

Sec. 7.5. - C-1 Central Business District.

Within a C-1 Central Business District, the following uses shall be permitted:

- 7.5.1 Retail trade such as general merchandise, food, building materials, hardware, apparel, furniture, drugs and the like. In general, any retail business establishment including the making of articles sold at retail on the premises, provided such manufacturing is incidental to the retail business;
- 7.5.2 Retail services such as banks, insurance, real estate, beauty and barber services, apparel repair, dry cleaners and laundries, professional and entertainment services;
- 7.5.3 Hotels, motels and restaurants;
- 7.5.4 Newspaper and printing plants;
- 7.5.5 Public and semi-public uses (but not to include sanitary landfills and city dumps);
- 7.5.6 Off-street parking lots and parking garages;
- 7.5.7 Radio, television and telephone exchange stations, utility substations and transmission towers;
- 7.5.8 Outdoor advertising signs, provided the setback lines of the district are followed;
- 7.5.9 Business and incidental signs;
- 7.5.10 Bus terminals.

ARTICLE VIII. - AREA, YARD, AND HEIGHT REQUIREMENTS

Sec. 8.1. - Minimum lot and yard requirements.

District	Minimum Lot Size <sup>1</sup>				Minimum Yard Requirements <sup>3</sup>				Maximum Height (feet)
	Area (square feet)	Lot Area Per Dwelling (square feet)	Lot Width (feet)	Minimum Floor Area (square feet)	Front Setback From ROW		Side	Rear	
					Primary Street	All Other Streets			
R-1	15,000	15,000	100	1,750	35	30	10	20	35
R-2	10,000	10,000	80	1,200	30	25	10	20	35
R-3									
Single-family	8,000	8,000	80	1,000	30	25	10	20	35
Two-family	8,000	4,000	80	900	30	25	10	20	35
Multifamily	12,000	4,000	100	1,350	30	25	10	20	35
P-I <sup>2</sup>	-	-	-	None	25	20	-	-	35
C-1	-	-	-	None	-	-	None	None	35
C-2	-	-	-	None	25	20	None	None	35
M	-	-	-	None	40	35	20	20	35

<sup>1</sup> All lots not served by public sewer shall have a minimum area of 15,000 square feet per dwelling unit and a minimum width of 100 feet.

<sup>2</sup> Requirements for residential lots shall be the same as for the R-3 residential district.

<sup>3</sup> Minimum yard requirements (front setback from street) shall be measured from street right-of-way.

(Ord. No. 554, 2-21-2002)

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## Sec. 708.16. C-1, General Business.

- A. *Purpose and Intent.* The C-1 district is intended to provide suitable areas for the provision of retail and personal services oriented towards those neighborhoods making up the adjacent community. The regulations which apply within this district are designed to encourage the formation of compatible and economically healthy business and service uses which benefit from close proximity to each other.
- B. *Permitted Uses.*
1. Ambulance services.
  2. Amusement centers and arcades, including billiards and pool halls.
  3. Animal hospitals, kennels clinics.
    - a) All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes.
    - b) All animals shall be located within an enclosed building and adequate sound and odor control shall be maintained.
  4. Animal grooming shops. All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes.
  5. Athletic and health clubs.
  6. Automobile, trailer and boat sales.
    - a) Minimum 1 acre lot size.
    - b) All vehicles shall be set back at least 10 feet from the street right-of-way line.
    - c) When such use abuts residentially zoned properties, a solid fence or wall no less than 6 feet in height shall be provided for visual screening.
  7. Automotive repair shops (including paint and body).
    - a) Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
    - b) All activities shall be carried on entirely within an enclosed building.
    - c) Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
    - d) All outdoor storage must be to the rear of the principal structure and enclosed by an opaque fence no less than 6 feet in height.
  8. Automobile service stations.
    - a) All gasoline pumps, tanks and other service facilities shall be set back at least 20 feet from all property lines.
    - b) Canopies over fuel islands shall not encroach within 15 feet of any property line.
    - c) Minor automobile repair shall be allowed in conjunction with such use provided all such activities shall take place within an enclosed building.
    - d) No outside storage or engine/body dismantling is allowed.
  9. Convenience stores. Such uses may include self-service fuel sales, provided:

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- a) All gasoline pumps, tanks and other service facilities shall be set back at least 20 feet from all property lines.
  - b) Canopies over fuel islands shall not encroach within 15 feet of any property line.
  - c) No automotive repair is allowed.
10. Banks and financial institutions.
  11. Barber and beauty shops.
  12. Carwashes.
  13. Car maintenance facilities such as brake repair, installation of tires, tune-up shops, oil change services, emission stations and the like.
    - a) All activities shall take place within an enclosed building.
    - b) No outside storage or engine/body dismantling is allowed.
  - [14. Reserved.]
  15. Clinics and health centers.
  16. Clubs and lodges, including assembly halls and conference centers. Such use may include office space where incidental to the principal use.
  17. Coin operated laundries and dry cleaning pickup establishments.
  18. Coliseum, stadium. Minimum lot size of 5 acres.
  19. Commercial landscapers. Outdoor storage shall be at least 25 feet from the street right-of-way. Such use shall be at least 100 feet from any property zoned single-family residential.
  20. Copy centers.
  21. Cultural facilities. Art galleries, museums, theaters, libraries, and other uses similar in character to those listed.
  22. Day care centers and nursery schools, provided:
    - a) Such use must obtain certification from the Georgia Department of Human Resources.
    - b) Any outdoor play area shall be enclosed by a fence not less than 4 feet in height and located in the rear yard area of the principal building with a self-closing, self-latching gate.
  23. Dry cleaning utilizing petrochemicals.
    - a) Such use shall not be established within 100 feet of any property used or zoned for residential purposes.
    - b) No such plant may not serve more than 5 dry-cleaning pickup establishments other than itself.
  24. Eating and drinking establishments, including drive-in fast food restaurants. Outdoor dining facilities may encroach into required setbacks only upon approval from the Fire Department, Public Works Department and Planning and Zoning.
  25. Extended stay facilities (see standards set forth in Section 712.03).
  26. Exterminating facilities.
  27. Farm and garden supply stores, including nurseries and greenhouses. Outdoor storage shall be at least 25 feet from the street right-of-way.

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28. Funeral homes. All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes.
  29. Golf courses, club houses and golf/baseball driving ranges.
    - a) The facility shall be enclosed by a wall or fence and buffer area of 10 feet in depth to screen adjacent property.
    - b) Central loudspeakers are prohibited.
    - c) Any building or structure established in connection with such use shall be set back not less than 100 feet from rear and side property lines.
  30. Grocery and food stores.
  31. Helicopter landing areas. Minimum 1 acre. Must be enclosed by a fence no less than 8 feet in height.
  32. Hospitals.
  33. Hotels and motels.
    - a) Such use shall not be established within 300 feet of any property zoned for residential use.
    - b) Maximum density of 100 guest units per acre.
  34. Lumber, hardware, paint, glass and wallpaper stores. Outdoor storage shall be at least 50 feet from the street right-of-way line and be screened with a solid fence or wall no less than 6 feet in height.
  35. Medical and dental laboratories, provided chemicals are not manufactured on site.
  36. Mini warehouses and self-storage facilities.
  37. Movie theaters.
  38. Nonautomotive repair service centers. No outside storage is permitted.
  39. Parking lots and garages. Up to 75% of the gross floor area of the ground floor level may be devoted toward commercial use oriented towards pedestrian traffic. If a surface parking lot abuts a single-family residential district, a 5-foot wide landscaped buffer with a solid fence or wall no less than 6 feet in height shall be provided.
  40. Pharmacies and drugstores.
  41. Plumbing and heating equipment dealers. Outdoor storage shall be at least 50 feet from the street right-of-way. Such use shall be at least 100 feet from any property zoned for residential purposes.
  42. Printing services.
  43. Professional and general business offices. No outside storage is permitted.
  44. Radio, recording and television studios.
  45. Religious institutions, provided:
    - a) Minimum lot size is 5 acres.
    - b) All buildings shall be set back 75 feet from any property lines except along right-of-ways, in which case the front setback shall apply.
    - c) Accessory schools and cemeteries are permissible provided an additional 3 acres is provided in addition to the 5 acre church requirement.
    - d) All parking areas shall meet the following criteria.
      - 1) Minimum 30-foot landscaped buffer when abutting any residentially zoned property.

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- 2) Minimum 20-foot landscaped buffer adjacent to all other property lines not under the direct ownership and control of the religious facility. If abutting property is owned by the religious facility and is sold or leased for another use, the buffer requirement may be applied retroactively.
  - 3) All expansions of existing parking areas must be approved by the Planning Commission.
46. Retail automobile parts and tire store.
    - a) There shall be no dismantling of vehicles on the premises to obtain auto parts.
    - b) The only auto part installation that shall be permitted in connection with such use shall be the installation of tires and the installation of minor maintenance or accessory parts.
    - c) Major auto repair shall not be permitted in connection with such uses. Minor repair and maintenance may be permitted provided such repair and maintenance shall be incidental to the normal up-keep of an automobile.
  47. Retail trade. Appropriate uses include, but are not limited to:
    - a) Book and video stores (nonadult)
    - b) Camera shops
    - c) Florists
    - d) Drugstores
    - e) Gift shops
    - f) Toy stores
    - g) Pet grooming and supply shops
    - h) Jewelry stores
    - i) Furniture, home furnishings and equipment stores
    - j) Pawnshops
    - k) Office supplies
    - l) Sporting goods and hobbies
    - m) Apparel stores
    - n) Beverage shops
  48. Shelters for the homeless. Minimum 1 acre lot size.
    - a) Such use shall be located at least 750 feet from residentially zoned property.
    - b) Such use may not be established within 1,000 feet of any other shelter for the homeless.
    - c) All facilities shall comply with the criteria established for residential uses as per Southern Building Code Congress International (SBCCI) as amended.
  49. Shopping centers (up to 200,000 square feet in gross floor area, including outparcels). All businesses and uses within these centers must be permissible within the district in their own right (and remain subject to any relevant distancing requirements) except dry cleaning plants utilizing petrochemicals. All loading areas shall be located to the rear. Car rental facilities shall meet the following additional criteria:
    - a) All vehicles must be stored or otherwise kept to the rear of the shopping center.

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- b) No vehicle maintenance shall be performed on site except vacuuming and washing of vehicles.
  - c) The number of vehicles stored or otherwise kept on site cannot exceed twenty.
  - d) All vehicles on site must be in good working order.
- 50. Stations, bus or train terminals for passenger service with minimum freight.
  - 51. Taxi stands and dispatching agencies.
  - 52. Telecommunications facilities (see standards set forth in Section 712.07).
  - 53. Vehicle leasing or rentals.
  - 54. Other uses which are substantially similar in character and impact to those uses enumerated above. Such uses must clearly meet the purpose and intent of this zoning district.
  - 55. Accessory uses and structures incidental to any legal permitted use.
- C. *Temporary/Conditional Uses Allowed by the Director.* Certain temporary uses such as tent or sidewalk sales may be permitted within this district, provided:
- 1. Written permission of the property owner is obtained.
  - 2. Such use does not last longer than 45 days.
  - 3. These uses are not located within 25 feet of any public right-of-way.
  - 4. Adequate parking, ingress and egress are provided on site.
  - 5. A temporary use permit is applied for and approved by the Department of Planning and Zoning.
- D. *Special Uses Permitted by Planning Commission.*  
Not applicable in this district.
- E. *Special Uses Permitted by Board of Commissioners.*  
Telecommunications facilities (see standards set forth in Section 712.07).
- F. *Accessory Structures.*
- 1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines. Accessory structures may not be located within 25 feet of any residential property. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
  - 2. Any accessory building in excess of 1,500 square feet of gross space must meet the setback standards for a principal use and shall be architecturally compatible with the principal structure.
  - 3. When an accessory building is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
  - 4. No accessory building shall be constructed upon a lot before the principal building, nor shall it contain a greater floor area than the principal structure.
  - 5. No accessory structure may exceed the more restrictive of either 25 feet or the height of the principal building.
  - 6. Swimming pools must be enclosed by a fence not less than 5 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
  - 7. Heating and air conditioning units may encroach 5 feet into the required rear or side setback.
  - 8. Recycling collection/drop off centers.



- a) No outside storage allowed.
- b) Location of container bins must be approved by the Planning and Zoning Director.

G. *Use Limitations.*

- 1. All outside storage areas must be located in the side or rear yard and must be screened by a solid fence no less than 6 feet in height. Limited to 25% of total lot.
- 2. No manufacturing processes are permitted.
- 3. Building design and materials may be of the developer's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.

H. *Bulk and Area Regulations.*

Minimum Lot Size:	20,000 sq. ft.
Minimum Lot Width:	100 ft.
Maximum Building Height:	75 ft.
Maximum Floor Area Ratio:	0.50
Maximum Impervious Surface:	80%
Minimum Landscaped Area:	15%
Front Setback (local):	35 ft.
Side Setback (major):	25 ft.
Side Setback (minor):	15 ft.
Rear Setback:	35 ft.

I. *Landscape and Buffer Requirements.*

- 1. When a property in this district directly abuts a residential district, a 40-foot greenbelt buffer shall be established. Such buffer must include a solid fence or wall no less than 6 feet in height.
- 2. Landscaped areas must contain appropriate materials such as grass, hedges, trees, natural vegetation and the like. Landscaping along right-of-ways and within parking lots (as required in Section 712.08) may be counted within this figure, however, no more than 33% of the required landscaping provided may be within stormwater retention facilities.
- 3. Stormwater retention facilities are not permitted within required buffers.