

Land Management Ordinance

City of Perry, Georgia

Updated Through January 28, 2025

Adopted 12-19-2017, Ordinance No. 2017-25 (Effective Date 1-1-2018)

Revisions:

```
6-19-2018, Ordinance No. 2018-08 (Sec. 1-13) (Sec. 4-1.2)
8-21-2018, Ordinance No. 2018-17 (Sec. 2-2.3) (Sec. 4-1.2)
2-5-2019, Ordinance No. 2019-03 (Sec. 2-3.3(C)(9)) (Sec. 5-1.1) (Sec. 9-1.4(B)) (Appendix A Sec.87.2.2)
10-1-2019, Ordinance No. 2019-18 (Sec. 1-13) (Sec. 4-1.2)
3-17-2020, Ordinance No. 2020-04 (Sec. 5-6.6)
7-21-2020, Ordinance No. 2020-10 (Secs. 1-13, 2-1.3, 2-3.14, 6-9.2, 6-9.14, 10-6.4 & 10-6.5)
9-1-2020, Ordinance No. 2020-13 (Secs. 6-10 & 6-11)
12-15-2020, Ordinance No. 2020-35 (Sec. 1-4.6)
12-15-2020, Ordinance No. 2020-36 (Secs. 4-1.2 & 4-3.3(D))
1-19-2021, Ordinance No. 2021-03 (Sec. 4-1.2)
4-20-2021, Ordinance No.2021-08 (Secs. 5-1, 5-2, 5-5, 6-3, 6-4, 6-6, 6-10)
7-6-2021, Ordinance No. 2021-12 (Secs. 2-2, 2-3.1, 2-3.2, 2-3.3, 2-3.5, 2-3.7)
8-17-2021, Ordinance No. 2021-15 (Secs. 2-3.11.3 and 5-6 deleted)
8-17-2021, Ordinance No. 2021-16 (Secs. 1-13, 4-1.2, 4-2.4(H))
8-17-2021, Ordinance No. 2021-17 (Secs. 1-13, 4-3.3(F), 6-1.3, 6-1.6)
12-7-2021, Ordinance No. 2021-26 (Secs. 1-13, 4-1.1)
1-18-2022, Ordinance No. 2022-04 (Sec. 5-1.2)
6-21-2022, Ordinance No. 2022-20 (Sec. 1-13)
7-17-2022, Ordinance No. 2022-27 (Sec. 1-13)
8-16-2022, Ordinance No. 2022-28 (Sec. 2-1.3(B), 2-3.4, 2-3.8.2)
9-20-2022, Ordinance No. 2022-32 (Secs. 1-13, 3-2.2, 4-1.2, Article 5)
9-20-2022, Ordinance No. 2022-33 (Secs. 2-3.9 through 2-3.18)
10-18-2022, Ordinance No. 2022-39 (Secs. 1-13, 3-2.2, 4-1.2, 4-2.2, 4-2.5, 4-3.4, Article 5)
10-18-2022, Ordinance No 2022-42 (Sec. 6-1.3)
12-20-2022, Ordinance No. 2022-50 (2-1.3, 2-3.8.1, 6-6.3)
12-20-2022, Ordinance No. 2022-51 (Sec. 6-10.2, 6-10.5)
1-17-2023, Ordinance No. 2023-05 (Sec. 5-2.1, 5-5.1)
2-21-2023, Ordinance No. 2023-11 (Section 86.2.2(C))
5-16-2023, Ordinance No. 2023-21 (Sec. 4-1.2)
6-20-2023, Ordinance No. 2023-22 (Secs. 2-2.1, 2-2.2, 2-3.6)
Continued on next page
```

Revisions continued

```
8-1-2023, Ordinance No. 2023-26 (Secs. 1-13, 2-3.6, 2-3.19, 4-1.2, 4-3.3(B), 4-3.5, Article 10) 8-15-2023, Ordinance No. 2023-28 (Secs. 1-13, 2-1.5, 2-1.6, 2-3.9, 6-9, 9-5) 12-11-2023, Ordinance No. 2023-32 (Sec. 5-2.1) 1-16-2024, Ordinance No. 2024-02 (Secs. 1-13, 2-2.2, 6-1.10, 6-3.7) 6-18-2024, Ordinance No. 2024-10 (Secs. 1-13, 2-3.3, 3-2.2(C), repeal 4-1.3) 7-2-2024. Ordinance No. 2024-13 (Secs. 1-13, 6-1.10) 7-16-2024, Ordinance No. 2024-15 (Sec. 6-10-12) 7-16-2024, Ordinance No. 2024-16 (Sec. 6-9-7) 8-20-2024, Ordinance No. 2024-20 (Sec. 2-3.12, 2-3.13.3, 2-3.16, 2-3.17) 9-17-2024, Ordinance No. 2024-21 (Sec. 2-1.2.1) 1-7-2025, Ordinance No. 2005-01 (Sec. 1-3. 4-1.2, 4-2.5) 1-7-2025, Ordinance No. 2024-02 (Sec. 2-3.16, 2-3.17)
```

1-28-2025, Ordinance No. 2025-06 (Sec. 2-3.1, 2-3.5, 2-3.7)

Table of Contents

ARTICLE 1 GENERAL PROVISIONS	. 1
Sec. 1-1. Title.	
Sec. 1-2. Authority.	
Sec. 1-3. Purpose and intent.	
Sec. 1-4. Official zoning district map.	
Sec. 1-5. Official street classification map.	
Sec. 1-6. Applicability and jurisdiction.	
Sec. 1-7. Relationship to other codes, ordinances, and laws.	
Sec. 1-8. Reserved.	
Sec. 1-9. Severability.	
Sec. 1-10. Transitional provisions.	
Sec. 1-11. Annexations.	
Sec. 1-12. Rules of interpretation.	
Sec. 1-13. Definitions.	
ARTICLE 2. ADMINISTRATION2	27
Sec. 2-1. Administrative and decision-making bodies.	
Sec. 2-2. Procedures.	
Sec. 2-3. Specific Application Requirements	
ARTICLE 3. – ESTABLISHMENT OF ZONING DISTRICTS	59
Sec. 3-1. General provisions.	
Sec. 3-2. District descriptions.	
ARTICLE 4. USE REGULATIONS6	64
Sec. 4-1. Table of uses.	
Sec. 4-2. Use classifications.	
Sec. 4-3. Standards for specific uses.	
Sec. 4-4. Accessory uses and structures.	
Sec. 4-5. Temporary uses and structures.	
ARTICLE 5. – MEASUREMENTS AND DIMENSIONAL STANDARDS100	0
Sec. 5-1. Minimum lot area and lot width, minimum house size and maximum lot coverage.	
Sec. 5-2. Building Setbacks.	
Sec. 5-3. Lots.	
Sec. 5-4. Yards.	
Sec. 5-5. Building height.	

ARTICLE 6. – DEVELOPMENT AND DESIGN STANDARDS106
Sec. 6-1. Off-street parking and loading. Sec. 6-2. Control of curb-cuts and vision clearance. Sec. 6-3. Landscaping, buffering, and screening. Sec. 6-4. Tree protection. Sec. 6-5. Exterior lighting. Sec. 6-6. Design standards. Sec. 6-7. Reserved. Sec. 6-8. Reserved. Sec. 6-9. Sign standards. Sec. 6-10. Site development and related infrastructure. Sec. 6-11. Private development standards.
ARTICLE 7. – STORMWATER MANAGEMENT
Sec. 7-1. Stormwater management requirements and controls Sec. 7-2. Soil erosion, sedimentation, and pollution control Sec. 7-3. Water resource protection
ARTICLE 8. – RESERVED
ARTICLE 9. – NONCONFORMING USES AND SITUATIONS
Sec. 9-1. General. Sec. 9-2. Change of use where nonconforming situation exists. Sec. 9-3. Expansion or enlargement where nonconforming situation exists. Sec. 9-4. Discontinuance and reestablishment of a nonconforming situation. Sec. 9-5. Reserved. Sec. 9-6. Nonconforming landscaping, buffering, and screening. Sec. 9-7. Nonconforming private developments.
ARTICLE 10. – ENFORCEMENT211
Sec. 10-1. Purpose. Sec. 10-2. Compliance required. Sec. 10-3. Violations. Sec. 10-4. Responsible persons. Sec. 10-5. Enforcement generally. Sec. 10-6. Remedies and penalties.
APPENDIX A - FORM BASED CODE