

**Ordinance No.: 17-03**

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY,  
GEORGIA REVISING CHAPTER 90, ZONING, ARTICLE IV SUPPLEMENTAL  
REQUIREMENTS, SECTION 90-147, USE PROVISIONS; REPEALING ANY  
CONFLICTING ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE

**THIS ORDINANCE** adopted by the Board of Commissioners of Columbia County,  
Georgia (the "Board").

**WHEREAS**, the Board desires to clarify certain provisions of the Columbia County  
Code of Ordinances pertaining to uses allowed within certain zoning districts, and

**WHEREAS**, the Board desires to revise standards pertaining to outdoor display and  
outdoor storage.

**NOW, THEREFORE, BE IT ORDAINED** by the Board and it is hereby ordained by  
the authority of the same as follows:

Section 1. Amendment of Chapter 90, Zoning, Article IV Supplemental Requirements,  
Section 90-147, Reserved. Chapter 90, Zoning, Article IV Supplemental Requirements, Section  
90-147, Use provisions is hereby deleted in its entirety and there is inserted in lieu thereof a new  
Chapter 90, Zoning, Article IV Supplemental Requirements, Section 90-147, Use provisions, as  
attached in Exhibit "A" and made a part hereof.

Section 2. Repeal of Conflicting Ordinances. Any Ordinances in conflict with this  
Ordinance shall be repealed to the extent necessary to eliminate such conflict.

Section 3. Effective Date. This Ordinance shall become effective upon the date of its  
adoption following the second reading of the Ordinance.

**ADOPTED**, this 21 day of March, 2017.

**BOARD OF COMMISSIONERS OF  
COLUMBIA COUNTY, GEORGIA**

By: \_\_\_\_\_

Ron C. Cross, Chairman

Attest: \_\_\_\_\_

Patrice R. Crawley, Clerk



## Exhibit “A”

### Section 90-147. Use Provisions

#### (i) Classification of uses

##### 1. Principal uses

- (i) In order to regulate a variety of similar uses, use categories have been established for principal uses. Use categories provide a systematic basis for assigning uses to appropriate categories with other similar uses. Use categories classify principal uses and activities based on common functional, product, or physical characteristics.
- (ii) Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Planning Services Director has the responsibility for categorizing all uses.
- (iii) The tables of allowed uses in Section 90-50 and Section 90-97 establish permitted uses by district. Use definitions and limited use standards for principal uses are specified in Section 90-147.

##### 2. Accessory uses

- (i) An accessory use is any use that is subordinate in both purpose and size, incidental to and customarily associated with a permitted principal use located on the same lot.
- (ii) The tables of allowed uses in Section 90-50 and Section 90-97 establish permitted accessory uses by district. Use definitions and limited use standards for accessory uses are specified in Section 90-147.

**(ii) Principal uses not listed.** A principal use not specifically listed is prohibited unless the Planning Services Director determines the use to be part of a use category as described below.

- 1. The Planning Services Director is responsible for categorizing all principal uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Planning Services Director may consider the proposed use part of that use category. When determining whether a proposed use is similar to a listed use, the Planning Services Director must consider the following criteria.
  - (i) The actual or projected characteristics of the proposed use;
  - (ii) The relative amount of site area or floor area and equipment devoted to the proposed use;

- (iii) Relative amounts of sales;
- (iv) The customer type;
- (v) The relative number of employees;
- (vi) Hours of operation;
- (vii) Building and site arrangement;
- (viii) Types of vehicles used and their parking requirements;
- (ix) The number of vehicle trips generated;
- (x) How the proposed use is advertised;
- (xi) The likely impact on surrounding properties; and
- (xii) Whether the activity is likely found independent of other activities on the site.

2. Where a use not listed is found by the Planning Services Director not to be similar to any other allowed use, the use is only allowed following a text amendment, pursuant to Section 90-180.

**(iii) Accessory uses not listed.** An accessory use not specifically listed is prohibited unless the Planning Services Director determines the accessory use:

1. Is clearly incidental to and customarily found in connection with an allowed principal use;
2. Is subordinate to and serving an allowed principal use;
3. Is subordinate in area, extent, and purpose to the principal use served;
4. Contributes to the comfort, convenience, or needs of occupants, business, or industry in the principal use served; and
5. Is located on the same lot as the principal use served.

**(iv) Agricultural uses.**

1. Defined. The production or management of crops, livestock, or poultry. Agriculture also includes the following:
  - (i) Barn, pole barn, storage structure
  - (ii) Small-scale agriculture
  - (iii) Timber harvesting
2. Use standards. Where allowed as a limited use, the operation of commercial poultry houses, dairies, ranges, and/or feedlots for the commercial sale of meat or eggs is prohibited.
3. Barn, pole barn, storage structure
  - (i) Defined. A fully or partially enclosed structure, used primarily for storage of agricultural equipment, livestock, or other similar items.

- (ii) Use standards. Where barn, pole barn, or storage structure is allowed as a limited use, the minimum parcel size must be 10 acres.

#### 4. Small-scale agriculture

- (i) Defined. The limited production or management of crops, livestock, or poultry for individual or family use. A community garden is considered small-scale agriculture.
- (ii) Use standards. Where allowed as a limited use, small-scale agriculture is subject to the following:
  - a. Operation of poultry houses, dairies, ranges, and feedlots for the commercial sale of meat or eggs is prohibited.
  - b. On parcels smaller than one (1) acre, residential gardening and the keeping of no more than six chickens may take place. The nuisance provisions of Chapter 34, Article II shall apply.

#### 5. Timber harvesting

- (i) Defined. The cutting, harvesting, or hauling of timber (softwood or hardwood) for delivery as pulpwood, logs, poles, posts, or wood chips.
- (ii) Use standards. Where allowed as a limited use, timber harvesting is subject to the standards enumerated in Section 34-1 of the Columbia County Code of Ordinances.

### **(v) Residential uses**

#### 1. Household living

- (i) Defined. Residential occupancy of a dwelling unit by a household. Household living includes the following:
  - a. Single-family, two-family, townhouse, multi-family.
  - b. Manufactured home
- (ii) Single-family
  - a. Defined. One dwelling unit in a single principal structure; may also contain an accessory unit in an attached accessory apartment or a carriage house.
- (iii) Two-family
  - a. Defined. Two dwelling units in a single principal structure.

(iv) Townhouse.

- a. Defined. Three or more dwelling units where each unit is separated vertically by a common side wall. Units cannot be vertically mixed.

(v) Multi-family

- a. Defined. Three or more dwelling units in a single principal structure that do not meet the definition of a Townhouse above.
- b. Use standards. Where multi-family is allowed as a conditional use, it may be permitted subject to Section 90-180 and the following:
  - i. Multi-family units are allowed only in the upper stories of a mixed use building within Evans Town Center Overlay District (ETCOD) or Node Protection Overlay District (NPOD). A lobby or other entrance is allowed on the ground floor.

(vi) Manufactured home

- a. Defined. A structure, transportable in one or more sections, which, in the traveling mode, is 8 feet or more in width or 40 feet or more in length, when erected on site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems; or a structure that otherwise comes within the definition of a "manufactured home" under the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 USC 5401-5445). A single-wide manufactured home is a home meeting all of the requirements of a manufactured home and which is typically 14 feet wide. A double-wide manufactured home is a home meeting all of the requirements of a manufactured home and which is typically 24 feet wide.
- b. Use standards. Where a manufactured home is allowed as a conditional use, it may be permitted by the Board of Commissioners subject to Section 90-180, and the standards below. Where a manufactured home is allowed as a limited use, it is subject to the following:
  - i. The property on which a single-wide manufactured home is located must be a minimum of 5 acres, and the minimum front building setback must be a minimum of 125 feet from the street centerline.

- ii. Manufactured homes must adhere to the applicable requirements of Chapter 54 of the Columbia County Code of Ordinances.

(vii) Manufactured home park

- a. Defined. A plot or tract of land on which two or more manufactured homes are to be located or are intended to be located for purposes of residential occupancy.
- b. Use standards. Where a manufactured home park is allowed as a conditional use, it may be permitted by the Board of Commissioners subject to Section 90-180, and Chapter 54 of the Columbia County Code of Ordinances.

2. Group living

- (i) Defined. Residential occupancy of a structure by a group of people that does not meet the definition of household living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following:

- a. Continuing care retirement community
- b. Group home
- c. Hospice
- d. Institutional residential
- e. Monastery, convent

(ii) Continuing care retirement community

- a. Defined. A residential facility providing multiple comprehensive services to older adults. Allows residents to continue living in the same complex as their housing and health care needs change. Continuing care retirement communities offer a variety of services such as assisted living, independent living, skilled nursing, health and wellness, recreational facilities, support services, and entertainment and social uses.
- b. Use standards. Where continuing care retirement community is allowed as a conditional use it may be permitted subject to Section 90-180 and the standards below. Where it is allowed as a limited use, it is subject to the following:
  - i. The minimum campus size is 10 acres.
  - ii. A continuing care retirement community must maintain a minimum of 25 percent of its units as assisted living or skilled nursing care units; and

- iii. The continuing care retirement community may have on site as a part of its campus the following accessory uses for use of residents and their guests only: full-service kitchen for meals, exercise facilities, swimming pools, tubs and spas, administrative offices, nursing stations, treatment rooms, emergency paging systems, indoor and outdoor recreational facilities, handicap-assisted restrooms, hair salons, computer facilities, game and card rooms, chapel, movie theaters, wellness centers, billiard rooms, restaurant facilities, common areas, libraries, dining rooms, mail rooms, housekeeping and storage areas, laundry facilities, and gift shops.

(iii) Group home

a. Defined

- i. A residential dwelling unit containing up to 6 unrelated persons who are mentally or physically impaired who are protected under the Fair Housing Act, along with support or supervisory personnel or family members who may reside at the facility.
- ii. The term mental or physical impairment includes conditions such as blindness, hearing impairment, mobility impairment, HIV infection, mental retardation, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness.
- iii. Current users of illegal controlled substances, persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders are not considered mentally or physically impaired under the Fair Housing Act.
- iv. The Fair Housing Act affords no protections to individuals with or without disabilities who present a direct threat to the persons or property of others. Determining whether someone poses such a direct threat must be made on an individual basis, however, and cannot be based on general assumptions or speculation about the nature of the disability.

(iv) Hospice

- a. Defined. A healthcare facility for the terminally ill that emphasizes pain control and emotional support for the patient and family, typically refraining from taking extraordinary measures to prolong life.

(v) Institutional residential

- a. Defined. An umbrella term that encompasses the following uses as defined below: assisted living facility, independent living, intermediate care home, nursing home, personal care home (over 6 persons), and skilled nursing care facility.
- b. Assisted living facility. Residences that offer a housing alternative for older adults who may need help with dressing, bathing, eating, and toileting, but do not require the intensive medical and nursing care provided in nursing homes.
- c. Independent living. Adults at least 55 years of age or older living within multi-family rental properties with central dining facilities that provide residents, as part of their monthly fee, access to meals and other services such as housekeeping, linen service, transportation, and social and recreational activities. Independent living facilities do not provide, in a majority of the units, assistance with activities of daily living such as supervision of medication, bathing, dressing, and toileting. There are no licensed skilled nursing beds on the property.
- d. Intermediate care home. A facility that admits residents on medical referral only, and includes the provision of food and special diets when required, shelter, laundry, and personal care services, such as help with dressing, getting in and out of bed, bathing, feeding, medications, and similar assistance, such services being under appropriate licensed supervision. Intermediate care does not include providing care for bed-ridden patients except on an emergency or temporary basis.
- e. Nursing home. A facility that admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision, maintains the services and facilities for skilled nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical or dental emergency and who will be responsible for the general medical and dental supervision of the home.
- f. Skilled nursing care facility. A facility that admits residents on medical referral, maintains the services and facilities for skilled nursing care and has a satisfactory agreement with a physician and dentist who will provide continuing supervision including emergencies, complies with rules and regulations of the Georgia Department of Human Resources. The term "skilled nursing care" means the application of recognized nursing methods, procedures, and actions directed toward implementation of a physician's therapeutic and diagnostic plan, detection of changes in the human body's regulatory system, preservation of such body defenses, prevention of complications and emotional well-being, including but not limited to the following:
  - i. The administration of oral or injectable medications which cannot be self-administered. Other examples include the administration of oxygen, the use of suction, the insertion or changing of catheters, the application of medicated dressings, the use of aseptic technique, and preparation of the patient for special procedures;



- ii. Observation in the care of the patient for symptoms and/or physical and mental signs that may develop and which will require attention of the physician and a revision in the patient's treatment regimen.

(vi) Monastery, convent

- a. Defined. A place of residence providing group living accommodations to a community of persons living in seclusion under religious vows.

3. Social service and educational

- (i) Defined. A facility that provides treatment for persons not protected under the Fair Housing Act or who present a direct threat to the persons or property of others. Includes persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders. Also includes facilities that provide transient housing related to post-incarceration and social service programs.

**(vi) Public / Institutional Uses**

1. Civic

- (i) Defined. Places of public assembly that provide ongoing governmental, life safety, educational, and cultural services to the general public, as well as meeting areas for religious practice. Civic includes the following:

- a. College, university
- b. Club or lodge, nonprofit
- c. Museum, library
- d. Nonprofit service organization
- e. Place of worship
- f. Public use
- g. School, private (K-12)
- h. School, special

(ii) College, university

- a. Defined. An institution of higher education having authority to award degrees.

(iii) Club or lodge, nonprofit

- a. Defined. A facility used for associations or organizations of an educational, fraternal, or social character, not operated or maintained for profit.

(iv) Museum, library

- a. Defined. A facility having public significance by reason of its architecture or former use or occupancy, or a building serving as a repository for a collection of books, natural, scientific, literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be viewed by members of the public, with or without an admission fee, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

(v) Nonprofit service organization

- a. Defined

- i. An organization that serves as an advocate for the public in the areas of emergency assistance and basic needs relating to housing, healthcare, and social services. The emergency assistance involves needs relating to nourishment, clothing, rent, utilities, transportation, and holiday assistance. In addition, the organization may provide volunteer programs and workshops to assist in financial planning for those needing emergency assistance.
  - ii. A nonprofit service organization may be involved in the collection and distribution of donated items, and the retailing of items not to exceed 40 percent of the overall on-site facility housing the organization.

(vi) Place of worship

- a. Defined. A building or structure that by design and construction is primarily intended for conducting organized religious services. Associated accessory uses include, but are not limited to, schools, meeting halls, indoor and outdoor recreational facilities, clergy house, day care, counseling facilities, and kitchens.

(vii) Public use

- a. Defined. Any building, structure, or use owned or operated by the federal government, State of Georgia, Columbia County or other county, municipality, or any authority, agency, board, or commission of the above governments, that is necessary to serve a public purpose, including but not limited to, government administrative buildings, post offices, fire and EMS stations, public health facilities, public works facilities, community centers, and jails and correctional facilities.

(viii) School, private (K-12)

- a. Defined. An educational facility for students in grades pre-kindergarten through 12 not operated by the Columbia County Board of Education that has a curriculum at least equal to a public school with regard to the branches of learning and study required to be taught in the public schools of the State of Georgia.

(ix) School, special

- a. An educational facility not operated by the Columbia County Board of Education that provides special education to more than 2 students at a time, including but not limited to the training of gifted, learning disabled, and mentally or physically handicapped persons.

2. Parks and open space

(i) Defined. Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, and having few structures. Parks and open space includes the following:

- a. Cemetery
- b. Community recreation
- c. Conservation area
- d. Golf course
- e. Park, recreation field
- f. Reservoir, water supply, water well

(ii) Cemetery

- a. Defined. The use of property as a burial place.
- b. Use standards. Where a cemetery is allowed as a conditional use, it may be permitted subject to Section 90-180, and buildings and graves must be set back a minimum of 50 feet from any property line.

(iii) Community recreation

- a. Defined. A private recreational facility for use solely by the residents and guests of a particular residential development, including indoor facilities such as community meeting rooms and outdoor facilities such as swimming pools, tennis courts, and playgrounds. These facilities are usually proposed, planned, and provided in

association with a development and are usually located within the boundaries of the development.

b. Use standards. Where community recreation is allowed as a limited use, it is subject to the following:

- i. Swimming pools and tennis courts must be set back a minimum of 50 feet from the property line of the tract of land devoted to community recreation.
- ii. Buildings must be set back a minimum of 25 feet from the property line of the tract; and
- iii. Where adjacent to a residential use, a minimum 20-foot wide structural buffer, meeting the requirements of Section 90-139, must be provided along the property line.

(iv) Conservation area

a. Defined. A tract of land that is protected in order to ensure that natural features, cultural heritage, or biota are preserved. May include recreation trails, greenways, nature preserves, and land dedicated to the Columbia County Greenspace program.

(v) Golf course

a. Defined. A tract of land laid out with at least 9 holes for playing golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, shelters, and maintenance facilities as accessory uses.

(vi) Reservoir, water supply, well

a. Defined. A facility that provides a source of water.

3. Major utilities

(i) Defined. Public or private infrastructure, including but not limited to water, sewer, gas, electric, telephone, internet, cable, and other similar services serving the general community and possibly having on-site personnel. Major utilities include the following:

- a. Electrical substation
- b. Electric or gas generation plant
- c. Telecommunication tower
- d. Water or sanitary sewer treatment plant

(ii) Telecommunication tower

- a. Defined. Any structure that is design and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. Does not include any structure erected solely for a residential, noncommercial individual use, such as television antennas, satellite dishes, or amateur radio antennas.
- b. Use standards. Where a telecommunication tower is allowed as a conditional use, it is subject to the requirements of Chapter 18, Article IX of the Columbia County Code of Ordinances.

4. Minor utilities

- (i) Defined. Public or private infrastructure, including but not limited to water, sewer, gas, electric, telephone, internet, cable, and other similar services serving a limited area with no on-site personnel. Minor utilities include the following:
  - a. On-site stormwater retention or detention facilities
  - b. Neighborhood-serving cable, telephone, gas, or electric facility
  - c. Water or wastewater pump or lift station
- (ii) Use standards. Where a minor utility is allowed as a limited use, it is subject to the following:
  - a. Minor utility facilities must be essential to the service of the immediate area;
  - b. Materials storage is not permitted;
  - c. Vehicles must not be permitted to access the site, except for purposes of maintenance, repair, and inspections; and
  - d. All minor utilities must be screened by a structural buffer meeting the requirements of Section 90-139.

**(vii) Commercial uses**

1. Day care

- (i) Defined. A facility providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is provided to a given individual for less than 24 hours a day. Day care includes the following:
  - a. Adult care center
  - b. Day care center

(ii) Adult care center

- a. Defined. A facility, whether operated for profit or not, that undertakes through its ownership or management to provide for less than 24-hour per day, basic adult day care or adult day health services to 3 or more adults, not related by blood or marriage, who require basic services. Includes any establishment that regularly provides adult custodial services.
- b. Use standards. Where an adult care center is allowed as a limited use, the facility must meet the requirements of Section 90-142 pertaining to customary home occupations.

(iii) Day care center

- a. Defined. Any place operated by a person, society, agency, corporation, institution, or group, and licensed or registered by the State of Georgia as a group day care home or day care center, where services are received for pay for group supervision and care, for fewer than 24 hours per day, for children under 18 years of age.
- b. Use standards. Where a day care is allowed as a conditional use, it may be permitted subject to Section 90-180 and the standards below. Where a day care is allowed as a limited use, it is subject to the following:
  - i. A day care center must have at least 100 square feet of outdoor play area and at least 35 square feet of indoor space provided for each child served; and
  - ii. The outdoor play area must be enclosed by a fence with a minimum height of 4 feet.
  - iii. Where the above requirements conflict with requirements of the State of Georgia, the more restrictive standard applies.
  - iv. Where limited in a residential district, the use must meet the requirements of Section 90-142 pertaining to customary home occupations.

2. Indoor recreation

- (i) Defined. A commercial facility, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Indoor recreation includes the following:
  - a. Adult business
  - b. Amusement center, game/video arcade
  - c. Assembly hall, auditorium, meeting hall
  - d. Billiard hall, pool hall

- e. Bowling alley
- f. Extreme sports facility, such as BMX, skateboarding, or roller blading
- g. Firearm training and sports facility
- h. Gym, health spa, or yoga studio
- i. Ice or roller skating rink
- j. Indoor sports facility
- k. Inflatable playground
- l. Miniature golf facility
- m. Motor track
- n. Movie theater or other indoor theater
- o. School for the arts, including dance, singing, music, painting, sculpting, fine arts, or martial arts
- p. Special event facility

(ii) Adult business

- a. Defined. Any business or establishment, as described in Chapter 90 of the Code of Ordinances, where employees or patrons expose specified anatomical areas or engage in specified sexual activities for the purpose of sexual gratification, or any business which offers its patrons goods, services, or entertainment characterized by an emphasis on matter depicting, describing, discussing, or relating to specified sexual activities or specified anatomical areas. A business or establishment offering goods, articles, publications, books, magazines, movies, videotapes, or other reproductions relating to specified sexual activities or specified anatomical areas is not deemed an adult business if the segment or section devoted to the sale of such materials comprises less than 5 percent of its total space.
- b. Use standards. Where an adult business is allowed as a conditional use, the facility must meet all specifications of Chapter 6 of the Code of ordinances, and may be permitted subject to Section 90-180.

(iii) Firearm training and sports facility

- a. Defined. A facility with an enclosed firing range with targets for archery, rifle, or handgun practice.

(iv) Gym, health spa, yoga studio

- a. Defined. An establishment which for profit or gain provides as one of its primary purposes services or facilities which are purported to assist patrons improve their physical condition or appearance. Not included within this definition are facilities operated by nonprofit organizations, facilities wholly owned and operated by a

licensed physician at which such physician is engaged in the practice of medicine, or any establishment operated by a health care facility, hospital, intermediate care facility, or skilled nursing care facility.

- b. Use standards. Where allowed a limited use, outdoor activities or training are prohibited.

(v) School of the arts

- a. Defined. An educational facility not operated by the Columbia County Board of Education that offers or provides instruction to more than 2 students at a time in dancing, singing, music, painting, sculpting, fine arts, martial arts, gymnastics, or cheerleading.

(vi) Special event facility

- a. Defined. A facility or assembly hall available for lease by private parties or special events, such as weddings.

3. Medical

- (i) Defined. A facility providing medical or surgical care to patients. Some facilities may offer overnight care. Medical includes the following:

- a. Ambulatory surgical center
- b. Blood plasma donation center, medical or dental laboratory
- c. Hospital, urgent care, emergency medical office
- d. Medical, dental office or chiropractor, osteopath, physician, medical practitioner
- e. Medical clinic
- f. Social service, medical

(ii) Social service, medical

- a. Defined. A facility that provides treatment for persons who present a direct threat to the persons or property of others. Includes persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders.

4. Office

- (i) Defined. A facility used for activities conducted in an office setting and generally focused on business, professional, or financial services. Office includes the following:



- a. Business services including, but not limited to, advertising, business management consulting, computer or data processing, graphic design, commercial art, or employment agency.
- b. Professional services including, but not limited to, lawyer, accountant, auditor, bookkeeper, engineer, architect, sales office, travel agency, interior decorator, or security system services.
- c. Financial services including, but not limited to, lender, investment or brokerage house, bank, call center, bail bonds, insurance adjuster, real estate or insurance agent, mortgage agent, or collection agency.
- d. Counseling in an office setting
- e. Radio, TV station, recording studio
- f. Trade, vocational, business school
- g. Vehicle broker

(ii) Bail bonds

- a. Defined. A facility with a bail bond agent, or bondsman, that provides surety and pledges money or property as bail for the appearance of persons accused in court.

(iii) Call center

- a. Defined. A facility used for the purpose of receiving or transmitting a large volume of telephone calls.

(iv) Radio, TV station, recording studio

- a. Defined. A facility in which video, radio, or sound production takes place, either for live broadcasting or for the acquisition of raw footage for post-production.

(v) Trade, vocational, business school

- a. Defined. An educational use not operated by the Columbia County Board of Education or Georgia Board of Regents and having a curriculum devoted primarily to business (including barbers and beauticians), industry, trade, or other vocational-technical instruction.

5. Outdoor recreation

- (i) Defined. A commercial facility, varying in size, providing daily or regularly-scheduled recreation-oriented activities. Activities take place predominantly outdoors or within outdoor structures. Outdoor recreation includes the following:

- a. Drive-in theater
- b. Camp or campground
- c. Commercial marina
- d. Extreme sports facility such as BMX, skateboarding, or roller blading
- e. Firearm training and sports facility
- f. Outdoor amusements such as batting cage, golf driving range, amusement park, miniature golf facility, or water park
- g. Outdoor theater
- h. Outdoor sports field/court
- i. Riding stable
- j. Racetrack
- k. Stadium, arena

(ii) Commercial marina

- a. Defined. A facility that extends into or over a navigable waterway and offers services to the public or members of the marina for docking, loading or unloading, fueling, or other servicing of recreational watercraft. Marinas may also include wet or dry storage facilities and restaurants.

(iii) Firearm training and sports facility

- a. Defined. A facility designed and specifically designated for training, shooting practice, and competition with firearms, whether open to the public, open only to private membership, open to organizational training, or any combination thereof.
- b. Use standards. Where firearm training and sports facility is allowed as a conditional use, it may be permitted subject to the provisions of Section 90-146.

(iv) Riding stable

- a. Defined. A facility used primarily for the care, breeding, boarding, rental, riding, or training of horses or for the teaching of equestrian skills.
- b. Use standards. Where a riding stable is allowed as a limited use, it may be permitted subject to the following:
  - i. No part of any building, structure, or run in which animals are housed can be closer than 150 feet from any property line, except property owned or occupied by an owner or operator of the facility.

6. Overnight lodging

- (i) Defined. Accommodations arranged for short term stays. Overnight lodging includes the following:
  - a. Bed and breakfast (up to 6 rooms)
  - b. Boutique hotel (7 to 30 rooms)
  - c. Hotel / motel (more than 30 rooms)
- (ii) Bed and breakfast (up to 6 rooms)
  - a. Defined. A facility where overnight accommodations not exceeding 6 rooms are provided for compensation, with or without a morning meal, and which may include an afternoon or evening meal for guests, and where the operators of the facility live on the premises. Bed and breakfast does not include retail uses, public bar, conference center, or special events facility.
- (iii) Boutique hotel (7 to 30 rooms)
  - a. Defined. A facility not exceeding 30 rooms where overnight accommodations for 15 days or less are provided for compensation and where entry to individual guest rooms is via a central lobby. A boutique hotel may include as accessory uses the following: full dining, public bar, retail use, and special events facility.
- (iv) Hotel / motel (more than 30 rooms)
  - a. Defined. A facility with more than 30 rooms where overnight accommodations for 15 days or less are provided for compensation. A hotel / motel may include as accessory uses the following: full dining, public bar, retail uses, special events and conference center facilities.

## 7. Parking

- (i) Defined. A facility that provides parking as a principal use. Parking includes the following:
  - a. Commercial parking
  - b. Remote parking
- (ii) Commercial parking
  - a. Defined. A facility that provides parking as a principal use on the site. A fee may or may not be charged.

- b. Use standards. Where commercial parking is allowed as a conditional use, it may be permitted subject to Section 90-180 and the standards below. Where commercial parking is allowed as a limited use, it is subject to the following:
  - i. A 20-foot structural buffer must be established along all lot lines abutting a ground floor residential use;
  - ii. All surface parking areas must meet the requirements of Section 90-140.

#### 8. Personal service

- (i) Defined. A facility involved in providing personal or repair services to the general public. Personal service includes the following:

- a. Animal care
- b. Beauty, hair, or nail salon
- c. Catering establishment
- d. Cleaning establishment, dry-cleaning or laundry drop-off facility, laundromat, washeteria
- e. Copy center, printing, binding, photocopying, blueprinting, mailing service
- f. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium
- g. Locksmith
- h. Optometrist
- i. Palmist, psychic, medium, fortune telling
- j. Repair of appliances, bicycles, canvas product, clocks, computers, jewelry, musical instruments, office equipment, radios, shoes, television, watch, or similar items
- k. Tailor, milliner, or upholsterer
- l. Tattoo parlor or body piercing
- m. Taxidermist
- n. Therapeutic massage
- o. Tutoring
- p. Wedding chapel

- (ii) Animal care (indoor)

- a. Defined. A facility designed or arranged for the care of animals without any outdoor activity. No outdoor activity associated with care of animals is allowed. Includes animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, cattery, commercial kennel (6 or more dogs), and doggy day care.

- (iii) Animal care (outdoor)

- a. Defined. A facility designed or arranged for the care of animals that includes outdoor activity. Includes animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, cattery, commercial kennel (6 or more dogs), and doggy day care.
- b. Use standards. Where outdoor animal care is allowed as a conditional use, it may be permitted subject to Section 90-180, and the standards below. Where outdoor animal care is allowed as a limited use, it is subject to the following:
  - i. All outdoor exercise areas and runs must be fenced for the safe confinement of animals;
  - ii. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along any outside areas used to exercise, walk, or keep animals that abuts a ground floor residential use; and
  - iii. No animal may be outdoors between 11 P.M. and 6 A.M.

(iv) **Massage**

- a. Defined. Massage means the manipulation and treatment of soft tissues of the body, including the use of effleurage, petrissage, pressure, friction, tapotement, kneading, vibration, range of motion stretches and any other soft tissue manipulation, whether manual or by mechanical or electrical apparatus, and may include the use of oils, lotions, creams, salt glows, hydrotherapy, heliotherapy and hot and cold packs. Massage services shall include the practice of Reiki.
- b. Use standards. Where massage is allowed as a conditional use, it may be permitted subject to Section 90-180, and the requirements of Chapter 22, Article IV *Massage Service*.

(v) **Use standards for all other personal service.** Where personal service is allowed as a conditional use, it may be permitted subject to Section 90-180 and the standards below. Where personal service is allowed as a limited use, it is subject to the following:

- a. The floor area of the use cannot exceed 15 percent of the gross floor area of the entire building or 5,000 square feet, whichever is greater; and
- b. Hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.

**9. Restaurant**

- (i) Defined. A facility that prepares and sells food and drink for on- or off-premise consumption. Restaurant includes the following:

- a. Brewpub
- b. Coffee or tea shop
- c. Restaurant, take out or pizza delivery facility
- d. Restaurant, fast food
- e. Restaurant, sit down
- f. Yogurt or ice cream shop

(ii) Brewpub

- a. Defined. An eating establishment in which malt beverages are manufactured subject to State law production limits. As used in this Chapter, the term “eating establishment” means a business which is licensed to sell distilled spirits, malt beverages, and or wines, and which derives at least 50 percent of its total annual gross food and beverage sales from the sale of prepared meals or food; provided, however, that when determining the total annual gross food and beverage sales, barrels of malt beverages sold to licensed wholesale dealers, or to the public for consumption off the premises, as authorized by State law and Columbia County ordinances, shall not be considered.

(iii) Use standards. Where a restaurant is allowed as a limited use, it is subject to the following:

- a. The floor area cannot exceed 15 percent of the gross floor area of the entire building, or 7,500 square feet, whichever is greater; and
- b. Hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.

## 10. Retail sales

(i) Defined. A facility involved in the sale, lease, or rental of new or used products. Retail sales includes the following:

- a. Antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronics, fabric, flowers, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, phones, photo finishing, picture frames, plants, pottery, printed materials, produce, seafood, shoes, souvenirs, sporting goods, stationery, tobacco, toys, vehicle part and accessories, videos, video games, and related products
- b. Art gallery

- c. Cottage industries such as candle making, glass blowing, pottery making, weaving, woodworking, sculpting, and other similar or associated activities
  - d. Convenience store with fuel pumps or gas station
  - e. Convenience store without fuel pumps
  - f. Manufactured building or mobile home sales
  - g. Mobile vending
  - h. Pawnshop
  - i. Payday / title loans or check cashing
- (ii) Convenience store with fuel pumps
- a. Defined. A facility with a floor area less than 7,500 square feet that sells convenience goods, such as prepackaged food items and a limited line of groceries. A convenience store with fuel pumps can sell vehicle fuel, but cannot have any type of vehicle repair or service.
  - b. Use standards. Where a convenience store with fuel pumps is allowed as a conditional use, it may be permitted subject to Section 90-180, and the standards below. Where a convenience store with fuel pumps is allowed as a limited use, it is subject to the following:
    - i. All fuel pumps must be located at least 25 feet from any public right-of-way or lot line, and all buildings and appurtenances must be located at least 100 feet from all lot lines abutting a residential use.
    - ii. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a residential use.
    - iii. All fuel must be stored underground outside of any right-of-way.
    - iv. When the use is within or attached to a multi-tenant building, the floor area cannot exceed 15 percent of the gross floor area of the entire building or 5,000 square feet, whichever is greater; and
    - v. Hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.
- (iii) Convenience store without fuel pumps
- a. Defined. A facility with a floor area less than 7,500 square feet that sells convenience goods, such as prepackaged food items and a limited line of groceries. A convenience store without fuel pumps cannot sell vehicle fuel or have any type of automotive service.
  - b. Use standards. Where a convenience store without fuel pumps is allowed as a limited use, it is subject to the following:

- i. When the use is within or attached to a multi-tenant building, the floor area cannot exceed 15 percent of the gross floor area of the entire building or 5,000 square feet, whichever is greater; and
- ii. Hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.

(iv) Manufactured building or mobile home sales

- a. Defined. A facility that displays outdoors pre-constructed storage buildings or mobile or modular homes for sale, rent, or lease.
- b. Use standards. Where manufactured building or mobile home sales is allowed as a limited use, it is subject to the following:
  - i. The minimum lot size is one (1) acre;
  - ii. A minimum 20-foot structural buffer meeting the requirements of Section 90-139 must be established along all property lines abutting a ground floor residential use;
  - iii. Parked or stored structures may not encroach upon any public right-of-way or sidewalk; and
  - iv. The lot must contain a permanent structure to be used as a business or sales office.

(v) Mobile vending

- a. Defined. Retail sales from a self-contained, purpose-built food service, retail, or service establishment that is vehicle-mounted or wheeled and is capable of being readily moveable.
- b. Use standards. Where mobile vending is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the specific standards for mobile vendors found in Section 90-143(d). Where mobile vending is allowed as a limited use, it is subject to the specific standards for mobile vendors found in Section 90-143(d).

(vi) Pawnshop

- a. Defined. An establishment engaged in a business involving in any part of the pledge, pawn, or exchange of any goods, wares, merchandise, or any kind of personal property or title as security for the repayment of money lent.
- b. Use standards. Where a pawnshop is allowed as a limited use, the pawnshop cannot be located within 5,000 feet of any other pawnshop or title loan or check



cashing business (measured in a straight line from building entrance to building entrance).

(vii) Title loans, check cashing

- a. Defined. A facility engaged in the business of making loans in exchange for possession of the certificate of title to property or a security interest in titled property. Also includes check-cashing, which is a business other than a bank or savings and loan or similar financial institution that cashes checks for a fee as a business activity and may or may not also make title loans as part of that business activity.
- b. Use standards. Where title loan or check cashing is allowed as a limited use, it cannot be located within 5,000 feet of any other title loan or check cashing business or pawnshop (measured in a straight line from building entrance to building entrance).

11. Vehicle sales / rental

- (i) Defined. A facility that sells, rents, or leases passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Vehicle sales/rental includes the following:

- a. Vehicle rental
- b. Vehicle sales or leasing, new
- c. Vehicle sales or leasing, used

(ii) Vehicle rental

- a. Defined. A facility that rents motor vehicles for short periods of time (usually ranging from a few hours up to two weeks) for a fee.
- b. Use standards. Where vehicle rental is allowed as a limited use, it is subject to the following:
  - i. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along all property lines abutting a ground floor residential use;
  - ii. All surface parking areas must meet the requirements of Section 90-140;
  - iii. Vehicle display areas may not be artificially elevated above the general topography of the site; and
  - iv. Parked or stored vehicles may not encroach upon any public right-of-way or sidewalk.

(iii) Vehicle sales or leasing, new

- a. Defined. A facility where a manufacturer-authorized business or dealer engages in the sale or lease of new and used motor vehicles where a majority of the sales inventory is new.
- b. Use standards. Where new vehicle sales or leasing is allowed as a limited use, it is subject to the following:
  - i. The minimum lot size is 1.5 acres;
  - ii. The lot must contain a permanent structure to be used as a business or sales office;
  - iii. The lot must have two driveways, one for ingress and one for egress, or one driveway adequate to permit simultaneous ingress and egress;
  - iv. A minimum 20-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use;
  - v. The area used for the parking and display of vehicles must contain a stabilized base of not less than 4 inches covered by a minimum of 2 inches of pavement or concrete;
  - vi. Vehicle display areas may not be artificially elevated above the general topography of the site; and
  - vii. Parked or stored vehicles may not encroach upon any public right-of-way or sidewalk.
  - viii. No loud or boisterous noises can emanate from the place of business, either by persons congregating there or by the playing of recorded instruments, radios, or television sets, or other sound producing equipment.

(iv) Vehicle sales or leasing, used

- a. Defined. A facility that sells used vehicles. A used vehicle is any pre-owned, leased, or second-hand vehicle to which a certificate of title and license plates have been issued to a consumer or dealer, and any used or second-hand vehicle, defined as any vehicle required to be titled, including trailer coaches, and trailers weighing over 2,500 pounds.
- b. Use standards. Where used vehicle sales or leasing is allowed as a conditional use, it may be permitted subject to Section 90-180, and the following:
  - i. The minimum lot size is 1.5 acres;
  - ii. The lot must contain a permanent structure to be used as a business or sales office;

- iii. The area used for the parking and display of vehicles must contain a stabilized base of not less than 4 inches covered by a minimum of 2 inches of pavement or concrete;
- iv. The lot must have two driveways, one for ingress and one for egress, or one driveway adequate to permit simultaneous ingress and egress;
- v. A minimum 20-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use;
- vi. Vehicle display areas may not be artificially elevated above the general topography of the site;
- vii. Parked or stored vehicles may not encroach upon any public right-of-way or sidewalk; and
- viii. No loud or boisterous noises can emanate from the place of business, either by persons congregating there or by the playing of recorded instruments, radios, or television sets, or other sound producing equipment.

**(viii) Industrial uses**

**1. Light industrial**

- (i) Defined. Uses that are located on or have ready access to a major street or State Highway, and are well adapted to industrial development, but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes. This district limits industrial, manufacturing, and warehousing uses to those which are most often conducted indoors, with the exception of outdoor storage, which is screened and situated in a side or rear yard. Light industrial uses include the following:
  - a. Automobile or truck storage lot (excluding junk/wrecked vehicles)
  - b. Bottling plant
  - c. Brewery, distillery, microbrewery
  - d. Clothing, textile, or apparel manufacturing
  - e. Contractors office with storage
  - f. Detention center, jail, or prison
  - g. Facilities engaged in the assembly or manufacture of scientific measuring instruments; semiconductor and related devices, including, but not limited to clocks, integrated circuits, jewelry, medical, musical, photographic, optical, or timing instruments
  - h. Food processing/packaging/canning plant (other than poultry/meat processing)
  - i. Laundry, dry-cleaning, and carpet cleaning plants
  - j. Pest control, extermination business
  - k. Pharmaceutical or medical supply manufacturing

- l. Sale or rental of machinery, heavy equipment, or special trade tools
  - m. Sheet metal, welding, machine shop, tool repair
  - n. Stone, clay, glass, or concrete products
  - o. Taxi cab and limousine service
  - p. Towing/wrecker service and impound lot
  - q. Woodworking, cabinet makers, furniture manufacturing, upholstery shop
- (ii) Brewery
- a. Defined. A facility involved in the creation of malt beverages that produces fifteen thousand (15,000) barrels or more (or the equivalent) per year.
- (iii) Contractors office with storage
- a. Defined. A facility engaged in the provision of off-site contractor activities, including, but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, exterminating, landscaping, and other such activities, including the storage of material and the overnight parking of commercial vehicles.
  - b. Use standards. Where contractors storage is allowed as a limited use, all outdoor storage areas must be fully screened from view from the public right-of-way, public parking areas, and abutting properties using a minimum 10-foot wide structural buffer, which meets the requirements of Section 90-139.
- (iv) Detention center, jail, prison (private)
- a. Defined. A privately run facility to which people are legally committed as a punishment for crimes they have committed or while awaiting trial.
- (v) Distillery
- a. Defined. A facility involved in the creation of any alcoholic spirits beverage with an alcohol volume greater than 21 percent.
- (vi) Microbrewery
- a. Defined. A facility involved in the creation of malt beverages that produces fewer than fifteen thousand (15,000) barrels per year.
- (vii) Sale or rental of machinery, heavy equipment, or special trade tools

- a. Defined. A service industry providing machinery, equipment, and tools for a limited period of time or for sale.

## 2. Heavy industrial

- (i) Defined. Industrial operations and processes conducted both indoors and outdoors, which due to their intensity of use, should be located on or have ready access to a major thoroughfare or State highway, and not in close proximity to residential areas. Limited overnight quarters for managerial or supervisory staff are allowed. Heavy industrial uses include the following:

- a. Asphalt plant
- b. Chemical plant (non-pharmaceutical)
- c. Concrete or masonry plant
- d. Explosives plant, storage
- e. Landfill
- f. Manufacturing or assembly plant
- g. Metal smelting or forging works
- h. Paper mill
- i. Poultry/meat processing plant
- j. Quarry/mining operation, borrow pit
- k. Recycling and recovery facility
- l. Salvage operation, junkyard
- m. Sawmill, lumberyard
- n. Septic tank pumping company
- o. Slaughterhouse
- p. Tree service, log splitting, chipping and shredding operation

### (ii) Concrete or masonry plant

- a. Defined. A facility that manufactures concrete, concrete blocks, bricks, or artificial stone products.
- b. Use standards. Where a concrete or masonry plant is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where concrete or masonry plant is allowed as a limited use, it is subject to the following:
  - i. The facility must be fully screened from view from the public right-of-way, public parking areas, and abutting properties using a minimum 30-foot structural buffer, which meets the requirements of Section 90-139; and

- ii. Hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.

(iii) Manufacturing or assembly plant

- a. Defined. A facility devoted entirely to the manufacture or assembly of consumer goods or industrial products.
- b. Use standards. Where manufacturing or assembly plant is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where manufacturing or assembly plant is allowed as a limited use, it is subject to the following:
  - i. The operation must be entirely indoors, with limited outdoor storage screened and situated to the side or rear;
  - ii. Outdoor storage must be fully screened from view from the public right-of-way, public parking areas, and abutting properties using a minimum 10-foot structural buffer, which meets the requirements of Section 90-139; and
  - iii. Hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.

(iv) Tree service, log splitting, chipping, and shredding operation

- a. Defined. An operation that processes and/or stores trees or limbs on-site. Storage for a period not to exceed two (2) weeks.
- b. Use standards. Where tree service, etc. is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where tree service, etc. is allowed as a limited use, it is subject to the following:
  - i. Where within 1,000 feet of a residential use or residentially-zoned property, the hours of operation can begin no earlier than 6 A.M. and end no later than 11 P.M., including all deliveries.
  - ii. A minimum 50-foot wide undisturbed buffer must be maintained along all external property lines. If existing vegetation is not sufficient to meet the width or opacity, the buffer may be revegetated.

3. Self-service storage

- (i) Defined. Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property. Limited accommodations for overnight managerial or security staff are

allowed if associated with the main office. Overnight accommodations in a storage unit are prohibited. Self-service storage includes the following:

- a. Indoor multi-story storage
  - b. Mini-warehouse
  - c. Warehouse, self-service
- (ii) Use standards. Where self-service storage is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where self-service storage is allowed as a limited use, it is subject to the following:
- a. The minimum lot size is 2 acres;
  - b. All storage must be contained within a fully-enclosed building; however, the storage of boats, recreation vehicles, or other similar vehicles are allowed subject to the provisions for outdoor storage in Section 90-147(ix)(9).
  - c. A minimum 20-foot structural buffer meeting the requirements of Section 90-139 must be established along all shared property lines, except when abutting another self-storage facility or industrial use.

#### 4. Vehicle service and repair

- (i) Defined. Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles, such as motorcycles, boats, and recreational vehicles. Vehicle service and repair includes the following:
- a. Car wash
  - b. Vehicle repair (minor)
  - c. Vehicle repair (major)
  - d. Vehicle repair (commercial vehicle)
- (ii) Car wash
- a. Defined. A facility with mechanical or hand-operated equipment used for cleaning, washing, polishing, or waxing of motor vehicles.
  - b. Use standards. Where a car wash is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where a car wash is allowed as a limited use, it is subject to the following:
    - i. No car wash is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the lot line of the car wash facility);

- ii. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use; and
- iii. When abutting a ground floor residential use, the car wash facility cannot operate before 6 A.M. or after 11 P.M.

(iii) Vehicle repair (minor)

- a. Defined. A facility where minor vehicle repair and service is conducted. Includes audio and alarm installation, custom accessories, quick lubrication facilities, minor scratch and dent repair, emissions testing, bed liner installation, and glass repair or replacement.
- b. Use standards. Where minor vehicle repair is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where minor vehicle repair is allowed as a limited use, it is subject to the following:
  - i. The outdoor overnight storage of vehicles is allowed in accordance with Section 90-147(ix)(9).
  - ii. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use; and
  - iii. The dismantling of vehicles for salvage and the storage of impounded vehicles is not allowed.

(iv) Vehicle repair (major)

- a. Defined. A facility where general vehicle repair is conducted, including transmission, brake, muffler, and tire shops, along with body and paint shops.
- b. Use standards. Where major vehicle repair is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where major vehicle repair is allowed as a limited use, it is subject to the following:
  - i. The outdoor overnight storage of vehicles is allowed in accordance with Section 90-147(ix)(9).
  - ii. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use; and



- iii. The dismantling of vehicles for salvage and the storage of impounded vehicles is not allowed.

(v) Vehicle repair (commercial vehicle)

- a. Defined. A facility conducting repair, service, washing, or accessory installation for commercial vehicles, including box trucks, 18-wheelers, and construction or other heavy equipment.
- b. Use standards. Where commercial vehicle repair is allowed as a conditional use, it may be permitted subject to the requirements of Section 90-180 and the standards below. Where vehicle repair (commercial vehicle) is allowed as a limited use, it is subject to the following:
  - i. The outdoor overnight storage of vehicles is allowed in accordance with Section 90-147(ix)(9).
  - ii. A minimum 20-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use; and
  - iii. The dismantling of vehicles for salvage and the storage of impounded vehicles is not allowed.

5. Warehouse and distribution

- (i) Defined. A facility involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers. Warehouse and distribution includes the following:
  - a. Bulk storage, including nonflammable liquids, cold storage plants, frozen food lockers, household moving, and general freight storage
  - b. Distribution of products and merchandise
  - c. Parcel services
  - d. Transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
  - e. Trailer storage, drop-off lot
- (ii) Use standards. Where warehouse and distribution is allowed as a limited use, it is subject to the following:
  - a. Outdoor areas used for the loading, parking, and storage of tractor trailers must be screened using a minimum 20-foot structural buffer meeting the requirements of Section 90-139 along all shared property lines, except for an abutting

warehouse and distribution or light industrial use, and along all public or private rights-of-way.

**(ix) Accessory uses**

**1. Ancillary dwelling**

- (i) Define. A structure intended for residential use such as a guest home, caretaker's quarters, or cottage which is located on a lot or tract of land that also contains a separate main or principal dwelling.
- (ii) Use standards. Where allowed as a limited use, an ancillary dwelling must meet the requirements of Section 90-52.

**2. Car wash**

- (i) Defined. An accessory facility with mechanical equipment used for cleaning, washing, polishing, or waxing of motor vehicles, typically associated with a convenience store with fuel pumps.
- (ii) Use standards. Where an accessory car wash is allowed as a limited use, it is subject to the following:
  - a. Only one single-bay automatic (not self-service) car wash that is completely enclosed except for openings necessary to allow entry and exit of vehicles is allowed;
  - b. No car wash is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the lot line of the car wash facility);
  - c. A minimum 10-foot structural buffer meeting the requirements of Section 90-139 must be established along all lot lines abutting a ground floor residential use; and
  - d. When abutting a ground floor residential use, the car wash facility cannot operate before 6 A.M. or after 11 P.M.

**3. Drive-thru facility**

- (i) Defined. A facility at which the customer is served while sitting in a vehicle, typically associated with drive-thru restaurants, banks, and pharmacies.
- (ii) Use standards. Where a drive-thru is allowed as a conditional use, it may be permitted subject to Section 90-180 and the standards below. Where a drive-thru is allowed as a limited use, it is subject to the following:
  - a. No drive-thru window, lane, or order box is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the closest point of the drive-thru lane); and

- b. In ETCOD, CPOD, and NPOD, all drive-thru areas, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru, must be located to the side or rear of the building. Drive-thru windows and lanes may not be placed between a public street (not including an alley) and the associated building.

4. Helicopter landing area

- (i) Defined. A designated area, either at ground level or elevated on a structure, used for the landing and takeoff of helicopters.

5. Home occupation

- (i) Defined. A business or profession carried on by an occupant of a dwelling as a secondary use which is clearly incidental to the main residential use.
- (ii) Use standards. Where a home occupation is allowed as a limited use, it is subject to the requirements of Section 90-142.

6. Ice vending machine

- (i) Defined. A freestanding machine that produces and dispenses bulk ice, usually for a fee.

7. Mobile vending

- (i) Defined. Retail sales from a self-contained, purpose-built food service, retail, or service establishment that is vehicle-mounted or wheeled and is capable of being readily moveable.
- (ii) Use standards. Where mobile vending is allowed as a limited use, it is subject to the specific standards for mobile vendors found in Section 90-143(d).

8. Outdoor dining

- (i) Defined. A seating area specifically designed for the consumption of food or drink, typically associated with a restaurant or coffee shop and which is either located entirely outside the walls of the building, enclosed on two sides or less by walls, with or without a solid roof cover, or enclosed on three sides by walls without a solid roof cover.
- (ii) Use standards. Where outdoor dining is allowed as a limited use, it is subject to the following:

- a. The outdoor dining area must not interfere with the circulation of pedestrian or vehicular traffic. Outdoor dining cannot be located in a required parking space;
- b. The hours of operation for the outdoor dining area may not be greater than those of the principal use; and
- c. The outdoor dining area counts as part of the overall square footage of the restaurant when calculating parking requirements.

#### 9. Outdoor display

- (i) Defined. The outdoor display of products actively available for sale. The outdoor placement of propane gas storage racks, ice storage bins, soft drink, or similar vending machines, including outdoor sales areas for sheds, building supplies, plants, lawn mowers, barbeques, and other similar items, is considered outdoor display. Outdoor display does not include merchandise or material in boxes, in crates, or other kinds of shipping containers (see limited outdoor storage).
- (ii) Use standards. Where outdoor display is allowed as a limited use, it is subject to the following:
  - a. Outdoor display is only allowed with a permitted nonresidential use;
  - b. Outdoor display must take place under a permanent canopy, roofline, or enclosure extending from the primary façade; however, outdoor sales areas for sheds, building supplies, plants, lawn mowers, barbeques, and other similar items are exempt from this requirement;
  - c. Outdoor display may not exceed 6 feet in height;
  - d. Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day, except propane gas storage racks, ice storage bins, soft drink or similar vending machines, and outdoor sales areas for sheds, building supplies, lawn mowers, barbeques, and other similar items may remain outside overnight; and
  - e. Outdoor display may not encroach upon any pedestrian walkway, sidewalk, or public right-of-way. Outdoor display may not impair the ability of pedestrians to use the sidewalk. There must be a minimum of 6 feet of clear distance of sidewalk at all times.

#### 10. Outdoor storage, limited

- (i) Defined. Limited outdoor storage includes, but is not limited to:
  - a. The overnight outdoor storage of vehicles awaiting repair;
  - b. The outdoor storage of merchandise or material in boxes, in crates, on pallets, or other kinds of shipping containers;

- c. The outdoor storage of vehicles, boats, recreational vehicles, or other similar vehicles at a storage facility.
- (ii) Use standards. Where limited outdoor storage is allowed as a limited use, it is subject to the following:
  - a. Limited outdoor storage may not be more than 12 feet in height and must be fully screened from view from the public right-of-way, public parking areas, and abutting ground floor residential uses.; and
  - b. Vehicles awaiting repair may be stored up to 14 days within the screened storage area.

#### 11. Outdoor storage, general

- (i) Defined. General outdoor storage includes, but is not limited to:
  - a. The outdoor storage of contractors equipment or construction machinery;
  - b. The outdoor storage of fleet vehicles;
  - c. The outdoor storage of soil, mulch, stone, lumber, pipe, steel, salvage or recycled materials, and other similar merchandise, material, or equipment.
- (ii) Use standards. Where general outdoor storage is allowed as a limited use, it must be fully screened from view from the public right-of-way, public parking areas, and abutting properties using a minimum 10-foot structural buffer, which meets the requirements of Section 90-139.

#### 12. Parking, on-site

- (i) Defined. Parking provided on-site to serve a principal use of the site.