

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

**Section 301. Zoning Districts.**

For the purpose of this Ordinance, the City of Cornelia is hereby divided into zoning districts as set out below:

A-1	Agricultural District
R-1	Single-Family Residential District
R-1A	Single-Family Residential District
R-1B	Single-Family Residential District
R-2	Multiple-Family Residential District
TND	Traditional Neighborhood Development District
O-P	Office-Professional District
B-1	Neighborhood Business District
B-2	General Business District
CBD	Central Business District
LI	Light Industrial District
HI	Heavy Industrial District

**Section 302. Official Zoning Map.**

**302.1. Adoption.** The location and boundaries of the above listed districts are hereby established as shown on a map entitled Official Zoning Map of the City of Cornelia, Georgia. Said map, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

**302.2. Certification.** The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the City or that of a Notary Public under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance, City of Cornelia, Georgia", together with the date of the adoption of the Ordinance.

**302.3. Retention by Clerk and Availability.** A copy of the Official Zoning Map as initially adopted by the Governing Body 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, but said maps shall be produced in paper copy and made available to the general public for viewing during regular city business hours in the office of the City Clerk. The Zoning Administrator may make copies of the Official Zoning Map available to the public for a reasonable fee.

**302.4. Amendments.** If, in accordance with the provisions of this zoning ordinance, changes are made in the district boundaries or other subject matter portrayed on the Official Zoning Map, such changes shall be made promptly after the amendment has been approved by the Governing Body.

### **Section 303. Interpretation of District Boundaries.**

**303.1. 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 lines extended shall be construed to be such boundaries.

**303.2. 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.

**303.3. 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.

**303.4. Streams and Rivers.** Where boundaries are indicated as approximately following the centerline of stream beds or river beds, such centerline shall be construed to be such boundaries.

**303.5. Centerlines.** 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 official zoning map.

**303.6. 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.

**303.7. 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 in accordance with this zoning ordinance.

### **Section 304. Use Prohibited When Not Specified.**

Any use not specifically permitted as a use by right or specifically indicated as a conditional use in any given zoning district of this zoning ordinance shall be prohibited in that zoning district.

### **Section 305. Zoning of Annexed Lands.**

Property annexed into the municipal limits of the City of Cornelia after the effective date of this zoning ordinance shall be zoned in accordance with the Zoning Procedures Law, O.C.G.A. 36-66, and this zoning ordinance, and such property annexed may be zoned by the Governing Body to any zoning district or districts established in this zoning ordinance.