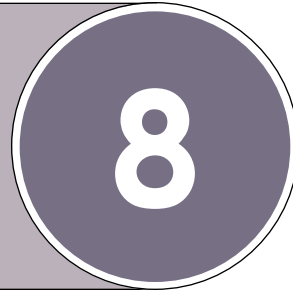


# Article 8

## Commercial Districts



## Section 8-1 Purpose

- A. **“C-1,” Neighborhood/Commercial District.** The C-1 zoning district is intended to provide a location for convenience goods and services for residents of nearby neighborhoods. Allowed uses should be of a low intensity nature, appropriate in scale and appearance, and compatible with the surrounding residential character. Pedestrian accessibility will be promoted. This district may be found as a node within residential neighborhoods or used as a transitional zone between residential and non-residential development.
- B. **“C-3,” General Commercial District.** The C-3 zoning district is intended primarily to accommodate a range of retail and service uses serving the broader needs of the community and the motoring public. Large-scale retailers, auto-related businesses and similar uses not generally appropriate for other commercial districts will be permitted. While the district will be established primarily along arterial roadways, care should be taken to ensure compatibility with adjacent uses and minimize conflicts with traffic along abutting streets
- C. **“C-4,” Highway Commercial District.** The C-4 zoning district is a specialized district intended to provide for those service uses catering to the motoring public along the interstate highway system and other high volume highways. Uses will be limited to auto-oriented uses and district boundaries will be confined to the immediate vicinity of interchanges and major intersections.

## Section 8-2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of *Table 8-2* may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings in this district may be used by right.
- B. **Conditional Use (C).** Land and/or buildings in this district may be used by right, provided the specific conditions related to that use, as found in [Article 14](#) are met.
- C. **Special Use (S).** Land and/or buildings may be permitted only if special land use approval is granted upon a finding that all applicable requirements in [Article 15](#), Special Use Requirements.
- D. **Specific Conditions.** Indicates requirements or conditions applicable to conditional uses, as listed in [Article 14](#) Conditional Use Requirements, and Special Uses, as applied in [Article 15](#).

Table 8-2 Schedule of Uses: Commercial Districts				
Use	C-1	C-3	C-4	Special Conditions
<b>Personal Services</b>				
Barber shop	P	P		
Beauty shop	P	P		
Child care centers, commercial preschools and nurseries	C	P		<a href="#">14-16</a>





**Table 8-2 Schedule of Uses: Commercial Districts**

Use	C-1	C-3	C-4	Special Conditions
Dry cleaner, not including a dry cleaning plant	P	P		
Health spa, fitness club		P		
Laundromat	S	P		
Photography studio	P	P		
Repair of consumer goods, electronics, household items, clothing and footwear	P	P		
<b>Retail Uses</b>				
Appliance sales and repair		P		
Art studio	P	P		
Auction houses		C		14-3
Building and lumber supply, fence material, rental and related construction oriented retail establishments		C		14-5
Convenience Stores	P	P	P	
Nurseries and greenhouses (including retail sales)		P		
Open air business		S		15-24
Package store	P	P		
Pawn shops, second hand and consignment stores		S		
Planned shopping centers		P		
Retail establishments such as variety, dry goods, clothing, florists, gift, notions, music, book, hardware or pharmacies, not exceeding 10,000 square feet of floor area	P			
Retail food establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections and similar commodities for consumption off the premises, not exceeding 10,000 square feet of floor area	P			
Retail establishments whose principal activity is the sale of merchandise within an enclosed building.		P		
<b>Office, Financial and Business Services</b>				
Veterinary hospital		S		15-38
Kennels		C		14-17
Call centers		P		
Financial institutions	P	P	S	





Table 8-2 Schedule of Uses: Commercial Districts

Use	C-1	C-3	C-4	Special Conditions
Gunsmith		S		
Laboratory serving professional requirements, e.g. medical, dental, etc		P		
Locksmith shop		P		
Medical or dental office, including clinics		P		
Messenger service		P		
Office equipment sales and service		P		
Offices, general and professional		P		
Taxicab dispatching		P		
<b>Vehicle Sales, Service and Related Uses</b>				
Auto parts and tire store		P		
Automobile, trailer, truck, farm equipment, recreational vehicle or motorcycle sales		S	S	15-11
Boat sales and repair		S	S	15-11
Parking garage, structure or lot, commercial (as principal use)		C	C	14-19
Parking garage, structure or lot, private (as principal use)		P	P	
Tire retreading service		C	C	14-28
Vehicle repair, minor		C	S	14-29/15-35
Vehicle repair, major		S	S	15-35
Vehicle service stations		S	S	15-36
Vehicle wash facilities		S	S	15-37
<b>Institutional Uses</b>				
Ambulance service		P	P	
Business school		P		
Churches and customary related uses	P	P		
Club or lodge, private		C		14-10
Child caring institutions, congregate	S			15-14
Child caring institutions, group	S			15-14
Day care, adult		P		
Personal care homes, congregate	S			15-25
Group personal care homes	S			15-25
Government buildings	P	P	P	
Hospital		S		
Library	P	P		
Museum, cultural facility		P		

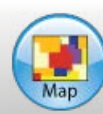
General Provisions

Site Plan Review

Conditional Use

Special Land Use





**Table 8-2 Schedule of Uses: Commercial Districts**

Use	C-1	C-3	C-4	Special Conditions
Personal care homes: nursing home, convalescent home rest home, etc.		S		15-25
Publicly owned recreation center or other similar charitable institution		P		
<b>Food, Drink, Entertainment and Hospitality</b>				
Banquet facilities, reception halls and similar gathering facilities		S	S	
Commercial recreation, indoor (movie theaters, bowling alleys, ice arenas, billiard parlors and similar uses)		S	S	
Commercial recreation, outdoor (mini-golf, golf driving ranges, go-cart, amusement parks and similar activities)		S	S	
Food catering service		P		
Hotel/motel			P	
Performance theaters, concert halls		P		
Performing arts or martial arts school or studio	P	P		
Radio, television and recording studio		P		
Restaurant (standard)	P	P	P	
Restaurant (drive-in or drive-through)		S	S	15-29
Restaurant (alcohol and/or entertainment)		S	S	15-29
Restaurant (outdoor seating area)	C	C		14-24
Taverns		S	S	
<b>Other Uses</b>				
Accessory uses and structures	P	P	P	
Drive-in and drive-through facilities for automated teller machines, banks, pharmacies and similar uses (not including drive-through restaurants)	S	S	S	15-19
Public utility structures and lands	C	C	C	14-23
Self-storage facilities (indoor)			S	15-32
Taxidermist		P		
Wireless communications towers and facilities		S	S	15-40

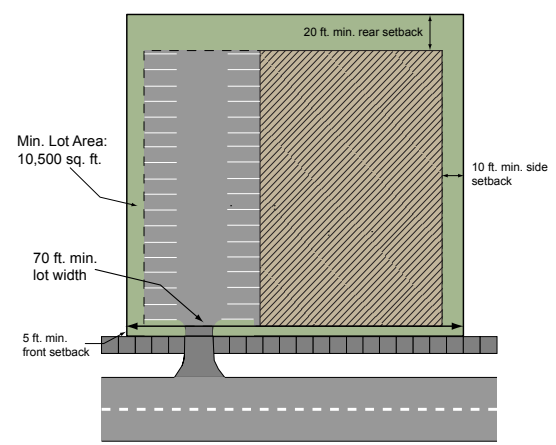


**Section 8-3 Spatial Requirements**

- A. All lots and buildings shall meet the minimum area and width requirements listed below. New lots shall not be created, except in conformance with these

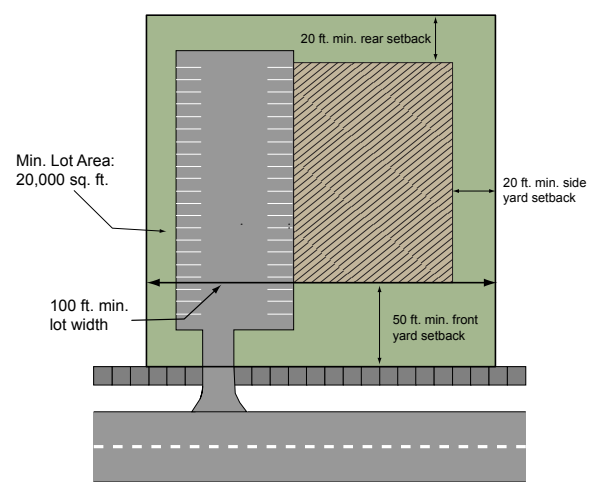
**C-1 Neighborhood Commercial**

<b>Building Height</b>	
Max Stories	2
Max. Height (ft.)	25
<b>Setbacks (Min.)</b>	
Front (ft.)	5
Side (ft.)	10
Rear (ft.)	20
<b>Lot/Width Requirements (Min.)</b>	
Lot Area (sq. ft.)	10,500
Lot Width (ft.)	70
Lot Coverage	70%



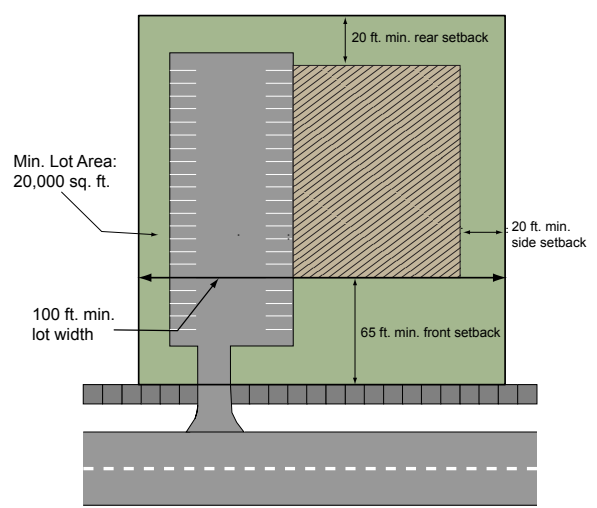
**C-3 General Commercial**

<b>Building Height</b>	
Max Stories	3
Max. Height (ft.)	40
<b>Setbacks (Min.)</b>	
Front (ft.)	50
Side (ft.)	20
Rear (ft.)	20
<b>Lot/Width Requirements (Min.)</b>	
Lot Area (sq. ft.)	20,000
Lot Width (ft.)	100
Lot Coverage	60%



**C-4 Highway Commercial**

<b>Building Height</b>	
Max Stories	5
Max. Height (ft.)	70
<b>Setbacks (Min.)</b>	
Front (ft.)	65
Side (ft.)	20
Rear (ft.)	20
<b>Lot/Width Requirements (Min.)</b>	
Lot Area (sq. ft.)	20,000
Lot Width (ft.)	100
Lot Coverage	60%





requirements. In addition, all structures and their placement on a lot shall conform to the minimum dimensional requirements listed below.

### Section 8-4 Site Development Requirements

In addition to the requirements of this article, all development in the commercial districts shall meet the applicable requirements as listed elsewhere in this ordinance:

- A. General Provisions, see [Article 13](#)
- B. Conditional Use Requirements, see [Article 14](#)
- C. Special Use Requirements, see [Article 15](#)
- D. Parking and Loading, see [Article 17](#)
- E. Landscaping and Buffering Requirements, see [Article 19](#)
- F. Building Design and Material Requirements, see [Article 18](#)
- G. Site Plan Review Requirements, see [Article 20](#)
- H. Overlay Zone Requirements, see [Article 11](#)

In addition, development shall meet the applicable requirements of the [Palmetto Sign Ordinance](#).





with concrete or deep strength asphalt. Deceleration lanes shall be provided in accordance with the City of Palmetto's Engineering Standards. Acceleration or passing lanes may be required by the city engineer. The city council shall take into consideration vehicular turning movements in relation to traffic flow, proximity of curb cuts and intersections.

- G. All areas of the site which are not paved for parking, driveways, loading or operation shall be landscaped and maintained in accordance with [Article 19](#) of this Ordinance.
- H. The facility and all of its operations shall strictly comply with all applicable Fulton County, State of Georgia, federal and local statutes, regulations, rules, orders and ordinances. Systems shall be employed to contain and process all discharged materials from the facility in an environmentally sound manner.
- I. Plans and/or reports shall be filed with the Palmetto Fire Department, indicating the types of materials and where they are located on the site.
- J. All approvals by the city shall be conditioned and subject to the applicant securing all required approvals and permits, as defined by local, Fulton County, State of Georgia and federal statutes and regulations.
- K. The city council shall establish fees to pay its costs of administration and inspections of the site and facility to ensure that the development is being operated in compliance with the conditions of the special land use approval.

## Section 15-29 Restaurant

### A. Restaurant (alcohol and/or entertainment).

1. The primary business activity of the restaurant or cafe shall be the serving of meals. Provision of entertainment and the sale and consumption of alcohol shall be an incidental and subordinate business activity of the restaurant.
2. If a distinct or separate part of the establishment is designated or used primarily for the sale and consumption of alcohol, such as a lounge, that part shall not occupy more than one-third (1/3) of the total floor area of the establishment that is accessible to customers.
3. Outdoor seating may be permitted where it is determined that:
  - a. The location of the outdoor seating area will be appropriately screened, if necessary.
  - b. Outdoor seating capacity will be included in the computation of required parking.
  - c. An outdoor seating area shall be surrounded by a decorative fence or enclosure, at least four feet in height, with access only from within the building. A self-closing gate, which can only be opened from within the enclosure, shall be provided for emergency egress.
  - d. Hours of operation, noise, and/or lighting will not create nuisance effects upon surrounding properties.

### B. Restaurant (drive-in or drive-through)

1. Sufficient vehicular stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public







right-of-way. A minimum of ten stacking spaces for each service ordering station shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation, parking spaces and egress from the property by vehicles not using the drive-through portion of the facility.

2. A minimum of three parking spaces shall be provided in close proximity to the exit of the drive-through portion of the operation, to allow for customers waiting for delivery of orders.
3. Public access to the site shall be located at least 100 feet from any intersection or other driveway on the same side of the street, as measured from the nearest right-of-way line to the nearest edge of said access; provided, that sites located within the Arterial Corridor Overlay District shall comply with all requirements of [Section 11-2](#).
4. Internal circulation and access to/egress from the site shall not substantially impair the movement of other modes of transportation, such as bicycles and pedestrians, to and through the site.
5. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent sound or music from being audible beyond the boundaries of the site.

**Section 15-30 Salvage yards**

- A. All vehicles, parts, material and equipment must be stored within enclosed buildings or within an area completely enclosed by a screening fence at least eight feet in height.
- B. The screening fence must be of such design as to completely obstruct vision. No chain link fence, with or without covering, shall be permitted.
- C. The screening fence shall be set back from all property lines in accordance with the minimum yard requirements of the zoning district.
- D. No materials shall be stacked higher than the screen fence.
- E. All materials shall be stockpiled in neat and orderly rows with adequate aisle space provided between rows to accommodate emergency vehicles and equipment.
- F. No storage area shall be located within 500 feet of a residential district or street adjacent to a residential district.

**Section 15-31 Sanitary Landfill**

- A. The landfill shall be located on a parcel of land of not less than 200 acres.
- B. All buildings, structures and equipment are to be removed upon the completion of the landfill operation.
- C. The parcel shall be enclosed by a fence six feet high that is of such construction that it provides a visual screen and contains windblown debris.
- D. No burning of waste material will be allowed without a permit from the Georgia Department of Natural Resources.
- E. Where the landfill borders on a public right-of-way or abuts a residential district, the minimum width and plant material requirements for greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic

