



ZONING VERIFICATION LETTER
P.O. Box 3368 Moultrie, GA 31776
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October 20, 2025

Elyse Ginsberg
THE YISRAELIAN CENTERS GROUP
84 W 21 ST

Riviera Beach, FL 33404
RE: 215 5th St SE, M035 009

Elyse:

The above referenced property consisting of 9.95 +/- acres is zoned C-3, Commercial District.
Uses allowed in the C-3 zoning district are as follows:

ARTICLE XIII C-3, COMMERCIAL DISTRICT

Section 13.02. PERMITTED USES.

- a. All permitted uses in a C-2 District, subject to regulations set forth in Schedule of Regulations, ARTICLE XVIII.
- b. Commercial Planned Unit Developments in accordance with the provisions of ARTICLE XIV.
- c. Wholesale stores, storage buildings, warehouses, distributing plants, freezers and lockers.
- d. Small fabrication and manufacturing shops, when employing not more than ten (10) employees in an office and manufacturing operations, such as small tool and dye shops, dental, surgical, and optical goods manufacturing; provided that there shall no pressing or stamping operations, and that all operations shall meet the minimum performance standards where applicable as set forth under Section 13.03.
- e. Truck Sales.
- f. Machine Sales.
- g. Mobile home sales.
- h. Boat sales.
- i. Moving, transfer, and storage operations.
- j. Lumber building material, and hardware stores.
- k. Off-street parking and loading in accordance with ARTICLE VI.
- l. Churches and other facilities normally incidental thereto, provided that there is adequate access to all required off-street parking areas and that there is no parking in the required front yard.

If you require additional information on the Zoning regulations, please visit the City's website where you can view the Zoning Ordinance online at <https://www.moultriega.com/wp-content/uploads/2024/08/Zoning-Ordinance.pdf> If you have any other questions, please contact my staff or me at (229) 668-7223.

Sincerely,

Stephen Godley
Director, Planning and Community Development
City of Moultrie