and serving multiple properties from a single curb cut along the secondary street.

iii) The City Manager may require a common or joint driveway for adjacent lots when such lots have common ownership.

iv) Public sidewalks are required.

v) Sidewalks at least five feet in width shall be located along both sides of a street or as recommended by GDOT and shall be constructed per ADA guidelines.

vi) Sidewalks shall be located at least five feet from the back of the curb, where curb and gutter exists, or at least ten feet behind the edge of paving, where drainage swales or ditches are provided adjacent to the roadway.

vii) Sidewalks shall be separated from the roadway by a planted strip no less than 5 feet in width.

viii) New sidewalks shall be aligned with existing sidewalks and shall include appropriate transitions where necessary to make a continuous alignment between existing and new sidewalks.

ix) Sidewalks of variable width and alignment may be permitted by the City Manager when necessary to preserve an existing tree or to align with an existing sidewalk.

x) Each building or complex of buildings shall provide sidewalks or other marked pedestrian connections through parking lots to adjacent buildings. Such pedestrian access shall minimize conflicts with automobiles by such means as sidewalks, textured pavers, signage, bollards, and/or painted crosswalks.

4. Lot Size Requirements & Dimensional Standards

See Chapter 5 , Table 5-1

5. Parking & Loading Requirements

See Chapter 5 , Table 5-3, 5-4

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6. Landscaping Requirements

See Chapter 5, Table 5-7

P-D PLANNED DEVELOPMENT DISTRICT

1. Purpose

The purpose of the Planned Development District is to achieve development of superior quality through the encouragement of flexibility and creativity in design options that:

- a) permit creative, responsible and sustainable approaches to the development;
- b) allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- c) allow design options that encourage an environment of stable character compatible with surrounding land uses; and
- d) permit the enhancement of neighborhoods through the preservation of natural and/or cultural features, and the provision of recreation areas and open space.

2. Permitted Uses

- a) Any combination of residential uses and commercial uses allowed in the present zoning districts providing the parcel abuts comparable zoning on at least two sides. The requirement that the parcel abut property with comparable zoning on at least two sides may be waived by the City Commission after a public hearing and due consideration by the Commission. The requirement shall not be waived unless the Commission makes specific findings that the proposed project is consistent with the purpose and intent of this chapter; that it promotes the welfare of the people of the City of Folkston, and that the project is otherwise of suitable character and compatible with its surroundings.
- c) Residential uses not specifically set forth in any of the standard zoning districts, but which are compatible and of like nature and quality to those residential uses allowed.
- d) Commercial uses not specifically set forth in any of the standard zoning districts, but which are compatible and of like nature and quality to those residential uses allowed.

3. Additional Development Standards

See Chapter 7 "Supplemental Standards"

4. Lot Size Requirements & Dimensional Standards

a) See Chapter 5, Table 5-1

b) The net density and intensity for a planned development (PD) shall not exceed those densities and intensities set forth in Table 5-1, unless a density bonus has been granted by the City Commission as part of a planned development approval.

5. Parking & Loading Requirements

See Chapter 5, Table 5-3, 5-4

6. Landscaping Requirements

See Chapter 5, Table 5-7

IND INDUSTRIAL DISTRICT

1. Purpose

The purpose of the IND District is to provide and protect an environment that is suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings.

2. Permitted Uses

See Table 3-1

3. Additional Development Standards

See Chapter 7 "Supplemental Standards"

4. Lot Size Requirements & Dimensional Standards

See Chapter 5, Table 5-1

5. Parking & Loading Requirements

See Chapter 5, Table 5-3, 5-4

6. Landscaping Requirements

See Chapter 5, Table 5-7

U UTILITIES DISTRICT

1. Purpose

The purpose of the U District is to provide and protect an environment that is suitable for the location, operation and maintenance of Utilities, including railroad tracks and spurs, and roadways.

2. Permitted Uses

See Table 3-1

3. Additional Development Standards

See Chapter 7 "Supplemental Standards"

4. Lot Size Requirements & Dimensional Standards

See Chapter 5, Table 5-1

5. Parking & Loading Requirements

See Chapter 5, Table 5-3, 5-4

6. Landscaping Requirements

See Chapter 5, Table 5-7

(3) Table of Permitted Uses

1. The uses listed in Table 3-1 shall be permitted only in the zoning district where the uses are listed, and only in the manner so listed. No use shall be permitted and no structure associated with such use shall be constructed, altered or enlarged unless the use is permitted as one of the following:

"P": A permitted use in the zoning district

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2. Any use not listed with the letter P in a particular zoning district shall be prohibited in that zoning district, unless it is a non-conforming use lawfully established prior to the effective of the regulation that rendered it non-conforming.
3. Public Utilities shall be allowed in all zoning districts within the city in order to serve the public health, safety, and welfare. Such use shall only be approved after a public hearing is held to the proposed public utility. Utility stations shall comply with applicable design standards in order to blend in with other adjacent land uses.
4. Public parks shall be allowed in all zoning districts within the city in order to serve the public health, safety and welfare.
5. Specific site design and development standards are contained in Chapters X and X.
6. Any use listed with a “yes” (Y) in the column headed by the words “Suppl. Reg?” shall satisfy the applicable supplemental use standards as shown in Chapter 7, in addition to the development regulations of the district in which it is located as shown in Chapter 5.

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Table 3-1 Table of Permitted Uses

P – Permitted Use

Y – Supplemental Standards

Blank – not allowed

Uses	Suppl. Reg?	R-1	R-2	R-M	I	CG	DD	P-D	IND	U
Agricultural										
Agricultural Manufacturing (such as chemicals, food & similar products, lumber & wood products except furniture and live animals)								p		
Agricultural Processing, Sales, Indoor and Outdoor Storage								p		
Agricultural Services					p			p		
Agricultural Retail (such as farm equipment & related accessories, road side farm stand)					p			p		
Commercial Greenhouse								p		
Kennels								p		
Plant Nurseries								p		
Residential										
Single Family		p	p	p	p		p	p		
Two-Family (Duplex)	y		p	p	p		p	p		
Multi-Family				p	p		p	p		
Manufactured Home	y			p						
Manufactured Home Park	y			p						
Modular Home	y	p	p	p	p		p			
Guest House/Mother-In-Law Apt		p	p	p			p	p		
Town Home			p	p	p		p	p		
Loft				p	p		p	p		
Institutional										
Colleges & Universities, public or private					p	p				
Family Personal Care Homes	y			p	p	P				

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Uses	Suppl. Reg?	R-1	R-2	R-M	I	CG	DD	P-D	IND	U
Group Care Homes	y			p	p	P				
Government & Civic Buildings including Library, Museum and other Cultural Facilities				p	p	p	p	p		
Police, Fire, EMS				p	p	p			p	p
Postal Services					p	p	p			
Recreational Facilities		p	p	p	p	p	p	p		
Religious Facilities	y	p	p	p	p	p	p			
School, Public or Private (Pre K – 12)	y	p	p	p	p	p		p		
School, Business/ Vocational/Trade					p	p	p	p		
Commercial										
Adult Entertainment Uses	y								p	
Alcohol & Liquor Stores	y Beer & Wine Ord					p	p	p		
Amusement Arcade; Theme Park	y					p				
Animal Hospital (incl. Emergency)	y			p	p	p	p	p	p	
Animal Shelter & Kennels	y					p			p	
Automobile, Truck & other Motor Vehicle Sales & Service						p				p
Bakery						p	p			
Bait & Tackle						p	p			
Bed & Breakfast Lodging	y	p	p	p	p		p	p		
Building Materials & Supply Store	y					p			p	
Business Services such as Mailing, Copying, Printing						p	p			
Cemeteries (Human, Pet)	y	p	p	p	p	p	p	p	p	
Car Washes	y					p			p	
Club, Lodge or other similar non-commercial Association	y			p	p	p	p			
Commercial Recreation (such as Billiard Halls, Bowling Alley, Roller Skating Ring)	y					p			p	
Convenience Store						p			p	
Day Care Center	y			p	p	p	p		p	

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Uses	Suppl. Reg?	R-1	R-2	R-M	I	CG	DD	P-D	IND	U
Dry Cleaner						p	p			
Department Store						p				
Farmer's Market						p				
Flea Market	y					p			p	
Financial Institutions						p	p			
Freight & Moving Company								p	p	
Funeral Home						p	p			
Gasoline Service Station	y					p	p		p	p
Golf Club with Course			p	p		p				
Grain, Seed & Farm Supply Store						p			p	
Grocery Store				p		p	p	p		
Home Occupation	y	p	p	p	p			p		
Hospital						p	p		p	
Hotel, Motel						p	p			
Indoor Gun Range	y					p			p	
Outdoor Gun Range	y								p	
Laundromat						p				
Lounge, Bar, Nightclub						p	p			
Medical & Dental Clinic				p		p				
Medical & Research Laboratories						p			p	
Mini-Storage/Self Storage						p			p	p
Movie Rental						p	p			
Nursing Home					p	p				
Outdoor Recreation (such as Miniature Golf)						p				
Parking Garage						p	p			
Personal Services (such as Beauty Shop, Barber, Massage, Shoe Repair, Travel Agency)				p		p	p			
Professional Offices (such as Accountant, Lawyer, Realtor, Engineer, Architect, Surveyor, Tax Return, Detective)				p		p	p			
Restaurant						p	p	p	p	
Retail Stores up to 2,500.sq. ft.(such as Clothing, Furniture, Food Stores, Drug Stores). No outdoor						p	p			

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Uses	Suppl. Reg?	R-1	R-2	R-M	I	CG	DD	P-D	IND	U
Mining									p	p
Manufactured Home Dealers					p				p	
Motor Freight Transportation & Warehousing									p	p
Salvage Operations & Junk Yard	y								p	
Warehousing (not including Mini-Storage)									p	
Wholesale Trade									p	
Utility										
Airport, public & private										p
Communication Tower/Facility	y					p			p	p
Lift Station		p								
Power Generation Plant	y								p	p
Prisons public/private					p					p
Utility Substation	y	p								
Bus Passenger & Train Station						p	p			p
Water and /or Sewer Plant									p	p