

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE 2012 ZONING RESOLUTION, AS AMENDED, BY MODIFYING ARTICLE III, DEFINITIONS AND ARTICLE XIII, USE PROVISIONS IN ORDER TO AMEND SECTION 1307, C-1 NEIGHBORHOOD BUSINESS DISTRICT, SECTION 1308, C-2 GENERAL BUSINESS DISTRICT, SECTION 1309, O-I OFFICE INSTITUTIONAL, AND SECTION 1310, M-1 LIGHT INDUSTRY DISTRICT, IN ORDER TO ADD DEFINITIONS AND REGULATIONS FOR FITNESS STUDIO; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

WHEREAS, the Mayor and Council desire to amend the 2012 Zoning Resolution, as amended;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia as follows:

**Section 1:** The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding (underlined words) and deleting (~~struck through words~~) to Article III, Definitions, Article XIII, Use Provisions, Section 1307, C-1 Neighborhood Business District, Section 1308, C-2 General Business District, 1309, O-I Office Institutional, and Section 1310, M-1 Light Industry District, as follows:

### ARTICLE III. - DEFINITIONS

...

***Fitness Studio.*** An establishment where equipment or instruction is provided for a specialized activity related to physical well-being such as personal training, dance, martial arts, boxing, yoga, barre and other forms of similar physical exercise. These facilities are typically located in a smaller space due to their focused specialty. Businesses may include incidental (occupying no more than 10% of the floor area) related services such as, tanning beds, massage and stretch therapy, nutritional programs, cafe, juice bars, and retail sales.

### ARTICLE XIII. – USE PROVISIONS

...

#### SECTION 1307 C-1 NEIGHBORHOOD BUSINESS DISTRICT

...

***Permitted Uses.*** Only the following permitted uses shall be allowed in the C-1 Neighborhood Business District and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as

defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this district.

*A. Retail and Service Uses.*

...

*13. Dry cleaning establishments including dry cleaning pick-up and delivery stations, not to exceed 2,500 square feet of total floor area.*

*13.a. Fitness Studio*

*14. Florists.*

...

**SECTION 1308 C-2 GENERAL BUSINESS DISTRICT**

...

*Permitted Uses.* Only the following permitted uses shall be allowed in the C-2 General Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses defined in Article III, Definitions; or [d)] other uses which are clearly similar to and consistent with the purpose of this District.

*A. Retail and Service Uses.*

...

*8. Crematories, as an accessory to a funeral home.*

*8.a. Fitness Studio*

*9. Heavy equipment and farm equipment sales and service, and truck rental.*

...

**SECTION 1309 O-I OFFICE INSTITUTIONAL**

...

This zoning district is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings.

*1. Permitted Uses.* A building or land may be used for the following purposes:

...

*h. Medical office.*

*i. Learning Pods*

*j. Fitness Studio*

...

**SECTION 1310 M-1 LIGHT INDUSTRY DISTRICT**

...

*Permitted Uses.* Only the following uses shall be permitted within the M-1 Light Industry District and no structure shall be erected, structurally altered or enlarged for any use other than

as permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment, b) special uses as permitted herein, c) accessory uses as defined in Article III, Definitions, d) other uses which are clearly similar to and consistent with the purpose of this district, or e) uses (listed at the end of this section) for property located within the Central Business District (see CBD boundary map).

*Uses within the Central Business District (see CBD boundary map).*

*Permitted Uses.*

...

*Depot/Passenger Terminal (bus, rail).*

*Distribution Facility.*

*Fitness Studio.*

*Food Processing/Packaging/Canning Plant (other than poultry/meat processing).*

*Funeral Home.*

...

**Section 2.** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**SO ORDAINED AND EFFECTIVE**, this 27 day of August, 2024.

ATTEST:

  
\_\_\_\_\_  
Kym Chereck, City Clerk

(SEAL)

APPROVED:

  
\_\_\_\_\_  
Mike Mason, Mayor

