

STATE OF GEORGIA
COUNTY OF POLK

RESOLUTION NO. 2026 - 182

AN ORDINANCE OF THE GOVERNING AUTHORITY OF POLK COUNTY, IN THE STATE OF GEORGIA; AMENDING THE CODE OF POLK COUNTY, GEORGIA, AS AMENDED, SPECIFICALLY PART II, SUBPART B, DIVISION 708, SECTION 708.16: TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE FOR THIS ORDINANCE; AND FOR OTHER PURPOSES.

WHEREAS, THE POLK COUNTY BOARD OF COMMISSIONERS BELIEVES IN PROPER ZONING USES, AND

WHEREAS, IT WAS DETERMINED THE C-1 ZONING ORDINANCE WAS OUTDATED AND NEEDED UPDATING, AND

WHEREAS, THESE REVISIONS REMOVED CERTAIN ALLOWED USES, AND

WHEREAS, DISTANCE REQUIREMENTS WERE ADDED FOR GAS STATIONS AND CONVENIENCE CENTERS, SO

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF POLK COUNTY AND IT IS HEREBY ORDAINED:

SECTION 1. THE CODE OF POLK COUNTY, GEORGIA, AS AMENDED, IS HEREBY FURTHER AMENDED BY AMENDING PART II, SUBPART B, DIVISION 708.16: TO READ AS FOLLOWS:

PART II CODE OF ORDINANCES

SUBPART B: LAND DEVELOPMENT ORDINANCES

DIVISION 708, SECTION 708.16 – C-1, General Commercial

Sec. 708.16 – C-1, General Commercial

- A. *Purpose and Intent.* The C-1 zoning district is primarily intended to be used for commercial operations. The regulations which apply within this district are designed to encourage the formation of compatible and economically healthy business uses.

C-1 Zoning District
Minimum Lot Size = 0.5 Acres
Minimum Lot Width = 100 ft.
Maximum Building Height = 60 ft.
Front Setback = 30 ft.
Rear Setback = 30 ft.
Side Setback = 15 ft.

B. Permitted Uses.

1. Amusement centers and arcade rooms
2. Animal hospitals & grooming shops (See section C of this section)
3. Athletic & health clubs
4. Automobile service stations and convenience stores (See section D of this section)
5. Automotive dealership sales lots (See section E of this section)
6. Automotive paint and repair shops (See section F of this section)
7. Banks and financial institutions
8. Barber and beauty shops
9. Bowling alleys
10. Car washes
11. Conference centers
12. Contractor offices (See section G of this section)
13. Cultural facilities (art galleries, museums, theaters, recording studios, and libraries)
14. Day care centers and nursery schools (See section H of this section)
15. Dry cleaners and laundromats
16. Farm and garden stores, including greenhouses and nurseries
17. Funeral homes
18. Golf courses and golf/baseball driving ranges
19. Grocery stores
20. Hospitals
21. Hotels and motels (See section I of this section)
22. Medical and dental offices
23. Mini-warehouses and self-storage facilities
24. Movie theaters
25. Nursing homes
26. Office spaces
27. Parking lots and garages (See section J of this section)
28. Pawn shops
29. Pharmacy stores
30. Professional and general business offices
31. Public utility facilities
32. Religious institutions (See section K of this section)
33. Restaurants (dine-in and fast food)
34. Retail stores
35. Shopping centers

C. Animal hospitals, kennels, & grooming shops

1. All structures shall be located at least 50 feet from any residential zoning district.
2. All animals shall be located within an enclosed building with adequate sound and odor controls maintained.

D. Automobile service stations and convenience stores

1. Shall be a minimum of ½ mile from any other automobile service station or convenience store on the same side of the road.
2. When abutting a residential zoning district, a solid fence no less than six (6) feet in height and an approved landscape buffer shall be provided for visual screening.

E. Automotive dealership sales lots

1. All vehicles shall be at least 15 feet from the right-of-way.

2. When abutting a residential zoning district, a solid fence no less than six (6) feet in height or an approved landscape buffer shall be provided for visual screening.

F. Automotive paint and repair shops

1. Shall not be within fifty (50) feet of any property used for a school, park, or playground.
2. Shall not be established adjacent to any residential zoning district.
3. All activities shall take place entirely within an enclosed building.
4. All outdoor storage must be to the rear of the principal structure and enclosed by a solid fence no less than 6 feet in height.

G. Contractor offices

1. All outdoor storage must be to the rear of the principal structure and enclosed by a solid fence no less than 6 feet in height.

H. Day care centers and nursery schools

1. Such use shall be certified by the state of Georgia.
2. Outdoor play area must be surrounded with a minimum four (4) ft. fence, with a self-latching gate.

I. Hotels and motels

1. Shall not be within two-hundred (200) feet of any residential zoning district.
2. Shall be no more than a maximum density of one-hundred (100) guest units per acre.

J. Parking lots and garages

1. Parking lots must be asphalt or concrete.

K. Religious institutions

1. Accessory schools and cemeteries are permissible if the property is a minimum of (5) acres.
2. When abutting a residential zoning district, a solid fence no less than 6 feet in height or an approved landscape buffer shall be provided for visual screening.

L. Accessory Structures

1. No accessory building shall be constructed on a lot before the principal building.

M. 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.
2. No manufacturing processes are permitted.
3. Structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.

N. Landscape and Buffer Requirements

1. When a property in this district directly abuts a residential zoning district, a thirty (30) foot greenbelt buffer shall be established.
2. Landscaped areas must contain appropriate materials such as grass, hedges, trees, natural vegetation and the like.
3. Stormwater retention facilities are not permitted within required buffers.

SECTION 2. ALL LAWS, ORDINANCES AND RESOLUTIONS, OR PARTS THEREOF, WHICH CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE, ARE HEREBY REPEALED.

SECTION 3. IF ANY PART OF THIS ORDINANCE SHALL BE DECLARED UNCONSTITUTIONAL BY THE VALID JUDGEMENT OF ANY COURT OF COMPETENT JURISDICTION, SUCH UNCONSTITUTIONALITY SHALL NOT AFFECT THE REMAINDER OF THIS ENACTMENT, AND SUCH REMAINDER SHALL REMAIN IN FULL FORCE AND EFFECT.

SECTION 4. THIS ORDINANCE SHALL BECOME EFFECTIVE UPON ITS APPROVAL BY THE BOARD OF COMMISSIONERS.

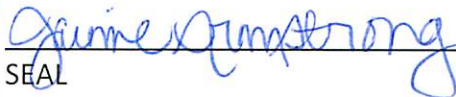
SO ORDAINED, THIS THE 31st DAY OF MARCH, 2026.

POLK COUNTY BOARD OF COMMISSIONERS



CHUCK THAXTON, CHAIRMAN

ATTEST:



SEAL
JAIME ARMSTRONG, CLERK

