
**STATE OF GEROGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____-_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST, GEORGIA, BY AMENDING THE TABLE OF CONTENTS, ARTICLE 2 (DISTRICT REGULATIONS) IN ITS ENTIRETY, DIVISION 1 (OVERLAY DISTRICTS), DIVISION 4 (ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT), DIVISION 5 (STONECREST AREA OVERLAY DISTRICT) AND DIVISION 33 (INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT) OF ARTICLE 3 (OVERLAY DISTRICT REGULATIONS), DIVISION 1 (OVERVIEW OF USE CATEGORIES AND USE TABLE), DIVISION 2 (SUPPLEMENTAL USE REGULATIONS) AND DIVISION 3 (TEMPORARY USE REGULATIONS OF ARTICLE 4 (USE REGULATIONS), ARTICLE 6 (PARKING), DIVISION 3 (ZONING AND COMPREHENSIVE PLAN AMENDMENTS AND PROCEDURES) AND DIVISION 4 (SPECIAL LAND USE PERMITS) OF ARTICLE 7 (ADMINISTRATION) AND ARTICLE 9 (DEFINITIONS) WITHIN CHAPTER 27 (ZONING ORDINANCE); TO STANDARDIZE LAND USE DEFINITIONS AND TERMS; TO CLARIFY AND UPDATE THE USES ALLOWED IN EACH ZONING DISTRICT WITHIN CITY LIMITS; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and

City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to amend Chapter 27 (Zoning Ordinance) in its entirety; and

WHEREAS, the City desires to standardize land use definitions and terms for the sake of consistency, readability and minimization of Scribner's errors; and

WHEREAS, the City desires to clarify and update the uses allowed in each zoning district within City limits to reduce conflict in interpreting definitions and terms; and to remove land uses that does not fit the characterization and the zoning intent of the zoning district.

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Director of Planning and Planning Commission recommend approval based on the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Act has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended by amending the Table of Contents, Article 2 (District Regulations) in its entirety, Division 1 (Overlay Districts), Division 4 (Arabia Mountain Conservation Overlay District), Division 5 (Stonecrest Area Overlay District) and Division 33 (Interstate 20 Corridor Compatible Use Overlay District) of Article 3 (Overlay District Regulations), Division 1 (Overview of Use Categories and Use Table), Division 2 (Supplemental Use Regulations) and Division 3 (Temporary Use Regulations of Article 4 (Use Regulations), Article 6 (Parking), Division 3 (Zoning and Comprehensive Plan Amendments and Procedures) and Division 4 (Special Land Use Permits) of Article 7 (Administration) and Article 9 (Definitions) within and adopting the provisions set forth in Exhibit “A” attached hereto and made a part by reference.

Section 2. That text added to current law appears in red. Text removed from current law appears as ~~red and strikethrough~~.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually

dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2022.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

George Turner, Mayor Pro Tem

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

**EXHIBIT “A”
(SEE ATTACHED)**

CHAPTER 27: ZONING ORDINANCE

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CHAPTER 27: ZONING ORDINANCE

ARTICLE 2 – DISTRICT REGULATIONS

ARTICLE 2. DISTRICT REGULATIONS

DIVISION 3. RE (RESIDENTIAL ESTATE) DISTRICT

Sec. 2.3.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.3.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Dairy; see section 4.2
 - b. Keeping of livestock; see section 4.2
 - c. Keeping of poultry/pigeons; see section 4.2
 - d. Livestock sales pavilion; see section 4.2
 - e. Riding academies or stables; see section 4.2
 - f. Sawmill, temporary or portable; see section 4.2
 - g. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, single-family (detached)
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Commercial
 - a. Kennel, noncommercial
5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2

The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE
ARTICLE 2. DISTRICT REGULATIONS

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - b. Party house
3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2
4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Child care home, 5 or less; see section 4.2
 - d. Convents or monasteries; see section 4.2
 - e. Personal care home, 6 or less; see section 4.2
 - f. Senior housing; see section 4.2
 - g. Short-term vacation rental
2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Places of worship; see section 4.2
 - c. Recreation club; see section 4.2

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ARTICLE 2. DISTRICT REGULATIONS

- d. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - e. Special events facility
 - f. Swimming pools, commercial; see section 4.2
 - 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Animal shelter/rescue center; see section 4.2
 - c. Child day care facility, up to 6; see section 4.2
 - d. Kennel, breeding; see section 4.2
 - e. Kennel, commercial
 - 4. Communication – Utility
 - a. Amateur radio service or antenna; see section 4.2
 - 5. Wireless Telecommunication
 - a. New support structure from 51 feet to 150 feet; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 - 1. Residential
 - a. Accessory uses and structures
 - b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
 - 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 - 3. Commercial
 - a. Fitness center

DIVISION 4. RLG (RESIDENTIAL LARGE LOT) DISTRICT

Sec. 2.4.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.4.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, single-family (detached)
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
5. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - b. Party house
3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2
4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Child care home, 5 or less; see section 4.2
 - d. Convents or monasteries; see section 4.2
 - e. Personal care home, 6 or less; see section 4.2
 - f. Senior housing; see section 4.2
 - g. Short-term vacation rental
2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Places of worship; see section 4.2
 - c. Recreation club; see section 4.2
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - e. Swimming pools, commercial; see section 4.2
3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Child day care facility, up to 6; see section 4.2
 - c. Kennel, noncommercial
4. Communication – Utility
 - a. Amateur radio service or antenna; see section 4.2
5. Wireless Telecommunication
 - a. New support structure from 51 feet to 150 feet; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses and structures
 - b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
3. Commercial
 - a. Fitness center

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in ~~Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.5.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, single-family (detached)
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
5. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Residential
 - a. Home occupation, no customer contact; see section 4.2
3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2

4. Wireless Telecommunications

- a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
- b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
- c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Residential

- a. Bed and breakfast establishment; see section 4.2
- b. Home occupation, with customer contact; see section 4.2
- c. Child care home, 5 or less; see section 4.2
- d. Convents or monasteries; see section 4.2
- e. Personal care home, 6 or less; see section 4.2
- f. Senior housing; see section 4.2
- g. Short-term vacation rental

2. Institutional/Public

- a. Cemetery, columbarium, mausoleum; see section 4.2
- b. Places of worship; see section 4.2
- c. Recreation club; see section 4.2
- d. School, private kindergarten, elementary, middle or high schools; see section 4.2
- e. Swimming pools, commercial; see section 4.2

3. Commercial

- a. Adult daycare facility, up to 6; see section 4.2
- b. Child day care facility, up to 6; see section 4.2
- c. Kennel, noncommercial

4. Communication – Utility

- a. Amateur radio service or antenna; see section 4.2

5. Wireless Telecommunication

- a. New support structure from 51 feet to 150 feet; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential

- a. Accessory uses or structures
- b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2

2. Institutional/Public

- a. Educational use, private; see section 4.2
- b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

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- 3. Commercial
 - a. Fitness center

DIVISION 6. R-85 (RESIDENTIAL MEDIUM LOT-85) DISTRICT

Sec. 2.6.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in ~~Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.6.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, single-family (detached)
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
5. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Residential
 - a. Home occupation, no customer contact; see section 4.2
3. Commercial
 - f. Farmer's market, temporary/seasonal; see section 4.2
 - g. Temporary outdoor retail sales; see section 4.2
 - h. Temporary outdoor sales or events, seasonal; see section 4.2
 - i. Temporary produce stand; see section 4.2

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- j. Temporary trailer, as home sales office or construction trailer; see section 4.2
- 4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
- The following uses are permitted only with a special land use permit:
- 1. Residential
 - a. Home occupation, with customer contact; see section 4.2
 - b. Child care home, 5 or less; see section 4.2
 - c. Convents or monasteries; see section 4.2
 - d. Personal care home, 6 or less; see section 4.2
 - e. Senior housing; see section 4.2
 - 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Places of worship; see section 4.2
 - c. Recreation club; see section 4.2
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - e. Swimming pools, commercial; see section 4.2
 - 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Child day care facility, up to 6; see section 4.2
 - c. Kennel, noncommercial
 - 4. Communication – Utility
 - b. Amateur radio service or antenna; see section 4.2
 - 5. Wireless Telecommunication
 - a. New support structure from 51 feet to 150 feet; see section 4.2
- D. Permitted Accessory
- The following uses are permitted as accessory only to a principal use:
- 1. Residential
 - a. Accessory uses or structures
 - b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
 - 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

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- 3. Commercial
 - a. Fitness center

DIVISION 7. R-75 (RESIDENTIAL MEDIUM LOT-75) DISTRICT

Sec. 2.7.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in ~~Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.7.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

- 1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
- 2. Residential
 - a. Dwelling, single-family (detached)
- 3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
- 4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
- 5. Wireless Telecommunications
 - b. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

- 1. Agricultural
 - a. Urban, community garden, over 5 acres
- 2. Residential
 - a. Home occupation, no customer contact; see section 4.2

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- 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
- The following uses are permitted only with a special land use permit:
- 1. Residential
 - a. Home occupation, with customer contact; see section 4.2
 - b. Child care home, 5 or less; see section 4.2
 - c. Convents or monasteries; see section 4.2
 - d. Personal care home, 6 or less; see section 4.2
 - e. Senior housing; see section 4.2
 - 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Places of worship; see section 4.2
 - c. Recreation club; see section 4.2
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - e. Swimming pools, commercial; see section 4.2
 - 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Child day care facility, up to 6; see section 4.2
 - c. Kennel, noncommercial
 - 4. Communication – Utility
 - a. Amateur radio service or antenna; see section 4.2
 - 5. Wireless Telecommunication
 - a. New support structure from 51 feet to 150 feet; see section 4.2
- D. Permitted Accessory
- The following uses are permitted as accessory only to a principal use:
- 1. Residential
 - a. Accessory uses or structures

-
- b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2
 - 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 - 3. Commercial
 - a. Fitness center

DIVISION 8. R-60 (RESIDENTIAL SMALL LOT-60) DISTRICT

Sec. 2.8.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in ~~Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.8.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

- 1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
- 2. Residential
 - a. Dwelling, cottage home
 - b. Dwelling, single-family (detached)
- 3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
- 4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
- 5. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Residential
 - a. Home occupation, no customer contact; see section 4.2
3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2
4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Residential
 - a. Home occupation, with customer contact; see section 4.2
 - b. Child care home, 5 or less; see section 4.2
 - c. Convents or monasteries; see section 4.2
 - d. Personal care home, 6 or less; see section 4.2
 - e. Senior housing; see section 4.2
2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Places of worship; see section 4.2
 - c. Recreation club; see section 4.2
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - e. Swimming pools, commercial; see section 4.2
3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Child day care facility, up to 6; see section 4.2
4. Communication – Utility
 - a. Amateur radio service or antenna; see section 4.2
5. Wireless Telecommunication
 - a. New support structure from 51 feet to 150 feet; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses or structures
 - b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
3. Commercial
 - a. Fitness center

DIVISION 9. MHP (MOBILE HOME PARK) DISTRICT

Sec. 2.9.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in ~~Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.9.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, mobile home; see section 4.2
 - b. Dwelling, single-family (detached)
 - c. Mobile home park
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Child day care center (kindergarten), 7 or more
5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2

- 6. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary produce stand; see section 4.2
 - d. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Home occupation, with customer contact; see section 4.2
 - b. Senior housing; see section 4.2
 - 2. Institutional/Public
 - a. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - b. Swimming pools, commercial; see section 4.2
 - 3. Communication – Utility
 - b. Amateur radio service or antenna; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 - 1. Residential
 - a. Accessory uses or structures
 - 2. Institutional/Public
 - a. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 - 3. Commercial

- a. Fitness center

DIVISION 10. RNC (RESIDENTIAL NEIGHBORHOOD CONSERVATION) DISTRICT

Sec. 2.10.3. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in ~~Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.10.3))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Keeping of livestock; see section 4.2
 - b. Keeping of poultry/pigeons; see section 4.2
 - c. Riding academies or stables; see section 4.2
 - d. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, cottage home
 - b. Dwelling, single-family (detached)
 - c. Dwelling; three family; see section 4.2
 - d. Dwelling, townhouse; see section 4.2
 - e. Dwelling, two-family; see section 4.2
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
5. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres

2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2
 4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
- The following uses are permitted only with a special land use permit:
1. Residential
 - a. Home occupation, with customer contact; see section 4.2
 - b. Child care home, 5 or less; see section 4.2
 - c. Convents or monasteries; see section 4.2
 - d. Personal care home, 6 or less; see section 4.2
 - e. Senior housing; see section 4.2
 2. Institutional/Public
 - a. Places of worship; see section 4.2
 - b. Recreation club; see section 4.2
 - c. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - d. Swimming pools, commercial; see section 4.2
 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Child day care facility, up to 6; see section 4.2
- D. Permitted Accessory
- The following uses are permitted as accessory only to a principal use:
1. Residential
 - a. Accessory uses or structures
 - b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2
 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

- 3. Commercial
- a. Fitness center

Sec. 2.10.7. Minimum lot width; minimum lot size; building setback; street width; and private drive width requirements.

- A. The following standards shall apply to all single-family detached dwellings, other than condominiums and fee simple condominiums, located in RNC (Residential Neighborhood Conservation) District:
 - 1. Maximum density: Eight dwelling units per acre of total land area, excluding undevelopable areas as identified in section 2.10.5.B.
 - 2. Minimum lot width: At least 60 feet as measured at the required front building setback line; except for a lot on a cul-de-sac, which lot shall have a minimum width of 35 feet.
 - 3. Minimum lot area: 6,000 square feet, except that each lot on the periphery of a development within property zoned RNC (Residential Neighborhood Conservation) District that abuts adjacent property zoned and used for single-family residential purposes shall contain a lot area that is at least 80 percent of the minimum lot area required by the adjoining residential zoning.
 - 4. Minimum building setback adjacent to public or private streets:
 - a. From thoroughfares: 30 feet.
 - b. From arterials: 30 feet.
 - c. From collector streets: 30 feet.
 - d. From local streets: 20 feet.
 - 5. Minimum interior lot side building setback: 7½ (7.5) feet.
 - 6. Minimum periphery lot side building setback: Lots on the periphery of any RNC (Residential Neighborhood Conservation) District development shall maintain a minimum 20-foot side yard setback from any adjacent parcel located outside of the boundary of such development.
 - 7. Minimum rear building setback: 20 feet.
- B. The following standards shall apply to single-family detached condominiums and fee simple condominiums located in RNC (Residential Neighborhood Conservation) District:
 - 1. Maximum density: Eight dwelling units per acre on total land area, excluding undevelopable areas as identified in section 2.10.5.B.
 - 2. Minimum building setback from all peripheral property lines: 20 feet, except that when a peripheral property line adjoins a public or private street, the building setback shall be as required in section 2.10.7.A.4.
 - 3. Minimum distance between building structures: 15 feet.
 - 4. Minimum building setback from a private drive or private street: Ten feet, except that where a garage door or carport entrance faces the street, in which case the minimum setback shall be 20 feet. The building setback shall be measured from back of curb, or, where a sidewalk is provided, from back of sidewalk.

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5. Minimum travel lane width, private drive or private streets internal to the development: 24 feet. Where on-street parking is provided, it shall be provided in the form of a parking lane located between the travel lane and the curb, which lane shall be no less than ten feet wide, measured from the edge of the travel lane to front of curb.
 6. Sidewalks shall be provided on both sides of private drives or private streets that are internal to the development, as provided for in chapter 14 of this Code.
 7. Street tree species shall cause minimal interference with underground utilities, subject to approval by the city arborist.
 8. Driveways shall be a minimum of 20 feet long, measured from back of curb or, where sidewalks are provided, from the back of sidewalk, in order to prevent vehicular encroachment on areas intended for vehicular or pedestrian circulation.
 9. A public access and utility easement for electric, gas, telephone, and cable television utilities, in the form of a joint utility trench, shall be located on each side of the internal private streets or internal private drives, and shall be a minimum width of six feet, five inches.
- C. ~~The following standards shall apply to all single-family detached dwellings, other than condominiums and fee simple condominiums, located in RNC (Residential Neighborhood Conservation) District:~~
- ~~1. Maximum density: Four dwelling units per acre on total land area excluding undevelopable areas as identified in section 2.10.5.B.~~
 - ~~2. Minimum lot width: At least 60 feet as measured at the required front building setback line, except for a lot on a cul-de-sac, which lot shall have a minimum width of 35 feet.~~
 - ~~3. Minimum lot area: 8,000 square feet, except that each lot on the periphery of a development within property zoned RNC (Residential Neighborhood Conservation) District that abuts adjacent property zoned and used for single-family residential purposes shall contain a lot area that is at least 80 percent of the minimum lot area required by the adjoining residential zoning.~~
 - ~~4. Minimum building setback adjacent to public or private streets:~~
 - ~~a. From thoroughfares: 30 feet.~~
 - ~~b. From arterials: 30 feet.~~
 - ~~c. From collector streets: 30 feet.~~
 - ~~d. From local streets: 20 feet.~~
 - ~~5. Minimum interior lot side building setback: 7½ (7.5) feet.~~
 - ~~6. Minimum periphery lot side building setback: Lots on the periphery of any RNC (Residential Neighborhood Conservation) District development shall maintain a minimum 20-foot side yard setback from any adjacent parcel located outside of the boundary of such development.~~
 - ~~7. Minimum rear building setback: 40 feet.~~
- D. ~~The following standards shall apply to single-family detached condominiums and fee simple condominiums located in RNC (Residential Neighborhood Conservation) District:~~
- ~~1. Maximum density: Four dwelling units per acre on total land area excluding undevelopable areas as identified in section 2.10.5.B.~~
 - ~~2. Minimum building setback from all peripheral property lines: 20 feet, except that when a peripheral property line adjoins a public or private street, the building setback shall be as required in section 2.10.7.A.4.~~
 - ~~3. Minimum distance between building structures: 15 feet.~~

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- ~~4. Minimum building setback from a private drive or private street: Ten feet, except that where a garage door or carport entrance faces the street, in which case the minimum setback shall be 20 feet. The building setback shall be measured from back of curb, or, where a sidewalk is provided, from back of sidewalk.~~
 - ~~5. Minimum travel lane width, private drive or private streets internal to the development: 24 feet. Where on-street parking is provided, it shall be provided in the form of a parking lane located between the travel lane and the curb, which lane shall be no less than ten feet wide, measured from the edge of the travel lane to front of curb.~~
 - ~~6. Sidewalks shall be provided on both sides of private drives or private streets that are internal to the development, as provided for in chapter 14 of this Code.~~
 - ~~7. Street tree species shall cause minimal interference with underground utilities, subject to approval by the city arborist.~~
 - ~~8. Driveways shall be a minimum of 20 feet long, measured from back of curb or, where sidewalks are provided, from the back of sidewalk, in order to prevent vehicular encroachment on areas intended for vehicular or pedestrian circulation.~~
 - ~~9. A public access and utility easement for electric, gas, telephone, and cable television utilities, in the form of a joint utility trench, shall be located on each side of the internal private streets or internal private drives, and shall be a minimum width of six feet, five inches.~~
- ~~(Ord. of 8-2-2017, § 1(2.10.7)) [TMOD-22-001]~~

Sec. 2.10.11. Off-street parking requirements.

Minimum off-street parking requirements for uses and structures authorized and permitted in the RNC (Residential Neighborhood Conservation) District are as follows:

- A. Detached single-family dwelling: Three spaces.
- B. Reserved.
- C. Personal care home, group: Four spaces.
- D. Child ~~earing~~ care institution, group: Four spaces.
- E. Reserved.
- F. Child daycare facility: Three spaces.
- G. Convent or monastery: One space for each 200 square feet of floor area within the principal structure.
- H. Neighborhood recreation club: One space for each five club members but in no case less than ten spaces.
- I. Place of worship: Where fixed seats are used, one space for each three seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one space for each 25 square feet of floor space in the largest assembly room used for public worship.
- J. Private elementary, middle and high school:
 1. Elementary and middle school: Two spaces for each classroom.
 2. High school: Five spaces for each classroom.
- K. Other uses: One space for each 200 square feet of floor area within the principal structure.

(Ord. of 8-2-2017, § 1(2.10.11))

DIVISION 12. RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT

Sec. 2.12.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.12.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, cottage home; see section 4.2
 - b. Dwelling, single-family (attached)
 - c. Dwelling, single-family (detached)
 - d. Dwelling, three-family
 - e. Dwelling, townhouse; see section 4.2
 - f. Dwelling, two family
 - g. Dwelling, urban single-family; see section 4.2
3. Institutional/Public
 - a. Golf course or clubhouse, public or private; see section 4.2
 - b. Government facilities
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
5. Wireless Telecommunications
 - a. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Residential
 - a. Home occupation, no customer contact; see section 4.2

- 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales or events, seasonal; see section 4.2
 - d. Temporary produce stand; see section 4.2
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2
- 4. Wireless Telecommunications
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential)
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Child care home, 5 or less; see section 4.2
 - d. Convents or monasteries; see section 4.2
 - e. Personal care home, 6 or less; see section 4.2
 - f. Personal care home, 7 or more; see section 4.2
 - g. Senior housing; see section 4.2
 - 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Places of worship; see section 4.2
 - c. Recreation club; see section 4.2
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - e. Swimming pools, commercial; see section 4.2
 - 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Child day care facility, up to 6; see section 4.2
 - 4. Communication – Utility
 - a. Amateur radio service or antenna; see section 4.2
 - 5. Wireless Telecommunication
 - a. New support structure from 51 feet to 150 feet; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 - 1. Residential
 - a. Accessory uses or structures

- b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
- 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
- 3. Commercial
 - a. Fitness center

Sec. 2.12.5. Density and location criteria.

- A. The maximum allowed dwelling unit density in the RSM District before application of any bonus is 4 dwelling units per acre, and after application of any bonuses is 8 dwelling units per acre.B. Density determination of each RSM (Small Lot Residential Mix) property:
 - 1. Existing RSM properties: For existing properties converted to RSM (Small Lot Residential Mix) District classification at the effective date of the ordinance from which this chapter is derived:
 - a. Where conditions of zoning regulating density have been attached to the property, maximum density shall remain as established in such conditions.
 - b. Where no conditions of zoning regulating density have been attached to the property, maximum density shall be the Base Max described in Table 2.5 unless administratively reviewed and approved for bonus increases, according to the criteria set forth in subsection C. of this section.
 - 2. New RSM properties: For property rezoned to the RSM (Small Lot Residential Mix) District classification after the effective date of the ordinance from which this chapter is derived, density shall be established by the City Council at the time of approval, based upon the criteria set forth in subsection C. of this section.
- C. Density bonus eligibility and calculations. Density bonuses are allowed only for subdivisions, as defined in this chapter, and are expressly not allowed for individual infill lots. The maximum allowed density on RSM (Small Lot Residential Mix) District zoned property may be increased above the Base Max by application of density bonuses as indicated by Table 2.6, and may be accumulated if eligible. An example of how allowable density bonuses are calculated is shown in the example at the end of Table 2.6. In no case shall density exceed the bonus maximum established by Table 2.5.

Table 2.6. Residential Density Bonus Eligibility and Percent, with Example Calculation

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Example Density Bonus: (Dwelling Units per Acre (du/acre))

Example Density Bonus: (Dwelling Units per Acre (du/acre))	
Character Area (example):	<i>Neighborhood Center Character Area</i>
Bonus types in example project:	<i>Sustainability Elements and Amenity Proximity</i>
Method:	<i>Multiply the Base x % = additional units eligible</i>
Step 1: Calculate density gained by bonus type:	
<u><i>Sustainability Element Bonus:</i></u>	<u><i>Amenity Proximity Bonus:</i></u>
Base density: 4	Base density: 4
% Bonus = 50%	% Bonus = 20%
Base x 50% = 4 x 50% = 2 + 2 bonus du/acre	Base x 20% = 4 x 20% + .8 bonus du/acre
Step 2: Add bonus density to Base density	
4 Base	+ (2 + .8) Cumulative Bonus
= 6.8 du/acre max density Total project density allowed	

(Ord. of 8-2-2017, § 1(2.12.5))

DIVISION 13. MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.13.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.13.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Dwelling, cottage home; see section 4.2
 - b. Dwelling, multifamily
 - c. Dwelling, single-family (attached)
 - d. Dwelling, single-family (detached)
 - e. Dwelling, three-family
 - f. Dwelling, townhouse; see section 4.2
 - g. Dwelling, two family
 - h. Dwelling, urban single-family; see section 4.2
 - i. Live/work unit; see section 4.2
 - j. Nursing care facility or hospice

3. Institutional/Public
 - a. Government facilities
 - b. Library or museum
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Child day care center, up to 6; see section 4.2
 - c. Child day care facility, 7 or more; see section 4.2
5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 1. Agricultural
 - a. Urban, community garden, over 5 acres
 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary produce stand; see section 4.2
 - d. Temporary trailer, as home sales office or construction trailer; see section 4.2
 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Boarding/rooming house
 - c. Fraternity house or sorority house

- d. Home occupation, with customer contact; see section 4.2
 - e. Convents or monasteries; see section 4.2
 - f. Personal care home, 6 or less; see section 4.2
 - g. Personal care home, 7 or more; see section 4.2
 - h. Senior housing; see section 4.2
 - i. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - j. Short term vacation rental
 - k. Traditional housing facilities, 7-20; see section 4.2
2. Institutional/Public
- a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Cultural facilities
 - c. Places of worship; see section 4.2
 - d. Recreation club; see section 4.2
 - e. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - f. School, vocational; see section 4.2
 - g. Swimming pools, commercial; see section 4.2
3. Commercial
- a. Adult daycare facility, up to 6; see section 4.2
 - b. Dog day care; see section 4.2
- D. Permitted Accessory
- The following uses are permitted as accessory only to a principal use:
1. Residential
- a. Accessory uses or structures
 - b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
2. Institutional/Public
- a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
3. Commercial
- a. Art gallery
 - b. Banks, credit unions or other similar financial institutions
 - c. Barber shop/beauty salon or similar establishments
 - d. Building or construction office
 - e. Coin laundry
 - f. Dog grooming; see section 4.2
 - g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
 - h. Fitness center
 - i. Office, medical
 - j. Office, professional
 - k. Personal services establishment
 - l. Restaurants (non drive-thru)
 - m. Retail, 5,000 sf or less (with the exception of small box discount stores)

DIVISION 14. MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.14.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.14.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Boarding/rooming house
 - b. Dwelling, cottage home; see section 4.2
 - c. Dwelling, multifamily
 - d. Dwelling, single-family (attached)
 - e. Dwelling, single-family (detached)
 - f. Dwelling, three-family
 - g. Dwelling, townhouse; see section 4.2
 - h. Dwelling, two family
 - i. Dwelling, urban single-family; see section 4.2
 - j. Fraternity house or sorority house
 - k. Live/work unit; see section 4.2
 - l. Nursing care facility or hospice
3. Institutional/Public
 - a. Government facilities
 - b. Library or museum
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Child day care center, up to 6; see section 4.2
 - c. Child day care facility, 7 or more; see section 4.2
5. Communications – Utility
 - a. Essential services

- b. Satellite television antenna; see section 4.2
- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary produce stand; see section 4.2
 - d. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Convents or monasteries; see section 4.2
 - d. Personal care home, 6 or less; see section 4.2
 - e. Personal care home, 7 or more; see section 4.2
 - f. Senior housing; see section 4.2
 - g. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - h. Shelter for homeless persons 7-20; see section 4.2
 - i. Traditional housing facilities, 7-20; see section 4.2
 - 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Cultural facilities
 - c. Places of worship; see section 4.2
 - d. Recreation club; see section 4.2
 - e. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - f. School, vocational; see section 4.2
 - g. Swimming pools, commercial; see section 4.2

3. Commercial

- a. Adult daycare facility, up to 6; see section 4.2
- b. Dog day care; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential

- a. Accessory uses or structures
 - b. Dwelling, single-family , accessory (guesthouse, in-law suite); see section 4.2
2. Institutional/Public
- a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

3. Commercial

- a. Art gallery
- b. Banks, credit unions or other similar financial institutions
- c. Barber shop/beauty salon or similar establishments
- d. Building or construction office
- e. Coin laundry
- f. Dog grooming; see section 4.2
- g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
- h. Fitness center
- i. Office, medical
- j. Office, professional
- k. Personal services establishment
- l. Restaurants (non drive-thru)
- m. Retail, 5,000 sf or less (with the exception of small box discount stores)

DIVISION 15. HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.15.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.15.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities

- a. Urban Community Garden, up to 5 acres; see section 4.2

2. Residential

- a. Boarding/rooming house
 - b. Dwelling, apartment
 - c. Dwelling, cottage home; see section 4.2
 - d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)
 - f. Dwelling, single-family (detached)
 - g. Dwelling, three-family
 - h. Dwelling, townhouse; see section 4.2
 - i. Dwelling, two family
 - j. Dwelling, urban single-family; see section 4.2
 - k. Fraternity house or sorority house
 - l. Live/work unit; see section 4.2
- 3. Institutional/Public
 - a. Government facilities
 - b. Library or museum
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
- 4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Child day care center, up to 6; see section 4.2
 - c. Child day care facility, 7 or more; see section 4.2
 - d. Personal services establishment
- 5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary produce stand; see section 4.2
 - d. Temporary trailer, as home sales office or construction trailer; see section 4.2

4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Personal care home, 6 or less; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - f. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - g. Shelter for homeless persons 7-20; see section 4.2
 - h. Traditional housing facilities, 7-20; see section 4.2
 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Cultural facilities
 - c. Places of worship; see section 4.2
 - d. Recreation club; see section 4.2
 - e. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - f. School, vocational; see section 4.2
 - g. Swimming pools, commercial; see section 4.2
 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Dog day care; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 1. Residential
 - a. Accessory uses or structures
 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 3. Commercial
 - a. Art gallery
 - b. Banks, credit unions or other similar financial institutions
 - c. Barber shop/beauty salon or similar establishments
 - d. Building or construction office
 - e. Coin laundry

- f. Dog grooming; see section 4.2
- g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
- h. Fitness center
- i. Office, medical
- j. Office, professional
- k. Restaurants (non drive-thru)
- l. Retail, 5,000 sf or less (with the exception of small box discount stores)

DIVISION 16. HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.16.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.16.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Boarding/rooming house
 - b. Dwelling, apartment
 - c. Dwelling, cottage home; see section 4.2
 - d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)
 - f. Dwelling, single-family (detached)
 - g. Dwelling, three-family
 - h. Dwelling, townhouse; see section 4.2
 - i. Dwelling, two family
 - j. Dwelling, urban single-family; see section 4.2
 - k. Fraternity house or sorority house
 - l. Live/work unit; see section 4.2
3. Institutional/Public
 - a. Government facilities
 - b. Library or museum
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Child day care center, up to 6; see section 4.2
 - c. Child day care facility, 7 or more; see section 4.2

- d. Personal services establishment
- 5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - 3. Commercial
 - a. Farmer’s market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary produce stand; see section 4.2
 - d. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Personal care home, 6 or less; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - f. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - g. Shelter for homeless persons 7-20; see section 4.2
 - h. Traditional housing facilities, 7-20; see section 4.2
 - 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Cultural facilities
 - c. Places of worship; see section 4.2
 - d. Recreation club; see section 4.2
 - e. School, private kindergarten, elementary, middle or high schools; see section 4.2

- f. School, vocational; see section 4.2
 - g. Swimming pools, commercial; see section 4.2
 - 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Dog day care; see section 4.2
- D. Permitted Accessory
The following uses are permitted as accessory only to a principal use:
 - 1. Residential
 - a. Accessory uses or structures
 - 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 - 3. Commercial
 - a. Art gallery
 - b. Banks, credit unions or other similar financial institutions
 - c. Barber shop/beauty salon or similar establishments
 - d. Building or construction office
 - e. Coin laundry
 - f. Dog grooming; see section 4.2
 - g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
 - h. Fitness center
 - i. Office, medical
 - j. Office, professional
 - k. Restaurants (non drive-thru)
 - l. Retail, 5,000 sf or less (with the exception of small box discount stores)

DIVISION 17. HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT

Sec. 2.17.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1~~ below. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

(Ord. of 8-2-2017, § 1(2.17.2))

- A. Permitted Uses
The following uses are permitted as of right under this code:
 - 1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
 - 2. Residential
 - a. Boarding/rooming house
 - b. Dwelling, apartment

- c. Dwelling, cottage home; see section 4.2
 - d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)
 - f. Dwelling, single-family (detached)
 - g. Dwelling, three-family
 - h. Dwelling, townhouse; see section 4.2
 - i. Dwelling, two family
 - j. Dwelling, urban single-family; see section 4.2
 - k. Fraternity house or sorority house
 - l. Live/work unit; see section 4.2
- 3. Institutional/Public
 - a. Government facilities
 - b. Library or museum
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - d. School, public kindergarten, elementary, middle or high schools
- 4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Child day care center, up to 6; see section 4.2
 - c. Child day care facility, 7 or more; see section 4.2
 - d. Personal services establishment
- 5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary produce stand; see section 4.2
 - d. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications

- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
The following uses are permitted only with a special land use permit:
 - 1. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Home occupation, with customer contact; see section 4.2
 - c. Personal care home, 6 or less; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - f. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - g. Shelter for homeless persons 7-20; see section 4.2
 - h. Traditional housing facilities, 7-20; see section 4.2
 - 2. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Cultural facilities
 - c. Places of worship; see section 4.2
 - d. Recreation club; see section 4.2
 - e. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - f. School, vocational; see section 4.2
 - g. Swimming pools, commercial; see section 4.2
 - 3. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Dog day care; see section 4.2
- D. Permitted Accessory
The following uses are permitted as accessory only to a principal use:
 - 1. Residential
 - a. Accessory uses or structures
 - 2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 - 3. Commercial
 - a. Art gallery
 - b. Banks, credit unions or other similar financial institutions
 - c. Barber shop/beauty salon or similar establishments
 - d. Building or construction office
 - e. Coin laundry
 - f. Dog grooming; see section 4.2
 - g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
 - h. Fitness center

- i. Office, medical
- j. Office, professional
- k. Restaurants (non drive-thru)
- l. Retail, 5,000 sf or less (with the exception of small box discount stores)

DIVISION 19. MU-1 (MIXED-USE LOW DENSITY) DISTRICT

Sec. 2.19.3.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Child day care center
 - b. Dwelling, multifamily
 - c. Dwelling, single-family (attached)
 - d. Dwelling, single-family (detached)
 - e. Dwelling, three-family
 - f. Dwelling, townhouse; see section 4.2
 - g. Dwelling, two family
 - h. Dwelling, urban single-family; see section 4.2
 - i. Live/work unit; see section 4.2
 - j. Nursing care facility or hospice
3. Institutional/Public
 - a. Club, order or lodge, fraternal, non-commercial
 - b. Colleges, universities, research and training facilities
 - c. Funeral home, mortuary
 - d. Government facilities
 - e. Library or museum
 - f. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - g. Places of worship; see section 4.2
 - h. School, public kindergarten, elementary, middle or high schools
 - i. School, specialty; see section 4.2
 - j. School, vocational; see section 4.2
4. Commercial
 - a. Adult daycare facility, up to 6; see section 4.2
 - b. Animal hospitals, veterinary clinic; see section 4.2
 - c. Art gallery

- d. Banks, credit unions or other similar financial institutions
 - e. Barber shop/beauty salon or similar establishments
 - f. Brewpub/beer growler
 - g. Catering establishment
 - h. Check cashing establishment, accessory; see section 4.2
 - i. Child day care center (kindergarten), 7 or more
 - j. Child day care facility, 7 or more; see section 4.2
 - k. Clinic, health services
 - l. Commercial greenhouse or plant nursery; see section 4.2
 - m. Dog day care
 - n. Dog grooming
 - o. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - p. Farmer's market, permanent; see section 4.2
 - q. Fitness center
 - r. Kidney dialysis center
 - s. Office, medical
 - t. Office, professional
 - u. Parking, commercial lot; see section 4.2
 - v. Parking, commercial garage
 - w. Personal services establishment
 - x. Recreation, indoor
 - y. Restaurants (non drive-thru)
 - z. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - aa. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - bb. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage
 - cc. Shopping center
 - dd. Special events facility
 - ee. Taxi stand
5. Communications – Utility
- a. Essential services
 - b. Radio or television broadcasting studio
 - c. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
- a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
- The following uses are permitted only with administrative approval:
- 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2

- 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
- 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Child care home, 5 or less; see section 4.2
 - b. Child care facility, 6 or more; see section 4.2
 - c. Home occupation, with customer contact; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - f. Short Term vacation rental
 - 2. Institutional/Public
 - a. Cultural facilities
 - 3. Commercial
 - a. Alcohol outlet-package store, primary; see section 4.2
 - b. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - c. Bus or rail stations or terminals for passengers
 - d. Drive-through facilities; see section 4.2
 - e. Nightclub or late-night establishment; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 - 1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - c. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2
 - 2. Institutional/Public
 - a. Educational use, private; see section 4.2

Sec. 2.19.6. Density and location criteria (MU-1 District)

- A. The maximum allowed dwelling unit density before application of any bonus is 4 dwelling units per acre, and after application of any bonuses is 8 dwelling units per acre.
- B. Density determination of each MU-1 (Mixed-Use Low Density) property:
- Existing MU-1 properties: For properties converted to the MU-1 (Mixed-Use Low Density) District classification at the effective date of the ordinance from which this chapter is derived:
 - Where conditions of zoning regulate density on the property, the maximum density shall remain as established in any conditions of zoning attached to the property.
 - Where no conditions of zoning regulating density have been attached to the property, the maximum density shall be the Base Max described in Table 2.18 unless administratively reviewed and approved for bonus increases, according to the criteria set forth in subsection C. of this section.
 - New MU-1 districts: For property rezoned to the MU-1 (Mixed-Use Low Density) District classification after the effective date of the ordinance from which this chapter is derived, density shall be established by the City Council at the time of approval of the MU-1 District, based upon the criteria set forth in subsection C. of this section.
- C. Density bonus eligibility and calculations. Density bonuses are intended for subdivisions, as defined in this chapter, not for individual infill lots. The maximum allowed density on MU-1 (Mixed-Use Low Density) zoned property may be increased above the base max by application of density bonuses as indicated by Table 2.19, and may be accumulated if eligible. An example of how allowable density bonuses are calculated is shown in the example at the end of Table 2.19. In no case shall density exceed the bonus maximum established by Table 2.18.

Table 2.19. Residential Density Bonus Eligibility and Percent, with Example Calculation

Example Density Bonus: (Dwelling Units per Acre (du/acre))		
Character Area (example):	<i>Neighborhood Center Character Area</i>	
Bonus types in example project:	<i>Sustainability Elements and Amenity Proximity</i>	
Method:	<i>Multiply the Base x % = additional units eligible</i>	
Step 1: Calculate density gained by bonus type:		
<u><i>Sustainability Element Bonus:</i></u>		<u><i>Amenity Proximity Bonus:</i></u>
Base density: 4		Base density: 4
% Bonus = 50%		% Bonus = 20%
Base x 50% = 4 x 50% = 2		Base x 20% = 4 x 20%
+ 2 bonus du/acre		+ .8 bonus du/acre
Step 2: Add bonus density to Base density		
4	+	(2 + .8)
Base		Cumulative Bonus
		= 6.8 du/acre max density
		Total project density allowed

(Ord. of 8-2-2017, § 1(2.19.6))

DIVISION 20. MU-2 (MIXED-USE LOW-MEDIUM DENSITY) DISTRICT

Sec. 2.20.1. District requirements, standards and criteria.

~~All~~With the exception of the use list below, all provisions found in the MU-1 (Mixed Use Low Density) District shall apply to the MU-2 (Mixed-Use Low-Medium Density) District, except that the maximum allowed dwelling unit density before application of any bonus is 6 dwelling units per acre, and after application of any bonuses is 12 dwelling units per acre.

(Ord. of 8-2-2017, § 1(2.20.1))

Sec. 2.20.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Child day care center
 - c. Convents or monasteries; see section 4.2
 - d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)
 - f. Dwelling, single-family (detached)
 - g. Dwelling, three-family
 - h. Dwelling, townhouse; see section 4.2
 - i. Dwelling, two family
 - j. Dwelling, urban single-family; see section 4.2
 - k. Fraternity house or sorority house
 - l. Live/work unit; see section 4.2
 - m. Nursing care facility or hospice
3. Institutional/Public
 - a. Club, order or lodge, fraternal, non-commercial
 - b. Colleges, universities, research and training facilities
 - c. Funeral home, mortuary
 - d. Government facilities
 - e. Library or museum
 - f. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - g. Places of worship; see section 4.2
 - h. School, public kindergarten, elementary, middle or high schools
 - i. School, specialty; see section 4.2
 - j. School, vocational; see section 4.2

- 4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Animal hospitals, veterinary clinic; see section 4.2
 - d. Art gallery
 - e. Automobile or truck rental or leasing facilities; see section 4.2
 - f. Banks, credit unions or other similar financial institutions
 - g. Barber shop/beauty salon or similar establishments
 - h. Brewpub/beer growler
 - i. Catering establishment
 - j. Check cashing establishment, accessory; see section 4.2
 - k. Child day care facility, up to 6; see section 4.2
 - l. Child day care center (kindergarten), 7 or more
 - m. Child day care facility, 7 or more; see section 4.2
 - n. Clinic, health services
 - o. Coin laundry
 - p. Dog day care
 - q. Dog grooming
 - r. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - s. Farmer's market, permanent; see section 4.2
 - t. Fitness center
 - u. Kidney dialysis center
 - v. Office, medical
 - w. Office, professional
 - x. Parking, commercial lot; see section 4.2
 - y. Parking, commercial garage
 - z. Personal services establishment
 - aa. Recreation, indoor
 - bb. Restaurants (accessory to hotel/motel)
 - cc. Restaurants (non drive-thru)
 - dd. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - ee. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - ff. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage
 - gg. Shopping center
 - hh. Special events facility
 - ii. Taxi stand
- 5. Industrial
 - a. Contractor, general (see also building or construction office)
- 6. Communications – Utility
 - a. Essential services
 - b. Radio or television broadcasting studio
 - c. Satellite television antenna; see section 4.2

- 7. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - b. Hotel/motel
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Child care home, 5 or less; see section 4.2
 - b. Child care facility, 6 or more; see section 4.2
 - c. Home occupation, with customer contact; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - f. Short Term vacation rental
 - 2. Institutional/Public
 - a. Cultural facilities
 - b. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - 3. Commercial
 - a. Alcohol outlet-package store, primary; see section 4.2
 - b. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - c. Bus or rail stations or terminals for passengers
 - d. Drive-through facilities; see section 4.2
 - e. Nightclub or late night establishment; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - c. Dwelling, single-family, accessory (guesthouse, in-law suite) ; see section 4.2
2. Institutional/Public
 - a. Educational use, private; see section 4.2
 - b. Swimming pools, commercial; see section 4.2
 - c. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

DIVISION 21. MU-3 (MIXED-USE MEDIUM DENSITY) DISTRICT

Sec. 2.21.1. District requirements, standards and criteria.

~~All~~With the exception of the use list below, all provisions found in the MU-2 (Mixed-Use Medium Density) District shall apply to the MU-3 (Mixed-Use Medium Density) District, except that:

- A. The maximum allowed dwelling unit density before application of any bonus is 12 dwelling units per acre, and after application of any bonuses is 24 dwelling units per acre.
- B. Section 2.19.8 regarding retail size restrictions shall not apply.
- C. Height restrictions apply to the MU-3 (Mixed-Use Low-Medium Density) District based on a relationship of density, as achieved through bonuses, in accordance with Table 2.9 or 2.11, as applicable.

(Ord. of 8-2-2017, § 1(2.21.1))

Sec. 2.21.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Child day care center
 - c. Convents or monasteries; see section 4.2

- d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)
 - f. Dwelling, single-family (detached)
 - g. Dwelling, three-family
 - h. Dwelling, townhouse; see section 4.2
 - i. Dwelling, two family
 - j. Dwelling, urban single-family; see section 4.2
 - k. Fraternity house or sorority house
 - l. Live/work unit; see section 4.2
 - m. Nursing care facility or hospice
3. Institutional/Public
- a. Club, order or lodge, fraternal, non-commercial
 - b. Colleges, universities, research and training facilities
 - c. Funeral home, mortuary
 - d. Government facilities
 - e. Hospital or accessory ambulance service
 - f. Library or museum
 - g. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - h. Places of worship; see section 4.2
 - i. School, public kindergarten, elementary, middle or high schools
 - j. School, specialty; see section 4.2
 - k. School, vocational; see section 4.2
4. Commercial
- a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Art gallery
 - d. Automobile or truck rental or leasing facilities; see section 4.2
 - e. Banks, credit unions or other similar financial institutions
 - f. Barber shop/beauty salon or similar establishments
 - g. Brewpub/beer growler
 - h. Catering establishment
 - i. Check cashing establishment, accessory; see section 4.2
 - j. Child day care facility, up to 6; see section 4.2
 - k. Child day care center (kindergarten), 7 or more
 - l. Child day care facility, 7 or more; see section 4.2
 - m. Clinic, health services
 - n. Coin laundry
 - o. Dog day care
 - p. Dog grooming
 - q. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - r. Farmer's market, permanent; see section 4.2
 - s. Fitness center
 - t. Kidney dialysis center
 - u. Office, medical

- v. Office, professional
 - w. Parking, commercial lot; see section 4.2
 - x. Parking, commercial garage
 - y. Personal services establishment
 - z. Recreation, indoor
 - aa. Restaurants (accessory to hotel/motel)
 - bb. Restaurants (non drive-thru)
 - cc. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - dd. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - ee. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage
 - ff. Shopping center
 - gg. Special events facility
 - hh. Taxi stand
 - ii. Theaters with live performance, assembly or concert halls, or similar entertainment within an enclosed building
5. Industrial
- a. Contractor, general (see also building or construction office)
6. Communications – Utility
- a. Essential services
 - b. Radio or television broadcasting studio
 - c. Satellite television antenna; see section 4.2
7. Wireless Telecommunications
- a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
- The following uses are permitted only with administrative approval:
- 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - b. Hotel/motel
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Medical or dental laboratories
 - c. Temporary outdoor retail sales; see section 4.2
 - d. Temporary outdoor sales; seasonal; see section 4.2
 - e. Temporary outdoor sales or events, seasonal; see section 4.2
 - f. Temporary produce stand; see section 4.2
 - g. Temporary trailer, as home sales office or construction trailer; see section 4.2

- 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Child care home, 5 or less; see section 4.2
 - b. Child care facility, 6 or more; see section 4.2
 - c. Home occupation, with customer contact; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - 2. Institutional/Public
 - a. Coliseum or stadium, not associated with a church or school; see section 4.2
 - b. Cultural facilities
 - c. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - 3. Commercial
 - a. Alcohol outlet-package store, primary; see section 4.2
 - b. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - c. Bus or rail stations or terminals for passengers
 - d. Drive-through facilities; see section 4.2
 - e. Heliport; see section 4.2
 - f. Nightclub or late night establishment; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 - 1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - c. Dwelling, single-family, accessory (guesthouse, in-law suite) ; see section 4.2
 - 2. Institutional/Public
 - a. Swimming pools, commercial; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

DIVISION 22. MU-4 (MIXED-USE HIGH DENSITY) DISTRICT

Sec. 2.22.1. District requirements, standards and criteria.

~~All~~With the exception of the use list below, all provisions found in the MU-3 (Mixed-Use Medium Density) District shall also apply to the MU-4 (Mixed-Use High Density) District, except that:

- A. The maximum allowed dwelling unit density before application of any bonus is 24 dwelling units per acre, and after application of any bonuses is 40 dwelling units per acre.
- B. Height restrictions apply to the MU-4 (Mixed-Use High Density) District in accordance with Table 2.9, 2.11, or 2.13, as applicable.

(Ord. of 8-2-2017, § 1(2.22.1))

Sec. 2.22.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

A. Permitted Uses

The following uses are permitted as of right under this code:

- 1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
- 2. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Child day care center
 - c. Convents or monasteries; see section 4.2
 - d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)
 - f. Dwelling, three-family
 - g. Dwelling, townhouse; see section 4.2
 - h. Dwelling, two family
 - i. Dwelling, urban single-family; see section 4.2
 - j. Live/work unit; see section 4.2
 - k. Nursing care facility or hospice
- 3. Institutional/Public
 - a. Club, order or lodge, fraternal, non-commercial
 - b. Colleges, universities, research and training facilities
 - c. Coliseum or stadium, not associated with a church or school; see section 4.2
 - d. Funeral home, mortuary
 - e. Government facilities
 - f. Hospital or accessory ambulance service
 - g. Library or museum
 - h. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - i. Places of worship; see section 4.2
 - j. School, public kindergarten, elementary, middle or high schools

- k. School, specialty; see section 4.2
 - l. School, vocational; see section 4.2
4. Commercial
- a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Art gallery
 - d. Automobile or truck rental or leasing facilities; see section 4.2
 - e. Banks, credit unions or other similar financial institutions
 - f. Barber shop/beauty salon or similar establishments
 - g. Brewpub/beer growler
 - h. Catering establishment
 - i. Check cashing establishment, accessory; see section 4.2
 - j. Child day care facility, up to 6; see section 4.2
 - k. Child day care center (kindergarten), 7 or more
 - l. Child day care facility, 7 or more; see section 4.2
 - m. Clinic, health services
 - n. Coin laundry
 - o. Dog day care
 - p. Dog grooming
 - q. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - r. Farmer's market, permanent; see section 4.2
 - s. Fitness center
 - t. Kidney dialysis center
 - u. Office, medical
 - v. Office, professional
 - w. Parking, commercial lot; see section 4.2
 - x. Parking, commercial garage
 - y. Personal services establishment
 - z. Recreation, indoor
 - aa. Restaurants (accessory to hotel/motel)
 - bb. Restaurants (non drive-thru)
 - cc. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - dd. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - ee. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage
 - ff. Shopping center
 - gg. Special events facility
 - hh. Taxi stand
 - ii. Theaters with live performance, assembly or concert halls, or similar entertainment within an enclosed building
5. Communications – Utility
- a. Essential services
 - b. Radio or television broadcasting studio
 - c. Satellite television antenna; see section 4.2

- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
The following uses are permitted only with administrative approval:
 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Residential
 - a. Home occupation, no customer contact; see section 4.2
 - b. Hotel/motel
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Medical or dental laboratories
 - c. Temporary outdoor retail sales; see section 4.2
 - d. Temporary outdoor sales; seasonal; see section 4.2
 - e. Temporary outdoor sales or events, seasonal; see section 4.2
 - f. Temporary produce stand; see section 4.2
 - g. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
The following uses are permitted only with a special land use permit:
 - 1. Residential
 - a. Child care home, 5 or less; see section 4.2
 - b. Child care facility, 6 or more; see section 4.2
 - c. Home occupation, with customer contact; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
 - 2. Institutional/Public
 - a. Cultural facilities
 - b. Recreation club; see section 4.2
 - c. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - 3. Commercial
 - a. Alcohol outlet-package store, primary; see section 4.2
 - b. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - c. Bus or rail stations or terminals for passengers

- d. Drive-through facilities; see section 4.2
 - e. Heliport; see section 4.2
 - f. Nightclub or late night establishment; see section 4.2
- D. Permitted Accessory
- The following uses are permitted as accessory only to a principal use:
- 1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - c. Dwelling, single-family, accessory (guesthouse, in-law suite) ; see section 4.2
 - 2. Institutional/Public
 - a. Swimming pools, commercial; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

DIVISION 23. MU-5 (MIXED-USE VERY HIGH DENSITY) DISTRICT

Sec. 2.23.1. District requirements, standards and criteria.

~~All~~With the exceptions of the use list below, all provisions found in the MU-3 (Mixed-Use Medium Density) District shall also apply to the MU-5 (Mixed-Use Very High Density) District, except as identified below:

- A. The maximum allowed dwelling unit density before application of any bonus is 40 dwelling units per acre, and after application of any bonuses is 120 dwelling units per acre.
- B. Height restrictions apply to MU-5 in accordance with Tables 2.13 and 2.15, as applicable.

(Ord. of 8-2-2017, § 1(2.23.1))

Sec. 2.23.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

- A. Permitted Uses
- The following uses are permitted as of right under this code:
- 1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
 - 2. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Child day care center
 - c. Convents or monasteries; see section 4.2
 - d. Dwelling, multifamily
 - e. Dwelling, single-family (attached)

- f. Dwelling, three-family
 - g. Dwelling, townhouse; see section 4.2
 - h. Dwelling, two family
 - i. Dwelling, urban single-family; see section 4.2
 - j. Live/work unit; see section 4.2
 - k. Nursing care facility or hospice
3. Institutional/Public
- a. Club, order or lodge, fraternal, non-commercial
 - b. Colleges, universities, research and training facilities
 - c. Coliseum or stadium, not associated with a church or school; see section 4.2
 - d. Funeral home, mortuary
 - e. Government facilities
 - f. Hospital or accessory ambulance service
 - g. Library or museum
 - h. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - i. Places of worship; see section 4.2
 - j. School, public kindergarten, elementary, middle or high schools
 - k. School, specialty; see section 4.2
 - l. School, vocational; see section 4.2
4. Commercial
- a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Art gallery
 - d. Automobile or truck rental or leasing facilities; see section 4.2
 - e. Banks, credit unions or other similar financial institutions
 - f. Barber shop/beauty salon or similar establishments
 - g. Brewpub/beer growler
 - h. Catering establishment
 - i. Check cashing establishment, accessory; see section 4.2
 - j. Child day care facility, up to 6; see section 4.2
 - k. Child day care center (kindergarten), 7 or more
 - l. Child day care facility, 7 or more; see section 4.2
 - m. Clinic, health services
 - n. Coin laundry
 - o. Dog day care
 - p. Dog grooming
 - q. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - r. Farmer's market, permanent; see section 4.2
 - s. Fitness center
 - t. Kidney dialysis center
 - u. Office, medical
 - v. Office, professional
 - w. Parking, commercial lot; see section 4.2
 - x. Parking, commercial garage

- y. Personal services establishment
 - z. Recreation, indoor
 - aa. Restaurants (accessory to hotel/motel)
 - bb. Restaurants (non drive-thru)
 - cc. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - dd. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - ee. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage
 - ff. Shopping center
 - gg. Special events facility
 - hh. Taxi stand
 - ii. Theaters with live performance, assembly or concert halls, or similar entertainment within an enclosed building
5. Communications – Utility
- a. Essential services
 - b. Radio or television broadcasting studio
 - c. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
- a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
- The following uses are permitted only with administrative approval:
1. Agricultural
- a. Urban, community garden, over 5 acres
2. Residential
- a. Home occupation, no customer contact; see section 4.2
 - b. Hotel/motel
3. Commercial
- a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Medical or dental laboratories
 - c. Temporary outdoor retail sales; see section 4.2
 - d. Temporary outdoor sales; seasonal; see section 4.2
 - e. Temporary outdoor sales or events, seasonal; see section 4.2
 - f. Temporary produce stand; see section 4.2
 - g. Temporary trailer, as home sales office or construction trailer; see section 4.2
4. Wireless Telecommunications
- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Residential
 - a. Child care home, 5 or less; see section 4.2
 - b. Child care facility, 6 or more; see section 4.2
 - c. Home occupation, with customer contact; see section 4.2
 - d. Personal care home, 7 or more; see section 4.2
 - e. Senior housing; see section 4.2
2. Institutional/Public
 - a. Cultural facilities
 - b. Recreation club; see section 4.2
 - c. School, private kindergarten, elementary, middle or high schools; see section 4.2
3. Commercial
 - a. Alcohol outlet-package store, primary; see section 4.2
 - b. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - c. Bus or rail stations or terminals for passengers
 - d. Drive-through facilities; see section 4.2
 - e. Heliport; see section 4.2
 - f. Nightclub or late night establishment; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - c. Dwelling, single-family, accessory (guesthouse, in-law suite) ; see section 4.2
2. Institutional/Public
 - a. Swimming pools, commercial; see section 4.2
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2

DIVISION 25. NS (NEIGHBORHOOD SHOPPING) DISTRICT

Sec. 2.25.3. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.25.3))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2

2. Residential
 - a. Child care home, 5 or less; see section 4.2
 - b. Child day care center
3. Institutional/Public
 - a. Government facilities
 - b. Library or museum
 - c. Places of worship; see section 4.2
 - d. School, vocational; see section 4.2
4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Animal hospital, veterinary clinic; see section 4.2
 - d. Art gallery
 - e. Banks, credit unions or other similar financial institutions
 - f. Barber shop/beauty salon or similar establishments
 - g. Brewpub/beer growler
 - h. Child day care facility, up to 6; see section 4.2
 - i. Child day care center (kindergarten), 7 or more
 - j. Clinic, health services
 - k. Coin laundry
 - l. Commercial greenhouse or plant nursery; see section 4.2
 - m. Drive-through facilities; see section 4.2
 - n. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - o. Farmer's market, permanent; see section 4.2
 - p. Fitness center
 - q. Office, medical
 - r. Office, professional
 - s. Personal services establishment
 - t. Recreation, indoor
 - u. Restaurants (non drive-thru)
 - v. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - w. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - x. Shopping center
 - y. Taxi stand
5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2

B. Special Administrative Uses

The following uses are permitted only with administrative approval:

1. Agricultural
 - a. Urban, community garden, over 5 acres
2. Institutional/Public
 - a. School, vocational; see section 4.2
3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Residential
 - a. Child care facility, 6 or more; see section 4.2
 - b. Personal care home, 6 or less; see section 4.2
 - c. Personal care home, 7 or more; see section 4.2
2. Commercial
 - a. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - b. Alcohol outlet-beer and wine, accessory to retail less than 12,000sf; see section 4.2
 - c. Automobile service stations; see section 4.2
 - d. Fuel pumps; see section 4.2
 - e. Liquor store (see alcohol outlet) ; see section 4.2
 - f. Nightclub or late night establishment; see section 4.2
3. Wireless Telecommunications
 - a. New support structure from 51 feet to 150 feet; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses or structures
2. Commercial

- a. Kennel, breeding
- 3. Industrial
 - a. Recycling collection

DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.26.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Bed and breakfast establishment; see section 4.2
 - b. Child care facility, 6 or more
 - c. Child care home, 5 or less; see section 4.2
 - d. Child day care center
 - e. Hotel/motel
 - f. Live/work unit; see section 4.2
 - g. Nursing care facility or hospice
 - h. Personal care home, 6 or less; see section 4.2
 - i. Personal care home, 7 or more; see section 4.2
 - j. Shelter for homeless persons, 7-20; see section 4.2
 - k. Transitional housing facilities, 7-20 persons; see section 4.2
3. Institutional/Public
 - a. Club, order or lodge, fraternal, non-commercial
 - b. Coliseum or stadium/not associated with church or school; see section 4.2
 - c. Colleges, universities, research and training facilities
 - d. Funeral home, mortuary
 - e. Government facilities
 - f. Library or museum
 - g. Places of worship; see section 4.2
 - h. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - i. School, public kindergarten, elementary, middle or high schools
 - j. School, specialty; see section 4.2
 - k. School, vocational; see section 4.2

- l. Swimming pools, commercial; see section 4.2
 - m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
4. Commercial
- a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Ambulance service or emergency medical services, private
 - d. Animal hospital, veterinary clinic; see section 4.2
 - e. Art gallery
 - f. Automobile brokerage; see section 4.2
 - g. Automobile or truck rental or leasing facilities; see section 4.2
 - h. Automobile or truck sales; see section 4.2
 - i. Automobile wash/was service; see section 4.2
 - j. Automobile repair, minor; see section 4.2
 - k. Banks, credit unions or other similar financial institutions
 - l. Barber shop/beauty salon or similar establishments
 - m. Brewpub/beer growler
 - n. Building or construction office; see section 4.2
 - o. Catering establishments
 - p. Check cashing establishment, accessory; see section 4.2
 - q. Child day care facility, up to 6; see section 4.2
 - r. Child day care center (kindergarten), 7 or more
 - s. Clinic, health services
 - t. Coin laundry
 - u. Commercial greenhouse or plant nursery; see section 4.2
 - v. Dog day care; see section 4.2
 - w. Dog grooming; see section 4.2
 - x. Drive-through facilities; see section 4.2
 - y. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - z. Farmer's market, permanent; see section 4.2
 - aa. Fitness center
 - bb. Kennel, commercial
 - cc. Kidney dialysis center
 - dd. Medical or dental laboratories
 - ee. Landscape business
 - ff. Mini-warehouse; see section 4.2
 - gg. Office, medical
 - hh. Office, professional
 - ii. Parking, commercial lot; see section 4.2
 - jj. Parking, commercial garage
 - kk. Personal services establishment
 - ll. Recreation, indoor
 - mm. Recreational vehicle, boat and trailer sales and service
 - nn. Restaurants (accessory to hotel/motel)
 - oo. Restaurants (non drive-thru)
 - pp. Retail, 5,000 sf or less (with the exception of small box discount stores)

- qq. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - rr. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage
 - ss. Shopping center
 - tt. Special events facility
 - uu. Taxi stand
 - vv. Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building
 - ww. Trade shops
5. Communications – Utility
- a. Essential services
 - b. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
- a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
- The following uses are permitted only with administrative approval:
- 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Institutional/Public
 - a. School, vocational; see section 4.2
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. New support structure from 50 feet up to 199 feet; see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
- The following uses are permitted only with a special land use permit:
- 1. Residential
 - a. Hotel/motel, extended stay; see section 4.2
 - b. Shelter for homeless persons for no more than 6 persons; see section 4.2

2. Institutional/Public
 - a. Cultural facilities
3. Commercial
 - a. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - b. Alcohol outlet-beer and wine, accessory to retail less than 12,000sf; see section 4.2
 - c. Alcohol outlet-package store, primary; see section 4.2
 - d. Automobile service stations; see section 4.2
 - e. Bus or rail stations or terminals for passengers
 - f. Crematoriums; see section 4.2
 - g. Fuel pumps; see section 4.2
 - h. Heliport; see section 4.2
 - i. Liquor store (see alcohol outlet) ; see section 4.2
 - j. Nightclub or late night establishment; see section 4.2
 - k. Restaurants with a drive-thru configuration; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
2. Commercial
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2
 - b. Kennel, breeding
3. Industrial
 - a. Recycling collection

DIVISION 27. C-2 (GENERAL COMMERCIAL) DISTRICT

Sec. 2.27.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.27.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential

- a. Bed and breakfast establishment; see section 4.2
 - b. Child care facility, 6 or more
 - c. Child care home, 5 or less; see section 4.2
 - d. Child day care center
 - e. Hotel/motel
 - f. Live/work unit; see section 4.2
 - g. Nursing care facility or hospice
 - h. Personal care home, 6 or less; see section 4.2
 - i. Personal care home, 7 or more; see section 4.2
 - j. Shelter for homeless persons, no more than 6 persons; see section 4.2
 - k. Transitional housing facilities, 7-20 persons; see section 4.2
3. Institutional/Public
- a. Club, order or lodge, fraternal, non-commercial
 - b. Coliseum or stadium/not associated with church or school; see section 4.2
 - c. Colleges, universities, research and training facilities
 - d. Funeral home, mortuary
 - e. Golf course or clubhouse, public or private; see section 4.2
 - f. Government facilities
 - g. Library or museum
 - h. Places of worship; see section 4.2
 - i. Recreation, outdoor; see section 4.2
 - j. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - k. School, public kindergarten, elementary, middle or high schools
 - l. School, specialty; see section 4.2
 - m. School, vocational; see section 4.2
 - n. Swimming pools, commercial; see section 4.2
 - o. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
4. Commercial
- a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Ambulance service or emergency medical services, private
 - d. Animal hospital, veterinary clinic; see section 4.2
 - e. Animal shelter/rescue center; see section 4.2
 - f. Art gallery
 - g. Automobile brokerage; see section 4.2
 - h. Automobile or truck rental or leasing facilities; see section 4.2
 - i. Automobile or truck sales; see section 4.2
 - j. Automobile upholstery shop
 - k. Automobile wash/wax service; see section 4.2
 - l. Automobile repair, major; see section 4.2
 - m. Automobile repair, minor; see section 4.2
 - n. Banks, credit unions or other similar financial institutions
 - o. Barber shop/beauty salon or similar establishments
 - p. Brewpub/beer growler

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- q. Building or construction office; see section 4.2
- r. Catering establishments
- s. Check cashing establishment, accessory; see section 4.2
- t. Check cashing establishment, primary; see section 4.2
- u. Child day care facility, up to 6; see section 4.2
- v. Child day care center (kindergarten), 7 or more
- w. Clinic, health services
- x. Coin laundry
- y. Commercial greenhouse or plant nursery; see section 4.2
- z. Contractor office, heavy construction; see section 4.2
- aa. Contractor office, landscape; see section 4.2
- bb. Dog day care; see section 4.2
- cc. Dog grooming; see section 4.2
- dd. Drive-in theater; see section 4.2
- ee. Drive-through facilities; see section 4.2
- ff. Dry cleaning agencies, pressing establishments or laundry pick-up stations
- gg. Fairground or amusement park; see section 4.2
- hh. Farmer's market, permanent; see section 4.2
- ii. Fitness center
- jj. Fuel dealers or wholesalers
- kk. Kennel, breeding
- ll. Kennel, commercial
- mm. Kidney dialysis center
- nn. Medical or dental laboratories
- oo. Landscape business
- pp. Mini-warehouse; see section 4.2
- qq. Office, medical
- rr. Office, professional
- ss. Outdoor storage, commercial; see section 4.2
- tt. Parking, commercial lot; see section 4.2
- uu. Parking, commercial garage
- vv. Pawn shop, title loan; see section 4.2
- ww. Personal services establishment
- xx. Printing or publishing establishments
- yy. Recreation, indoor
- zz. Recreation, outdoor; see section 4.2
- aaa. Recreational vehicle, boat and trailer sales and service
- bbb. Restaurants (accessory to hotel/motel)
- ccc. Restaurants (non drive-thru)
- ddd. Retail, 5,000 sf or less (with the exception of small box discount stores)
- eee. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
- fff. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage
- ggg. Shopping center
- hhh. Special events facility
- iii. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2

- jjj. Taxi stand
- kkk. Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building
- III. Trade shops
- 5. Industrial
 - a. Building materials or lumber supply establishment
 - b. Contractor, general
 - c. Contractor heavy construction, outside storage
 - d. Contractor, special trade
 - e. Heavy equipment repair service or trade
- 6. Communications – Utility
 - a. Essential services
 - b. Radio or television broadcasting studio
 - c. Radio or television or broadcasting transmission facility
 - d. Satellite television antenna; see section 4.2
- 7. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
The following uses are permitted only with administrative approval:
 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Institutional/Public
 - a. School, vocational; see section 4.2
 - 3. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 4. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. New support structure from 50 feet up to 199 feet; see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
The following uses are permitted only with a special land use permit:
 - 1. Residential

- a. Hotel/motel, extended stay; see section 4.2
- 2. Institutional/Public
 - a. Cultural facilities
- 3. Commercial
 - a. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - b. Alcohol outlet-beer and wine, accessory to retail less than 12,000sf; see section 4.2
 - c. Alcohol outlet-package store, primary; see section 4.2
 - d. Automobile service stations; see section 4.2
 - e. Bus or rail stations or terminals for passengers
 - f. Crematoriums; see section 4.2
 - g. Fuel pumps; see section 4.2
 - h. Heliport; see section 4.2
 - i. Liquor store (see alcohol outlet) ; see section 4.2
 - j. Nightclub or late night establishment; see section 4.2
 - k. Restaurants with a drive-thru configuration; see section 4.2
- D. Permitted Accessory
 - The following uses are permitted as accessory only to a principal use:
 - 1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - 2. Commercial
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2
 - b. Service area, outdoor; see section 4.2
 - 3. Industrial
 - a. Recycling collection

DIVISION 28. OD (OFFICE-DISTRIBUTION) DISTRICT

Sec. 2.28.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted but there exist supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.28.2))

- A. Permitted Uses
 - The following uses are permitted as of right under this code:
 - 1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2

- 2. Residential
 - a. Hotel/motel
- 3. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Club, order or lodge, fraternal, non-commercial
 - c. Coliseum or stadium/not associated with church or school; see section 4.2
 - d. Colleges, universities, research and training facilities
 - e. Educational use, private; see section 4.2
 - f. Golf course or clubhouse, public or private; see section 4.2
 - g. Government facilities
 - h. Library or museum
 - i. Places of worship; see section 4.2
 - j. Recreation club; see section 4.2
 - k. Recreation, outdoor; see section 4.2
 - l. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - m. School, public kindergarten, elementary, middle or high schools
 - n. School, specialty; see section 4.2
 - o. School, vocational; see section 4.2
 - p. Swimming pools, commercial; see section 4.2
 - q. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
- 4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Adult daycare facility, up to 6; see section 4.2
 - c. Alcohol outlet -beer and/or wine store, beer growler, primary; see section 4.2
 - d. Alcohol outlet-beer and wine, accessory to retail less than 12,000sf; see section 4.2
 - e. Alcohol outlet-package store, primary; see section 4.2
 - f. Animal hospital, veterinary clinic; see section 4.2
 - g. Animal shelter/rescue center; see section 4.2
 - h. Art gallery
 - i. Barber shop/beauty salon or similar establishments
 - j. Building or construction office; see section 4.2
 - k. Child day care facility, up to 6; see section 4.2
 - l. Child day care center (kindergarten), 7 or more
 - m. Clinic, health services
 - n. Contractor office, heavy construction; see section 4.2
 - o. Contractor office, landscape; see section 4.2
 - p. Drive-through facilities; see section 4.2
 - q. Farmer's market, permanent; see section 4.2
 - r. Liquor store (see alcohol outlet); see section 4.2
 - s. Mini-warehouse; see section 4.2
 - t. Office, medical
 - u. Office, professional
 - v. Parking, commercial lot; see section 4.2

- w. Parking, commercial garage
 - x. Pawn shop, title loan; see section 4.2
 - y. Recreation, indoor
 - z. Recreation, outdoor; see section 4.2
 - aa. Restaurants (accessory to hotel/motel)
 - bb. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - cc. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center)
 - dd. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage
 - ee. Shopping center
 - ff. Special events facility
 - gg. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2
 - hh. Taxi stand
 - ii. Trade shops
5. Industrial
- a. Warehousing or storage
6. Communications – Utility
- a. Essential services
7. Wireless Telecommunications
- a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
- The following uses are permitted only with administrative approval:
1. Agricultural
- a. Urban, community garden, over 5 acres
2. Institutional/Public
- a. School, vocational; see section 4.2
3. Commercial
- a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
4. Wireless Telecommunications
- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. New support structure from 50 feet up to 199 feet; see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2

C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

1. Institutional/Public
 - a. Cultural facilities
2. Commercial
 - a. Alternative energy production
 - b. Fuel pumps; see section 4.2
 - c. Heliport; see section 4.2
 - d. Nightclub or late night establishment; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
2. Commercial
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2

DIVISION 29. OI (OFFICE-INSTITUTIONAL) DISTRICT

Sec. 2.29.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.29.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2
2. Residential
 - a. Bed and breakfast establishment
 - b. Child care home, 5 or less; see section 4.2
 - c. Child care facility, 6 or more; see section 4.2
 - d. Child day care center
 - e. Convents or monasteries; see section 4.2
 - f. Dwelling, multifamily
 - g. Hotel/motel

- h. Live/work unit
 - i. Nursing care facility or hospice
 - j. Personal care home, 6 or less; see section 4.2
 - k. Personal care home, 7 or more; see section 4.2
3. Institutional/Public
- a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Club, order or lodge, fraternal, non-commercial
 - c. Colleges, universities, research and training facilities
 - d. Funeral home, mortuary
 - e. Golf course or clubhouse, public or private; see section 4.2
 - f. Government facilities
 - g. Hospital or accessory ambulance service
 - h. Library or museum
 - i. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - j. Places of worship; see section 4.2
 - k. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - l. School, public kindergarten, elementary, middle or high schools
 - m. School, specialty; see section 4.2
 - n. School, vocational; see section 4.2
 - o. Swimming pools, commercial; see section 4.2
 - p. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
4. Commercial
- a. Adult daycare center, 7 or more; see section 4.2
 - b. Automobile or truck rental or leasing facilities; see section 4.2
 - c. Banks, credit unions or other similar financial institutions
 - d. Building or construction office; see section 4.2
 - e. Catering establishments
 - f. Child day care facility, up to 6; see section 4.2
 - g. Child day care center (kindergarten), 7 or more
 - h. Clinic, health services
 - i. Drive-through facilities; see section 4.2
 - j. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
 - k. Farmer's market, permanent; see section 4.2
 - l. Fitness center
 - m. Kidney dialysis center
 - n. Medical or dental laboratories
 - o. Office, medical
 - p. Office, professional
 - q. Printing or publishing establishments
 - r. Restaurants (accessory to hotel/motel)
 - s. Restaurant with a drive-thru configuration
 - t. Special events facility
 - u. Taxi stand

- v. Theaters with live performance, assembly or concert halls, or similar entertainment within an enclosed building
 - w. Trade shops
- 5. Communications – Utility
 - a. Essential services
 - b. Radio or television broadcasting studio
 - c. Satellite television antenna; see section 4.2
- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Commercial
 - a. Farmer’s market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 3. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. New support structure from 50 feet up to 199 feet; see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Dwelling, apartment
 - b. Fraternity or sorority house
 - c. Hotel/motel, extended stay
 - d. Senior housing; see section 4.2
 - e. Shelter for homeless persons, 7—20; see section 4.2
 - f. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - g. Transitional housing facilities, 7-20 persons; see section 4.2
 - 2. Institutional/Public
 - a. Cultural facilities

- 3. Commercial
 - a. Barber shop/beauty salon or similar establishment
 - b. Fuel pumps; see section 4.2
 - c. Heliport; see section 4.2
- 4. Industrial
 - a. Crematoriums; see section 4.2
- D. Permitted Accessory
 - The following uses are permitted as accessory only to a principal use:
 - 1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - 2. Commercial
 - a. Barber shop/beauty salon or similar establishments
 - b. Liquor store (see alcohol outlet); see section 4.2
 - c. Nightclub or late night establishments; see section 4.2
 - d. Parking, commercial garage
 - e. Parking, commercial lot; see section 4.2
 - f. Personal services establishment
 - g. Restaurants (non drive-thru)
 - h. Retail 5,000 sf or less (with the exception of small box discount stores)
 - 3. Industrial
 - a. Recycling collection
 - 4. Communication-Utility
 - a. Radio or television broadcasting transmission facility

DIVISION 30. OIT (OFFICE-INSTITUTIONAL-TRANSITIONAL) DISTRICT

Sec. 2.30.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1 below. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.30.2))

- A. Permitted Uses
 - The following uses are permitted as of right under this code:
 - 1. Agricultural Activities
 - a. Urban Community Garden, up to 5 acres; see section 4.2

- 2. Residential
 - a. Bed and breakfast establishment
 - b. Child care home, 5 or less; see section 4.2
 - c. Child day care center
 - d. Convents or monasteries; see section 4.2
 - e. Dwelling, single-family attached; see section 4.2
 - f. Dwelling, townhouse; see section 4.2
 - g. Dwelling, urban single-family; see section 4.2
 - h. Live/work unit
 - i. Nursing care facility or hospice
 - j. Personal care home, 6 or less; see section 4.2
 - k. Personal care home, 7 or more; see section 4.2
- 3. Institutional/Public
 - a. Cemetery, columbarium, mausoleum; see section 4.2
 - b. Club, order or lodge, fraternal, non-commercial
 - c. Colleges, universities, research and training facilities
 - d. Funeral home, mortuary
 - e. Golf course or clubhouse, public or private; see section 4.2
 - f. Government facilities
 - g. Hospital or accessory ambulance service
 - h. Library or museum
 - i. Neighborhood or subdivision clubhouse or amenities; see section 4.2
 - j. Places of worship; see section 4.2
 - k. School, private kindergarten, elementary, middle or high schools; see section 4.2
 - l. School, public kindergarten, elementary, middle or high schools
 - m. School, specialty; see section 4.2
 - n. School, vocational; see section 4.2
 - o. Swimming pools, commercial; see section 4.2
 - p. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
- 4. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Automobile or truck rental or leasing facilities; see section 4.2
 - c. Banks, credit unions or other similar financial institutions
 - d. Barber shop/beauty salon or similar establishments
 - e. Building or construction office; see section 4.2
 - f. Catering establishments
 - g. Child day care facility, up to 6; see section 4.2
 - h. Child day care center (kindergarten), 7 or more
 - i. Clinic, health services
 - j. Dry cleaning agencies, pressing establishments, or laundry pick-up stations
 - k. Farmer's market, permanent; see section 4.2

- l. Fitness center
 - m. Kidney dialysis center
 - n. Medical or dental laboratories
 - o. Office, medical
 - p. Office, professional
 - q. Printing or publishing establishments
 - r. Restaurant with a drive-thru configuration
 - s. Special events facility
 - t. Taxi stand
 - u. Theaters with live performance, assembly or concert halls, or similar entertainment within an enclosed building
 - v. Trade shops
- 5. Communications – Utility
 - a. Essential services
 - b. Satellite television antenna; see section 4.2
- 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 3. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Residential
 - a. Child care facility, 6 or more; see section 4.2

- b. Dwelling, apartment
 - c. Senior housing; see section 4.2
 - d. Shelter for homeless persons, 7—20; see section 4.2
 - e. Shelter for homeless persons for no more than 6 persons; see section 4.2
 - f. Transitional housing facilities, 7-20 persons; see section 4.2
- 2. Institutional/Public
 - a. Cultural facilities
- 3. Commercial
 - a. Barber shop/beauty salon or similar establishment
 - b. Fuel pumps; see section 4.2
 - c. Mini-warehouse; see section 4.2
- 4. Wireless Telecommunications
 - a. New support structure from 51 feet to 150 feet; see section 4.2
- D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

 - 1. Residential
 - a. Accessory uses or structures
 - b. Dormitory
 - 2. Commercial
 - a. Personal services establishment
 - b. Restaurants (non drive-thru)
 - c. Retail 5,000 sf or less (with the exception of small box discount stores)

DIVISION 31. M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.31.2))

- A. Permitted Uses

The following uses are permitted as of right under this code:

 - 1. Agricultural Activities
 - a. Dairy
 - b. Keeping of livestock
 - c. Keeping of poultry/pigeons
 - d. Sawmill; temporary or portable
 - e. Urban Community Garden, up to 5 acres; see section 4.2

-
- 2. Institutional/Public
 - a. Colleges, universities, research and training facilities
 - b. Golf course or clubhouse, public or private; see section 4.2
 - c. Government facilities
 - d. Hospital or accessory ambulance service
 - e. Places of worship; see section 4.2
 - f. Swimming pools, commercial; see section 4.2
 - g. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2
 - 3. Commercial
 - a. Adult daycare center, 7 or more; see section 4.2
 - b. Alcohol outlet-package store, primary; see section 4.2
 - c. Alcohol outlet- beer and/or wine store, beer growler, primary; see section 4.2
 - d. Alcohol outlet-beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F)) ; see section 4.2
 - e. Ambulance service or emergency medical services, private
 - f. Animal hospital, veterinary clinic; see section 4.2
 - g. Animal shelter/rescue center; see section 4.2
 - h. Automobile brokerage; see section 4.2
 - i. Automobile recovery and storage
 - j. Automobile service station; see section 4.2
 - k. Automobile or truck rental or leasing facilities; see section 4.2
 - l. Automobile or truck sales; see section 4.2
 - m. Automobile upholstery shop
 - n. Automobile wash/was service; see section 4.2
 - o. Automobile repair, major; see section 4.2
 - p. Automobile repair, minor; see section 4.2
 - q. Banks, credit unions or other similar financial institutions
 - r. Barber shop/beauty salon or similar establishments
 - s. Brewery, craft (micro-brewery)
 - t. Brewpub/beer growler
 - u. Building or construction office; see section 4.2
 - v. Catering establishments
 - w. Check cashing establishment, accessory; see section 4.2
 - x. Check cashing establishment, primary; see section 4.2
 - y. Child day care center (kindergarten), 7 or more
 - z. Clinic, health services
 - aa. Club, order or lodge, fraternal, non-commercial
 - bb. Commercial greenhouse or plant nursery; see section 4.2
 - cc. Contractor office, landscape; see section 4.2
 - dd. Distillery (micro-distillery)
 - ee. Dog day care; see section 4.2
 - ff. Dog grooming; see section 4.2
 - gg. Drive-in theater; see section 4.2
 - hh. Drive-through facilities; see section 4.2
 - ii. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - jj. Fairground or amusement park; see section 4.2

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- kk. Farmer's market, permanent; see section 4.2
 - ll. Fitness center
 - mm. Fuel dealers or wholesalers
 - nn. Heliport; see section 4.2
 - oo. Kennel, breeding
 - pp. Kennel, commercial
 - qq. Kidney dialysis center
 - rr. Medical or dental laboratories
 - ss. Landscape business
 - tt. Liquor store (see alcohol outlet) ; see section 4.2
 - uu. Mini-warehouse; see section 4.2
 - vv. Outdoor storage, commercial; see section 4.2
 - ww. Parking, commercial lot; see section 4.2
 - xx. Parking, commercial garage
 - yy. Pawn shop, title loan; see section 4.2
 - zz. Personal services establishment
 - aaa. Printing or publishing establishments
 - bbb. Recreational vehicle, boat and trailers sales and service
 - ccc. Restaurants (non drive-thru)
 - ddd. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - eee. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage
 - fff. Special events facility
 - ggg. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2
 - hhh. Taxi stand
 - iii. Trade shops
4. Industrial
- a. Alternative energy production
 - b. Building materials or lumber supply establishment
 - c. Contractor, general
 - d. Contractor heavy construction, outside storage
 - e. Contractor, special trade
 - f. Crematorium; see section 4.2
 - g. Fabricated metal manufacture without EPD permit required (Light manufacturing)
 - h. General aviation airport; see section 4.2
 - i. Heavy equipment repair service or trade
 - j. Industrial, light
 - k. Manufacturing, light
 - l. Outdoor storage, industrial; see section 4.2
 - m. Railroad car classification yards or team truck yards; see section 4.2
 - n. Recovered materials facility wholly within a building; see section 4.2
 - o. Recovered materials processing wholly within a building
 - p. Recycling collection
 - q. Recycling plant
 - r. Research and testing facilities
 - s. Towing or wreckage service
 - t. Transportation equipment storage or maintenance (vehicle) ; see section 4.2
 - u. Truck stop

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- v. Truck terminal
 - w. Vehicle storage yard
 - x. Warehousing or storage
 - 5. Communications – Utility
 - a. Essential services
 - b. Radio or television broadcasting studio
 - c. Radio or television or broadcasting transmission facility
 - d. Satellite television antenna; see section 4.2
 - 6. Wireless Telecommunications
 - a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
 - B. Special Administrative Uses

The following uses are permitted only with administrative approval:

 - 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Commercial
 - a. Farmer's market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 3. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. New support structure from 50 feet up to 199 feet; see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
 - C. Special Land Use Permit

The following uses are permitted only with a special land use permit:

 - 1. Institutional/Public
 - a. Cultural facilities
 - b. School, specialty; see section 4.2
 - c. School, vocational; see section 4.2
 - 2. Commercial
 - a. Bus or rail stations or terminals for passengers
 - b. Fuel pumps; see section 4.2
 - c. Nightclub or late night establishment; see section 4.2
 - d. Recreation, outdoor; see section 4.2
 - e. Restaurants with a drive-thru configuration; see section 4.2

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Commercial
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2
 - b. Service area, outdoor; see section 4.2
2. Industrial
 - a. Incidental retail sales of goods produced or processed on the premises

DIVISION 32. M-2 (HEAVY INDUSTRIAL) DISTRICT

Sec. 2.32.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided ~~in Table 4.1 below~~. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

(Ord. of 8-2-2017, § 1(2.32.2))

A. Permitted Uses

The following uses are permitted as of right under this code:

1. Agricultural Activities
 - a. Dairy
 - b. Livestock sales pavilion; see section 4.2
 - c. Sawmill; temporary or portable
 - d. Urban Community Garden, up to 5 acres; see section 4.2
2. Institutional/Public
 - a. Government facilities
 - b. Places of worship; see section 4.2
3. Commercial
 - a. Animal hospital, veterinary clinic; see section 4.2
 - b. Animal shelter/rescue center; see section 4.2
 - c. Automobile brokerage; see section 4.2
 - d. Automobile recovery and storage
 - e. Automobile service station; see section 4.2
 - f. Automobile or truck sales; see section 4.2
 - g. Automobile upholstery shop
 - h. Automobile repair, major; see section 4.2
 - i. Automobile repair, minor; see section 4.2
 - j. Building or construction office; see section 4.2
 - k. Check cashing establishment, accessory; see section 4.2
 - l. Contractor office, landscape; see section 4.2
 - m. Dog day care; see section 4.2
 - n. Dog grooming; see section 4.2

- o. Drive-in theater; see section 4.2
 - p. Dry cleaning agencies, pressing establishments or laundry pick-up stations
 - q. Fairground or amusement park; see section 4.2
 - r. Farmer's market, permanent; see section 4.2
 - s. Fitness center
 - t. Fuel dealers or wholesalers
 - u. Heliport; see section 4.2
 - v. Kennel, breeding
 - w. Kennel, commercial
 - x. Medical or dental laboratories
 - y. Landscape business
 - z. Mini-warehouse; see section 4.2
 - aa. Outdoor storage, commercial; see section 4.2
 - bb. Printing or publishing establishments
 - cc. Retail, 5,000 sf or less (with the exception of small box discount stores)
 - dd. Service area, outdoor; see section 4.2
 - ee. Sexually oriented businesses; see section 4.2
 - ff. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2
 - gg. Taxi stand
 - hh. Trade shops
4. Industrial
- a. Alternative energy production
 - b. Brewery, Large scale
 - c. Contractor, general
 - d. Contractor heavy construction, outside storage
 - e. Contractor, special trade
 - f. Crematorium; see section 4.2
 - g. Distillery, Large scale
 - h. Fabricated metal manufacturing without EPD Permit Required (Light Manufacturing)
 - i. General aviation airport; see section 4.2
 - j. Heavy equipment repair service or trade
 - k. Industrial, heavy
 - l. Industrial, light
 - m. Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal
 - n. Manufacturing, heavy; see section 4.2
 - o. Manufacturing, light
 - p. Manufacturing operations not housed within a building; see section 4.2
 - q. Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits; see section 4.2
 - r. Outdoor storage, industrial; see section 4.2
 - s. Railroad car classification yards or team truck yards; see section 4.2
 - t. Recovered materials facility wholly within a building; see section 4.2
 - u. Recovered materials processing wholly within a building
 - v. Recycling collection
 - w. Recycling plant

- x. Research and testing facilities
 - y. Salvage yard (junkyard); see section 4.2
 - z. Storage yard, except vehicle; see section 4.2
 - aa. Storage yard for vehicles; see section 4.2
 - bb. Towing or wreckage service; see section 4.2
 - cc. Transportation equipment storage or maintenance (vehicle) ; see section 4.2
 - dd. Truck stop
 - ee. Truck terminal
 - ff. Vehicle storage yard
 - gg. Warehousing or storage
5. Communications – Utility
- a. Essential services
 - b. Radio or television broadcasting studio
 - c. Radio or television or broadcasting transmission facility
 - d. Satellite television antenna; see section 4.2
6. Wireless Telecommunications
- a. Attached wireless telecommunication facility; see section 4.2
 - b. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses
- The following uses are permitted only with administrative approval:
- 1. Agricultural
 - a. Urban, community garden, over 5 acres
 - 2. Commercial
 - a. Farmer’s market, temporary/seasonal; see section 4.2
 - b. Temporary outdoor retail sales; see section 4.2
 - c. Temporary outdoor sales; seasonal; see section 4.2
 - d. Temporary outdoor sales or events, seasonal; see section 4.2
 - e. Temporary produce stand; see section 4.2
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2
 - 3. Wireless Telecommunications
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2
 - b. New support structure from 50 feet up to 199 feet; see section 4.2
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2
- C. Special Land Use Permit
- The following uses are permitted only with a special land use permit:
- 1. Institutional/Public
 - a. School, specialty; see section 4.2
 - b. School, vocational; see section 4.2

2. Commercial

- a. Bus or rail stations or terminals for passengers
- b. Fuel pumps; see section 4.2
- c. Nightclub or late night establishment; see section 4.2

3. Industrial

- a. Fabricated metal manufacturing with EPD Permit Required (Heavy Manufacturing)

D. Permitted Accessory

The following uses are permitted as accessory only to a principal use:

1. Industrial

- a. Incidental retail sales of goods produced or processed on the premises

Sec. 2.32.5. ~~Solid waste facility/landfill use provisions.~~ [RESERVED]

~~Any solid waste facility, solid waste handling facility, or landfill must obtain a special land use permit from the City Council and a modification or addition of zoning conditions that specifically authorizes and identifies all necessary zoning requirements for each such facility. If granted, the zoning district classification for such property shall be identified as M-2 (Conditional Landfill). [TMOD-22-001]~~

DIVISION 1. OVERLAY DISTRICTS

CHAPTER 27: ZONING ORDINANCE

ARTICLE 3 – OVERLAY DISTRICT REGULATIONS

DIVISION 1. OVERLAY DISTRICT

DIVISION 1. OVERLAY DISTRICTS

Sec. 3.1.1. Overlay districts generally.

Overlay districts are supplemental to the zoning district classifications established in article 2 of this chapter. This section shall supersede the applicability statements in each overlay district except as provided in subsection (F) of this section, and are applicable as follows:

- A. All development and building permits for lots located, in whole or in part, within any overlay district shall meet all of the regulations of the underlying zoning district in which they are located as well as all of the regulations of the applicable overlay district.
- B. For new development after the effective date of the ordinance from which this chapter is derived, when no complete application for a land disturbance or building permit has been filed with respect to a property located within an overlay district and the property has conditions of zoning that were approved prior to, and in conflict with the overlay district regulations contained in this article, the overlay district regulations shall prevail. If a condition of zoning does not conflict with the overlay district regulations, the condition of zoning shall remain applicable to the property.
- C. For existing development, if overlay district regulations conflict with the conditions of zoning applicable to property within in an overlay district, the existing zoning conditions remain applicable to the property.
- D. If overlay district regulations conflict with other regulations contained in this chapter, the overlay district regulations shall prevail.
- E. The use of property may be permitted without rezoning if listed as allowed by the overlay. Uses allowed by the underlying zoning in article 4 of this chapter, shall also be permitted in the overlay district, unless they are listed as prohibited within the overlay district.
- F. Each application for a business license, land disturbance permit, building permit or sign permit, which involves the development, use, exterior alteration, exterior modification or addition of any structure, must demonstrate compliance with all overlay district regulations, subject to article 8 of this chapter, nonconforming uses, structures and buildings.

ARTICLE 3. OVERLAY DISTRICT REGULATIONS

G. The zoning district designations contained in article 3 of this chapter, titled Overlay District Regulations, were not revised to reflect the new zoning district designations utilized in the updated zoning ordinance. Any discontinued zoning district references contained in this article 3 of this chapter shall therefore be construed using the conversion chart contained in Table 1.1 of article 1 of the zoning ordinance, and applied as appropriate to the updated provision of the zoning ordinance.

H. When a plan package for a proposed development is submitted for conceptual plan review or a final design package approval for a land disturbance or building permit application, the governing district by related to design or dimensional standards by which the development will be reviewed under must be clearly stated. That governing district standards must be associated with either the underlying zoning district, or an authorized district as permitted by the applicable Overlay Tier at the time of application submittal.

I. If the governing underlying district does not match the existing underlying district, the city may initiate a rezoning of the underlying property to the governing district, with property owner approval, at any point after final plat approval or the issuance of a Certification of Occupancy.

(Ord. of 8-2-2017, § 1(3.1.1))

Sec. 3.1.2. Purpose and intent.

Each Subarea Overlay has its own purpose and intent based on original overlay requirements.

(Ord. of 8-2-2017, § 1(3.1.2))

Sec. 3.1.3. Plan submittal, review and approval.

A. Pre-submittal conference. Prior to the submittal for review of a land disturbance or building permit application for property located within an overlay district, the applicant and the staff shall have a preliminary meeting to discuss the submittal requirements.

B. Conceptual plan submittal requirements. As part of any land-disturbance permit, building permit, or sign permit application, the applicant shall submit to the director of planning a conceptual plan package and a final design package. Each package must include full architectural and landscape plans and specifications. The submitted plans must include a site plan, architectural elevations and sections; renderings depicting the building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all hardscape, landscape and signs, all of which shall demonstrate that the proposed design is in compliance with all the requirements of the applicable overlay district and the underlying zoning classification. The plans must clearly state the governing district requirements by which the plans will be reviewed. If the proposed development is also located in an historic district as designated in the Code, the development shall also comply with the regulations established for the historic district in chapter 13.5 of the DeKalb County Code.

C. Review by staff. Staff will review the conceptual plans for compliance with specifications and design guidelines contained in this zoning ordinance for the governing district requested by the

ARTICLE 3. OVERLAY DISTRICT REGULATIONS

applicant. If the application fails to comply with any section in this zoning ordinance, the application shall be marked "failed compliance," shall be returned to the applicant with any comments and/or redlines for revisions, and may be re-submitted with corrections addressing the staffs comments and/or redlines for further consideration. Once the application is found to be in compliance, the final design shall be forwarded to the director of planning for approval.

1. Where the director of planning determines that said plans comply with the requirements of the overlay district, the director of planning shall approve the plans for compliance as part of the application for land disturbance, building or signs permits.

2. Where the director of planning determines that submitted conceptual plans do not comply with the requirements of this chapter, then the director of planning shall notify the applicant in writing of the manner in which the conceptual plans fail to comply with such requirements. All applications shall be considered and decided by the director of planning within 30 days of receipt of a complete application.

3. Any appeal to vary overlay district development standards shall be to the zoning board of appeals pursuant to article 7 of this chapter.

D. Fees. Plans shall be accompanied by an application and payment of a fee in an amount determined by the city council.

(Ord. of 8-2-2017, § 1(3.1.3))

Sec. 3.1.4. Conceptual plan package review.

A. The conceptual plan package shall include the following:

1. A narrative addressing the proposed development explaining how it meets the purpose, intent, and standards of this article. **The narrative shall include a statement of what governing district review standards will be applied.** The narrative shall include a tabulation of the approximate number of acres for each different land use type within the project, the approximate number of dwelling units by type, the approximate gross residential density, the approximate commercial density as well as square feet, the common open space acreage, the approximate open space acreage, the anticipated number, type and size of recreational facilities and other public amenities, and the legal mechanism for protecting and maintaining common/public open, as required in article 5 of this chapter;

2. A site location map showing the proposed development, abutting properties, the access connections of the proposed development to surrounding and existing development, and transitional buffer zones, if required;

3. A multi-modal access plan, prepared at a scale not greater than one inch equals 100 feet, to demonstrate a unified plan of continuous access to and between all structures in the proposed development and adjacent properties where connections are appropriate. The multi-modal access plan shall cover the entire proposed development along with public right-of-way of adjoining streets and any other property lying between the subject property and any primary or secondary streets. Safe and convenient pathways shall be provided from sidewalks along streets to each structure entrance,

ARTICLE 3. OVERLAY DISTRICT REGULATIONS

including pedestrian access routes across parking lots and between adjacent buildings within the same development. Connections to available transportation nodes, such as driveways, sidewalks, and bike paths shall be shown along adjacent streets and those entering adjoining properties. Where an existing or planned public transportation station or stop is within 1,250 feet from the nearest boundary of the subject property, the access plan shall show how pedestrians may safely travel from such station or stop to the subject property. Where an existing or planned bike path is located within 1,500 feet from the nearest boundary of the subject property, the access plan shall show how safe, continuous and convenient bicycle access shall be provided to the subject property.

4. Two copies of a plan drawn to a designated scale of not less than one inch equals 100 feet, certified by a professional engineer or land surveyor licensed by the state, presented on a sheet having a maximum size of 24 inches by 36 inches, and one 8½ inches by 11 inches reduction of the plan. A .jpg copy of the plan shall be e-mailed to the director of planning. If presented on more than one sheet, match lines shall clearly indicate where the several sheets join. Such plan shall contain the following information:

- a. Boundaries of the entire property proposed to be included in the development, with bearings and distances of the perimeter property lines;
- b. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics;
- c. Location and approximate dimensions in length and width, for landscape strips and required transitional buffers, if any;
- d. Existing topography with a maximum contour interval of five feet and a statement indicating whether it is an air survey or field run;
- e. Delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or City of Stonecrest;
- f. Delineation of any jurisdictional wetlands, as defined by section 404 of the Federal Clean Water Act;
- g. Approximate delineation of any significant historic or archaeological feature, grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact it;
- h. Delineation of all existing structures and whether they will be retained or demolished;
- i. General location, in conceptual form, of proposed uses, lots, buildings, building types and building entrances;
- j. Height and setback of all existing and proposed buildings and structures;
- k. Location, size and number of all on-street and off-street parking spaces, including a shared parking analysis, if shared parking is proposed;

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- l. Identification of site access points and layout, width of right-of-way and paved sections of all internal streets;
 - m. Conceptual plans for drainage with approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed;
 - n. Development density and lot sizes for each type of use;
 - o. Areas to be held in joint ownership, common ownership or control;
 - p. Identification of site access points and layout, width of right-of-way and paved sections of all internal streets;
 - q. Location of proposed sidewalks and bicycle facilities, trails, recreation areas, parks, and other public or community uses, facilities, or structures on the site;
 - r. Conceptual layout of utilities and location of all existing and proposed utility easements having a width of ten feet or more;
 - s. Standard details of signs, sidewalks, streetlights, driveways, medians, curbs and gutters, landscaped areas, fencing, street furniture, bicycle lanes, streets, alleys, and other public improvements demonstrating compliance with the design guidelines for the overlay district; and
 - t. Seal and signature of the professional preparing the plan.
5. Two copies of the conceptual building designs including elevation drawings drawn to a scale of not less than one-sixteenth-inch equals one foot showing architectural details of proposed building, exterior materials, all of which demonstrate that the proposed design is in compliance with the Subarea Overlay District in which it is located. Drawings shall be presented on a sheet having a maximum size of 24 inches by 36 inches, along with one 8½ inches by 11 inches reduction of each sheet. A .pdf copy of the drawings shall be e-mailed to the director of planning. If the drawings are presented on more than one sheet, match lines shall clearly indicate where the several sheets join.
6. Lighting plan. See article 5 of this chapter.
7. Traffic study. See article 5 of this chapter.

(Ord. of 8-2-2017, § 1(3.1.4))

Sec. 3.1.5. Final design package.

Upon receiving and addressing the city's comments with respect to the conceptual design package, the applicant must submit the final design package, including color .pdf copies, for review and approval. The final design package must contain a statement of which governing district standards are being applied, full architectural and landscape plans, site plan, elevations, section renderings depicting the building design containing elevations and architectural detailing of proposed buildings, exterior materials and color, and plans and elevations of hardscape landscape and signs all of which must demonstrate compliance with overlay district regulations. All items and specifications necessary for obtaining land

ARTICLE 3. OVERLAY DISTRICT REGULATIONS

disturbance and building permits must be submitted with the final design package. The applicant may submit the final design package simultaneously with the land disturbance or building permit application, as applicable.

(Ord. of 8-2-2017, § 1(3.1.5))

Sec. 3.1.6. – Overlay Use table.

Table 3.1 indicates the permitted uses within the overlay zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in this article.

A. The uses listed in Table 3.1 shall be permitted only within the zoning overlay districts identified, and no use shall be established and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as:

1. A permitted use (P);
 2. A special use (SP) subject to the special land use permit application procedures specified in article 7 of this chapter;
 3. An administratively approved use (SA) subject to the special administrative permit procedures specified in article 7 of this chapter;
 4. An accessory use (PA) as regulated by article 4 of this chapter. Table 3.1 does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
 5. Uses lawfully established prior to the effective date of this zoning ordinance.
- B. Any use not listed in Table 3.1, below, or interpreted to be allowed by the director of planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow a use of property in a zoning district other than as provided in this section may file an appeal before the zoning board of appeals as provided in article 7 of this chapter.
- C. If there is a conflict between Table 3.1 and the text of this chapter, the text shall prevail.

The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE
ARTICLE 3. OVERLAY DISTRICT REGULATIONS

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.							T1	T2	T3		
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
AGRICULTURAL ACTIVITIES											
Agriculture and Forestry											
Sawmill, Temporary or portable sawmill			P								✓
Animal Oriented Agriculture											
RESIDENTIAL											
Dwellings											
Dwelling, apartment	SP	SP		SP							
High-rise apartment	SP	SP		SP							

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.							T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
	T1	T2	T3	T4	T5*	T6*					
Housing and Lodging											
Bed and Breakfast homes										P	
Bed and breakfast establishments	P	P	SP	P	P					P	✓
Bed and breakfast, home stay		P	SP								✓
Child caring care home, up to 5	P	P	P	P							✓
Child caring care facility, 6 or more	P	P	P	P							✓
Extended stay hotel/motel Hotel, Motel, Extended Stay	SP	SP	SP	SP			X	X	X	X	✓

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.							T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
	T1	T2	T3	T4	T5*	T6*					
INSTITUTIONAL/PUBLIC											
Community Facilities											
Utility structure necessary for the transmission or distribution of services							P	P	P		
Education											
Private educational services, home occupation Educational use, private	P	P									✓
School, Private kindergarten, elementary, middle or high schools	P	P	P	P			P	P	P		✓
School, Public kindergarten, elementary, middle or high	P	P	P	P			P	P	P		✓
School, Vocational schools	P	P	P	P			P	P	P		✓
School, Specialized schools	P	P	P	P			P	P	P		✓

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.							T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
	T1	T2	T3	T4	T5*	T6*					
COMMERCIAL											
Automobile, boat and trailer sales and service											
Automobile recovery and, storage										X	
Automobile repair or maintenance, minor	P	X	X	P			P	P	P	X	
Boat sales Recreational vehicle boat and trailer sales and service	P	P	P	P						X	✓
Trailer or RV salesroom and lot	P	P	P	P						X	✓
Office											
Accounting office	P	P	P	P			P	P	P		
Building, landscape, heavy construction contractor office (material, equipment, storage)	P	P	P	P							✓

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Engineering or architecture office	P	P	P	P			P	P	P		
Finance office or banking	P	P	P	P			P	P	P		
General Business Office	P	P	P	P	P						
Insurance Office	P	P	P	P	P		P	P	P		
Legal Office	P	P	P	P	P		P	P	P		
Medical Office	P	P	P	P	P		P	P	P		
Real Estate Office	P	P	P	P	P		P	P	P		
Office, Heavy Construction contractor	P	P	P	P							✓
Office, Landscape Contractor	P	P	P	P							✓
Office, Professional	P	P	P	P	P		P	P	P		
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use	T1	T2	T3	T4	T5*	T6*	T1 In Mixed Use Development	T2 In Mixed Use Development	T3 In Mixed Use Development		

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* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.											
Recreation and Entertainment											
Recreation, Indoor recreation (bowling alleys, movies, and other activities conducted wholly indoors)	P	P	P	P			P	P	P		
Recreation Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activity)	P	P	P	P	X		X	X	X		✓
Retail											
Apparel or accessories store	P	P	P	P	P		P	P	P		
Art supply store							P	P	P		
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use							T1	T2	T3		

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Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
Book, greeting card, or stationery store	P	P	P	P	P		P	P	P		
Camera or photography	P	P	P	P	P		P	P	P		
Computer or computer software store	P	P	P	P	P		P	P	P		
Electrical supply store							P	P	P		
Farm or garden supply store	X	X					P	P	P		
Florist	P	P	P	P	P		P	P	P		
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)	P	P	P	P	P		P	P	P		
Fuel dealers, manufacturers or wholesalers	P	P	P	P	P					X	
Fuel pumps	X	X	X	X	X					X	✓
Furniture, home furnishings and equipment store							P	P	P		
General merchandise store							P	P	P		
Gift, novelty, or souvenir store	P	P	P	P	P		P	P	P		
Gold buying, precious metals	P	P	P	P	P						

The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE
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Grocery stores (see alcohol outlet)	P	P	P	P	P						
Hardware store or other building materials store	P	P	P	P	P		P	P	P		
Hobby, toy or game store	P	P	P	P	P						
Jewelry store	P	P	P	P	P		P	P	P		
Music or music equipment store (retail)	P	P	P	P	P		P	P	P		
News dealer or news store	P	P	P	P	P		P	P	P		
Office supplies and equipment store	P	P	P	P	P		P	P	P		
Paint, glass and wallpaper store							P	P	P		

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
Pet supply store	P	P	P	P	P		P	P	P		
Pharmacy or drug store (see alcohol outlet)	P	P	P	P	P		P	P	P		
Radio, television or consumer electronics store	P	P	P	P	P		P	P	P		
Retail, 5,000 sf or less (with the exception of small box discount stores)	P	P	P	P	P						
Retail, over 5,000 sf (see also shopping center, with the exception of small box discount stores)	P	P	P	P	P						
Specialty store	P	P	P	P	P		P	P	P		
Sporting goods or bicycle sale	P	P	P	P	P		P	P	P		
Thrift, secondhand, antique store	P	P	P	P	P						

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Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage	P	P	P	P	P							
Variety store	P	P	P	P	P		P	P	P			
Videotape sales and rental store							P	P	P			
Temporary Commercial Uses												
Temporary outdoor sales or events	P	P	P	P								✓
Restaurant/Food establishments												
Transportation and Storage												

The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE
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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.							T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
	T1	T2	T3	T4	T5*	T6*					
Services											
Animal grooming											
Business service establishment							P	P	P		
Kennel, breeding or boarding	X	X	X	X	X		X	X	X		
Linen and diaper service, garment pressing, alterations and repair							P	P	P		

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
Photoengraving, typesetting, electrotyping	P	P	P	P							
Photographic studios	P	P	P	P			P	P	P		
Plumbing, HV/AC equipment establishments with no outdoor storage	P	P	P	P							
Publishing or printing establishments	P	P	P	P							
Quick copy printing store	P	P	P	P			P	P	P		
Services, Medical and Health											
Health services clinic	P	P	P	P	P		P	P	P		
Home healthcare service	P	P	P	P							
Medical or dental laboratories	P	P	P	P			P	P	P		
Services, Repair											

See Section 4.2

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Furniture upholstery or repair; home appliance repair or service	X	X	X	X								
Radio, television and similar home appliance repair service							P	P	P			
Personal service, repair (watch, shoes, jewelry)	P	P	P	P			P	P	P			
INDUSTRIAL												
Alcohol or alcoholic beverage manufacturing												
Automobile/truck manufacturing												
Brick, clay, tile, or concrete products terra cotta manufacturing												

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence							T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
	T1	T2	T3	T4	T5*	T6*					
Cement, lime, gypsum, or plaster of Paris manufacturing											
Compressed gas fuel station	SP	SP	SP	P							
Chemical manufacture, organic or inorganic											
Distillation of bones or glue manufacture											
Dry cleaning plant			P								
Dye works											
Explosive manufacture or storage											
Fabricated metal manufacture											
Fat rendering or fertilizer manufacture											

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Fuel dealers, manufactures or wholesalers			P									
General aviation airport			P									✓
Ice manufacturing plant			P									
Incineration of garbage or refuse when conducted within an enclosed plant												
Industrial, light			P									
Leather manufacturing or processing												
Light malt beverage manufacturer (See also Brewpub)	Pa	Pa	P	Pa								
Light m Manufacturing, light			P									

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
							T1	T2	T3		
<p>"Key: P - Permitted use</p> <p>Pa - Permitted as an accessory Use</p> <p>SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use</p> <p>* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.</p>	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		See Section 4.2
Paper or pulp manufacture											✓
Petroleum or inflammable liquids production, refining											✓
Radioactive materials: utilization, manufacture, processing or emission											✓
Railroad car classification yards or team truck yards			P								✓
Recovered materials facility wholly within a building			P								✓
Recovered materials processing wholly within a building			P								✓
Recycling plant			P								
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet			P								

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Research, experimental or testing laboratories and training facilities			P									
Rubber or plastics manufacture			P									
Smelting: copper, iron, zinc, or ore												
Storage yard for damaged or confiscated vehicles		X					X	X	X			
Towing or wreckage service			P									
Truck stop or terminal											X	
Truck Terminal											X	
Warehousing or Storage	P	P	P								X	

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Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
							T1	T2	T3		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
COMMUNICATION – UTILITY											
Electric transformer station, gas regulator station or telephone exchange											
WIRELESS TELECOMMUNICATION (cell tower)											

CHAPTER 27: ZONING ORDINANCE

ARTICLE 3 – OVERLAY DISTRICT REGULATIONS

DIVISION 4. ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

Sec. 3.4.5. Principal uses and principal structures.

- A. The principal uses of land and structures which are allowed in the AMCOD are as is provided by the applicable underlying zoning district, except for those listed in B below, subject to the limitations and standards contained within this district. Additional permitted uses are as follows:
1. Recreation, passive and Nature preserve.
 2. Dog Parks.
 3. Bed and Breakfast homes.
 4. Outdoor Concert halls.
 5. Urban Gardens.
- B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:
1. Sexually-oriented businesses.
 2. Drive-in Theater.
 3. Fairground or Amusement Park.
 4. Swimming pools as part of a commercial Recreation, Outdoor use or Recreation club; but not including swimming pools incidental to Open space, clubhouse or pool amenity.
 5. Coliseum or stadium, except for outdoor Concert Halls.
 6. Nightclub or late night establishment.
 7. Outdoor storage, mini-warehouses, and storage buildings.
 8. Pawn shops.
 9. Mortuary or Crematorium.
 10. Alcohol Outlets.
 11. Salvage yards and junk yards.
 12. Motel or Extended Stay Motel.
 13. Shelter for homeless persons.
 14. Transitional housing facility.
 15. Fuel Dealers, Fuel Pumps and Accessory Fuel Pumps.
 16. Automobile and truck rental and leasing, Automobile brokerage, Automobile mall, Automobile recovery and storage, Automobile rental and leasing, Automobile repair and maintenance, major, Automobile repair and maintenance, minor, Automobile sales, Automobile service station, Automobile upholstery shop, Automobile wash/wax service, Recreational vehicle, ~~boat~~ and trailer sales and

service, Freight service, Transportation equipment and storage or maintenance (vehicle), and Vehicle storage yard. [TMOD-22-001]

17. Commercial parking garage/structure; Commercial parking lots.
18. Convenience store.
19. Drive-through facilities.
20. Personal service establishments.
21. Check cashing facility.
22. Heavy equipment storage.
23. Truck stops.
24. Warehouses.
25. Solid waste disposal, Private industry solid waste disposal facility.
26. Bus station or terminal.
27. Ambulance service facility, Private ambulance service, Dispatch office.

(Ord. No. 2019-02-001, § 1, 2-11-2019)

Sec. 3.4.7. Lot coverage.

Except as provided in **Sub-Section 3.4.9.A., Conservation communities**, lot coverage within the AMCOD shall not exceed 25 percent of net lot area. **Net lot area refers to the total area intended to be subdivided as shown on a city approved site plan submitted for a land disturbance permit or preliminary plat, exclusive of the area intended to be dedicated for street or utility rights of way or easements, see definition of net lot area (lot area, net) in Article 9, Definitions.**

(Ord. No. 2019-02-001, § 1, 2-11-2019)

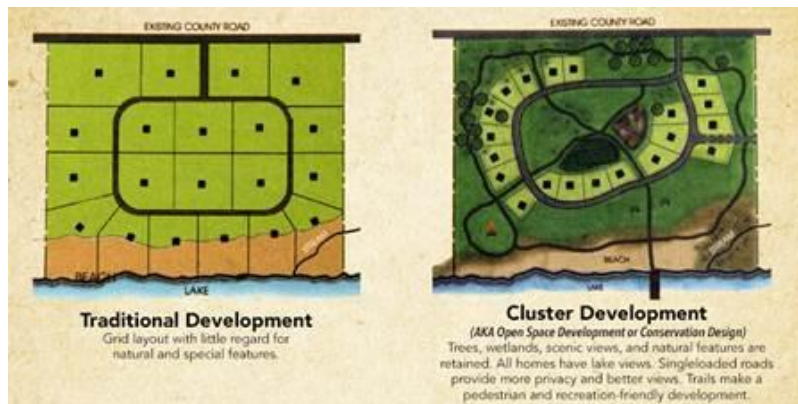
Sec. 3.4.8. Clearing and grading of lots.

No lot **as shown on a city approved site plan submitted for a land disturbance permit or preliminary subdivision plat** shall be cleared and graded to an extent exceeding 35 percent of the net lot area **before** subdivision. This does not apply to individual single-family lots as shown on a city approved final subdivision plat, see Sub-Section. 3.4.9.A, Conservation communities. ~~Said limitation is intended to permit 25 percent lot coverage as allowed in section 3.4.7 above, and to permit appropriate slopes from the remaining natural land contours to the finished site grades.~~

(Ord. No. 2019-02-001, § 1, 2-11-2019)

Sec. 3.4.9. Development standards.

There shall be no impervious surfaces with in the 75 foot stream buffer. All dwelling units shall be provided convenient access to all green space throughout the development via pedestrian paths or trails.



A. *Conservation Communities (residential ~~subdivisions~~).*

Maximum density: Eight dwelling units to the acre of total land area excluding undevelopable areas listed below:

1. Streams and stream buffers.
2. Wetlands.
3. Rock outcroppings.
4. Slopes steeper than 1:2 slope.
5. Sites of archaeological significance.
6. Floodplains.
7. Areas intended to be dedication for right of way.

Minimum lot width: 70 feet as measured from the front building setback line; except for a lot on a cul-de-sac, which shall have a measurement of 35 feet

Minimum lot area: 7,500 square feet, except that each lot on the periphery of the development is at least 10,000 square feet.

Minimum side-yard setback: Ten feet.

Maximum single-family dwelling lot coverage: 50 percent of each individual single family residential lot in a conservation community as shown on an approved subdivision plat.

Greenspace: A minimum of 30 percent of the total land area shown on an approved preliminary subdivision plat must be designated greenspace. A minimum of 65 percent of the greenspace should be in a contiguous tract.

Green space may consist of:

1. Natural undisturbed areas.
2. Passive recreational areas.
3. Trails and Green ways.
4. Bikeways and paths.
5. Mature wooded areas.

Greenspaces shall be preserve and maintained by one of the following:

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1. Establishment of a mandatory home owner's association (HOA) to own and maintain the common green space.
2. Dedication of legally described and platted "greenspace" to a land trust.

Minimum building setback adjacent to public or private street(s):

- From thoroughfares, arterials and collectors: 30 feet.
- Local streets: 20 feet.

- B. *Road Specifications.* All roads shall be built in accordance with Chapter 14. In the event of a conflict, the provisions of this section shall control. The design of the streets must be designed as noted below with the approval of the City Engineer:

1. Minimal amount of cul-de-sac streets by providing more than one entrance to the to the development and interconnect streets as much as possible.
2. Cul-de-sac streets must minimize the amount of impervious surface by limiting the internal radius to 35 feet and the width of the paved lane to 16 feet. Use grass and vegetation for the inner circle of turn-arounds, rather than paving the whole area. Declare the HOA responsible for the maintenance of the grassy area in the neighborhood bylaws.
3. Omit curbs where possible.
4. As an alternative to curbs and gutters, allow run off from roofs and pavements to pass immediately through grass swales or infiltration basins. Use plant materials that will absorb rainwater and act as a natural filter to oil and pollution.
5. Provide marked, paved paths for non-vehicular traffic within the development and connecting neighboring residential and commercial areas.

- C. *Buffer Requirements.* An exterior boundary buffer is required (per community/subdivision). The land area designated to the exterior buffer may be used as part of the required greenspace. The buffer area shall not be included as part of any platted residential lot within the community/subdivision.

Lots less than 10,000 sq. ft.	25 ft.
Lots between 10,000—15,000 sq. ft.	30 ft.
Lots greater than 15,000 sq. ft.	50 ft.

- D. *Trails.* Trails maybe constructed with in the buffer. The maximum width is eight feet and must be located within the first 25 percent of the buffer furthest from the exterior boundary line.

(Ord. No. 2019-02-001, § 1, 2-11-2019)

Sec. 3.4.13. Recording of conservation easements.

The director of planning shall record, after approval by the city attorney and the city council, conservation easements within the Arabia Mountain Natural ~~Resource Protection~~ Conservation Overlay District which are made in favor of City of Stonecrest, Georgia.

(Ord. No. 2019-02-001, § 1, 2-11-2019) [TMOD-22-001]

CHAPTER 27: ZONING ORDINANCE

ARTICLE 3 – OVERLAY DISTRICT REGULATIONS

DIVISION 5. STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.15.2. Cluster village mixed-use zone (Tier V).

- A. *Statement of purpose and intent.* The primary intent of Tier V is to encourage single-family detached residential developments with associated neighborhood commercial and office uses to serve the convenience needs of the local community in a village or cluster concept. This tier provides for the preservation of open space while allowing compatible development that complements the other Stonecrest Overlay District development categories. Tier V also seeks to preserve the rural and scenic beauty of Arabia Mountain Preserve while providing flexibility to allow for creativity in site design and development. The goal of Tier V is to minimize the environmental and visual impacts of new development on natural resources and historically and culturally significant sites and structures while encouraging residential and neighborhood commercial development in a well planned community.
- B. *Permitted principal uses and structures.* All properties in Tier V shall be governed by all of the underlying zoning district regulations and the requirements of this section. In addition, all properties in Tier V may be used for the following principal uses of land and structures:
1. Adult day care facility.
 2. Bed and breakfast.
 3. Child day care facility.
 4. Assembly hall.
 5. Cultural facility.
 6. Detached single-family dwelling.
 7. Office uses.
 8. Personal care facility.
 9. Place of worship.
 10. Retail, excluding drive-through facilities, automobile service stations, commercial amusements, convenience store, liquor stores, package store, and video arcades, pool halls, and Small Box Discount Stores.
 11. Office/medical.
 12. Personal services establishment.
- C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in Tier V: Cluster Village Mixed-Use Zone
1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
 2. Open space, clubhouse or pool amenity area.
- D. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier V: Cluster Village Mixed-Use Zone:
1. Kennels.

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ARTICLE 3. OVERLAY DISTRICT REGULATIONS

2. Junkyard.
3. Tire retreading and recapping.
4. Sexually oriented businesses.
5. Go-cart concession.
6. Outdoor storage.
7. Automobile repair, major.
8. Hotel/motel.
9. Automobile sales.
10. Temporary outdoor sales.
11. Pawn shops.
12. Liquor stores.
13. Nightclubs.
14. Late-night establishments.
15. ~~Car~~ Automobile wash, self service.
16. Self-storage.
17. Funeral home.
18. Mortuary.
19. Crematorium.
20. Farm equipment and supplies sales establishment.
21. Multifamily dwelling unit.

E. *Lot width, lot area and setbacks.*

1. All single-family detached residential dwellings located on Klondike Road, Plunkett Road or Rockland Road must have a minimum of 100 feet of frontage as measured along the public street frontage.
 - a. *Minimum lot area.* 15,000 square feet.
 - b. *Minimum setback requirements.*
 - i. *Front yard.* 35 feet.
 - ii. *Side yard.* 35 feet.
 - iii. *Rear yard.* 40 feet.
 - iv. *Interior side yard.* Ten feet.
2. All single-family detached residential lots which are located on new roadways must have a minimum of 50 feet of frontage as measured along the public street frontage.
 - a. *Minimum lot area.* 5,000 square feet.
 - b. *Minimum setback requirements.*
 - i. *Front yard.* Minimum of ten feet and a maximum of 25 feet.
 - ii. *Side yard.* 15 feet.

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- iii. *Rear yard.* 20 feet.
 - iv. *Interior side yard.* Five feet.
 - 3. Reserved.
 - 4. Office and commercial uses may not be located along Klondike or Rockland Road. Any uses otherwise authorized in Tier V shall be clustered together in a "village" or "hamlet" setting and must include convenient access to neighboring residential communities in a manner that preserves the open space on the lot. Such uses must be developed in a manner that also preserves the rural and scenic nature of Tier V and is compatible with the natural design and forestation of the Arabia Mountain Preserve. Such uses must be developed in a manner that minimizes the environmental and visual impact of new development on the existing natural landscape and the historically and culturally significant sites and structures. To the extent possible, developments must be constructed in a manner that preserves the bucolic nature and farming community appearance of Tier V.
 - a. Office and commercial uses must be a maximum of 2,500 square feet per tenant space.
 - b. Single-use structures must be a maximum of 10,000 square feet.
 - c. Lot width and lot area. Office and commercial lots must be a minimum of 20,000 square feet.
 - F. *Height of buildings and structures.* No building or structure may exceed 35 feet in height or two stories whichever is less.
 - G. *Required parking.* The minimum number of required parking spaces must be as provided in the underlying zoning district regulations except as follows:
 - 1. Residential, single-family detached: Minimum of two spaces.
 - 2. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four spaces per 1,000 square feet of gross floor area.
 - 3. Office and clinic uses: Minimum of three spaces per 1,000 square feet of gross floor area.
 - 4. Parking space area requirements must comply with the provisions of section 6.1.3.
 - H. *Sidewalks.* A landscape strip must be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks must be provided along the right-of-way of all public streets.
- (Ord. of 8-2-2017, § 1(3.5.15.2); Ord. No. 2019-11-001, § 1, 11-25-2019) [TMOD-19-006]

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ARTICLE 3 – OVERLAY DISTRICT REGULATIONS

DIVISION 33. INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT

Sec. 3.33.5. Principal uses and structures.

The principal uses of land and structures which are allowed in the I-20 Corridor Overlay District are as provided by the applicable zoning district, subject to the limitations and standards contained within this division. All properties zoned C-1 (Local Commercial) District, C-2 (General Commercial) District, O-I (Office-Institutional) District, O-D (Office-Distribution) District, M (Industrial) and any RM (Multifamily Residential) District shall be used in accordance with the underlying zoning district and/or for the following principal uses of land and structures in mixed use developments subject to the standards and limitations contained within this division.

- A. Animal hospital, veterinary clinic, pet supply store, animal grooming shop, and boarding and breeding kennel as an interior accessory use.
- B. Art gallery and art supply store.
- C. Automobile services as follows:
 - 1. Minor automobile repair and maintenance, subject to the requirements of section 4.2.14.
 - 2. ~~Retail~~ Automobile parts and tire stores.
- D. Bank, credit union and other similar financial institution.
- E. Business service establishment.
- F. Child daycare center and kindergarten.
- G. Communications uses as follows:
 - 1. Radio and television broadcasting station.
 - 2. ~~Telephone business office.~~
- H. Community facilities as follows:
 - 1. Cultural facilities.
 - 2. Noncommercial club or lodge.
 - 3. ~~Utility structure necessary for the transmission or distribution of service.~~ [TMOD-22-001]
- I. Dwellings including apartments, condominiums, and multifamily units. Mixed-use developments may include any combination above plus retail or office uses, subject to the requirements of the I-20 Overlay District regulations.
- J. Educational uses as follows:
 - 1. Vocational schools.
 - 2. Private ~~schools~~, elementary, middle or high ~~school~~.
 - 3. ~~Public school, elementary, middle or high~~
 - 3.4. Specialized non-degree schools to include ballet, music, martial arts, etc.

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- K. Movie theater, bowling alley, and other recreational facilities where such activities are wholly enclosed within a building. Nightclubs are permitted only in Tier 1 (maximum 10,000 square feet in floor area), subject to approval of the planning and development director and business license requirements.
- L. Office uses, ~~including the following and similar service, business and professional office uses as follows:~~
 - ~~1. Accounting, auditing and bookkeeping office.~~
 - ~~2. Engineering and architectural office.~~
 - ~~3. Building and construction contractor.~~
 - ~~4. Financial services office.~~
 - ~~5. Insurance office.~~
 - ~~6. Legal office.~~
 - ~~7. Medical office.~~
 - ~~8. Real estate office.~~
 - ~~9. Wholesale sales office.~~
- M. Place of worship.
- N. Restaurants.
- O. Retail sales ~~as follows:~~
 - ~~1. Apparel and accessories store.~~
 - ~~2. Book, greeting card, and stationery store.~~
 - ~~3. Camera and photographic supply store.~~
 - ~~4. Computer and computer software store.~~
 - ~~5. Convenience store.~~
 - ~~6. Farm and garden supply store.~~
 - ~~7. Florist.~~
 - ~~8. Food stores including bakeries.~~
 - ~~9. Furniture, home furnishings and equipment store.~~
 - ~~10. General merchandise store.~~
 - ~~11. Gift, novelty, and souvenir store.~~
 - ~~12. Hardware store.~~
 - ~~13. Hobby, toy and game store.~~
 - ~~14. Jewelry store.~~
 - ~~15. Music and musical equipment store.~~
 - ~~16. News dealers and newsstand.~~
 - ~~17. Office supplies and equipment store.~~
 - ~~18. Quick copy printing store.~~

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~~19. Radio, television and consumer electronics store.~~

~~20. Specialty store.~~

~~21. Sporting goods and bicycle store.~~

~~22. Variety store.~~

~~23. Videotape sales and rental store.~~

P. Retail building supplies as follows:

1. Electrical supply store.
2. Hardware and other building materials establishments.
3. Paint, glass and wallpaper store.

Q. Services, medical and health as follows:

1. Health service clinic.
2. Medical and dental laboratories.
3. Offices of health service practitioners.
4. Pharmacy and drugstore.
5. Private ambulance and emergency medical services.

R. Services, personal, as follows:

1. Barber shop, beauty shop, and similar personal service establishments.
2. Laundry and dry-cleaning store.
3. Funeral home.
4. Linen and diaper service, garment pressing, alteration and repair.
5. Photographic studios.

S. Services, repair, ~~as follows:~~

~~1. Home appliance repair and service.~~

~~2. Jewelry repair service.~~

~~3. Radio, television and similar home appliance repair service.~~

~~4. Furniture upholstery and repair shop.~~

~~5. Shoe repair store.~~

T. Shopping center.

U. Taxi stand and taxi dispatching office.

V. Tennis center, club and facilities.

W. Fitness center and health center.

X. Hotel.

(Ord. of 8-2-2017, § 1(3.33.5))

ARTICLE 4. USE REGULATIONS

Sec. 3.33.6. Prohibited uses.

- A. The following principal uses of land and structures shall be prohibited within the I-20 Corridor Compatible Use Overlay District:
1. Boarding and breeding kennels as a primary use.
 2. Storage yard for damaged automobiles or confiscated automobiles.
 3. Tire retreading and recapping.
 4. Sexually oriented businesses.
 5. Reserved.
 6. Go-cart concession.
 7. Outdoor equipment and materials storage.
 8. Heavy repair shop and trade shop.
 9. Extended stay motels.
 10. Used cars sales as a primary use.
 11. Temporary and/or seasonal outdoor sales.
 12. Title and pawn shops.
 13. Liquor stores.
 14. Night clubs excluded in Tiers 2 and 3.
 15. Salvage yards/junkyards.
 16. ~~Automobile, wash/Wax Self-service car wash and detailing.~~
 17. Self-storage.
 18. Small Box Discount Stores

(Ord. of 8-2-2017, § 1(3.33.6)), [TMOD-19-005]

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ARTICLE 4 – USE REGULATIONS

DIVISION 1. OVERVIEW OF USE CATEGORIES AND USE TABLE

Sec. 4.1.3. Use table.

Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in article 3 of this chapter, overlay districts.

- A. The uses listed in Table 4.1 shall be permitted only within the zoning districts identified, and no use shall be established and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as:

ARTICLE 4. USE REGULATIONS

1. A permitted use (P);
 2. A special use (SP) subject to the special land use permit application procedures specified in article 7 of this chapter;
 3. An administratively approved use (SA) subject to the special administrative permit procedures specified in article 7 of this chapter;
 4. An accessory use (PA) as regulated by this article 4 of this chapter. Table 4.1 does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
 5. Uses lawfully established prior to the effective date of this zoning ordinance.
- B. Any use not listed in Table 4.1, below, or interpreted to be allowed by the director of planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow a use of property in a zoning district other than as provided in this section may file an appeal before the zoning board of appeals as provided in article 7 of this chapter.
- C. If there is a conflict between Table 4.1 and the text of this chapter, the text shall prevail.
- D. Prohibited Uses. The following uses are considered contrary to the vision and intent of the City's Comprehensive Plan, and would be detrimental to the city's continuing effort to adhere to that vision, and are prohibited city wide.

Distillation of bones or glue manufacture

Dry Cleaning Plant

Dye Works

Explosive Manufacture or storage

Fat rendering or fertilizer manufacture

Fuel Manufacture

Incineration of garbage or refuse

Landfills

Paper or Pulp Manufacture

Petroleum or inflammable liquids production/refining

Radioactive materials storage and processing

Rubber or plastics manufacture

~~Disposal or storage of Solid waste disposal of~~ hazardous/toxic ~~materialssolid waste~~, including the application of thermal treatment technology

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Smelting copper, iron, zinc or ore

Sugar refineries

Tire retreading or recapping

.

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Table 4.1. Use Table

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)														
Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	OI T	OI S	N 1	C- 2	C- D	O -2	M -2	M -1	MU -2	MU -3	MU -4,5	See Section 4.2	
AGRICULTURAL																									
Agriculture and Forestry																									
Commercial greenhouse or plant nursery	P														P	P	P		P	P	P				✓
Sawmill, Temporary or portable sawmill	P																		P	P					✓
Animal Oriented Agriculture																									
RESIDENTIAL																									
Dwellings																									
Dwelling, High-rise apartment										P			S P										P	P	
Accessory uses or structures	P a	Pa	Pa	P a	P a	P a	Pa	Pa	Pa	Pa	Pa	Pa	P a	Pa	Pa	P a	P a	Pa	P a	Pa	Pa	Pa	Pa	Pa	✓
Housing and Lodging																									
Bed and breakfast establishment	S P	SP	SP				SP	SP	SP	SP			P	P		P	P					P	P	P	✓

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Bed and breakfast, home stay	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP		SP												✓
Child caring care home, 5 or less	S P	SP	SP	S P	S P	S P	SP					SP	P	P	P	P	P			SP	SP	SP	SP	✓
Child caring care facility, 6 or more													P	SP	SP	P	P			SP	SP	SP	SP	✓
Hotel/motel, Extended stay hotel/motel													S P			S P	S P				SP	SP	SP	✓
INSTITUTIONAL/PUBLIC																								
Community Facilities																								
Place of worship	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP		SP	P	P	P	P	P	P	P	P	P	P	P	✓
Recreation, Outdoor																P	P	P	P					✓
Swimming Pools, commercial	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP	SP	SP	P	P		P	P	P	P		Pa	Pa	Pa	✓
Tennis courts, swimming pools, play or recreation areas, community	P a	Pa	Pa	P a	P a	P a	Pa	Pa	Pa	Pa	Pa	Pa	P	P		P	P	P	P		Pa	Pa	Pa	✓
Education																								
Colleges, universities, research and													P	P		P	P	P	P	P	Pa	Pa		✓

ARTICLE 6. PARKING

[illegible]

ARTICLE 6. PARKING

[illegible]

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[illegible]

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Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	OI	OI T	N S	C - 1	C- 2	O D	M -2	M -1	MU -2	MU -3	MU -4,5	See Section 4.2	
Recreation, Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)															P	P	P	P	P	P	P	P	P		
Recreation, Outdoor recreation (miniature golf, batting cages, tennis, Go- cart and other outdoor activities)	S P																P	P	S P					✓	
Special events facility													P SP	P SP	P S P	P SP	P P								
Retail																									
Apparel or accessories store															P	P	P				P	P	P	P	
Book, greeting															P	P	P	P			P	P	P	P	

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[illegible]

ARTICLE 6. PARKING

[illegible]

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Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	OI T	OI S	N 1	C- 1 - 2	C D	O D	MM -2	MU -1	MU -2	MU -3	MU -4,5	See Section 4.2
—Gift, novelty, or souvenir store													p a		p	p	p	p		p	p	p	p	
—Gold buying, precious metals																p a	p	p						
—Grocery stores (with the exception of Small-Box Discount Stores, see alcohol outlet)								Pa	Pa	Pa					p	p	p	p		p	p	p	p	
—Hardware store or other building materials store															p	p	p	p	p	p	p	p	p	
—Hobby, toy or game store															p	p	p	p		p	p	p	p	
—Jewelry store															p	p	p	p		p	p	p	p	
—Music or music equipment store (retail)															p	p	p	p		p	p	p	p	
—News dealer or news store													p	p	p	p	p	p	p	p	p	p	p	
—Office supplies and equipment store															p	p	p	p	p	p	p	p	p	
—Pet supply store															p	p	p	p	p	p	p			

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Pharmacy or drug store (see alcohol outlet)									Pa	Pa	Pa			Pa	P	Pa	P	P	P	P			P	P	P	P	
Radio, television or consumer electronics store																	P	P	P				P	P	P	P	
Specialty store																	P	P	P	P			P	P	P	P	
Sporting goods or bicycle sale																	P	P	P	P			P	P	P	P	
Thrift, secondhand, antique store																	P	P		P							
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage														P	P		P	P	P	P	P						

Use	RE	RL	R-10	R-8	R-7	R-6	RS	MR-1	MR-2	HR-1,2,3	MH-P	RN-C	OI-T	OI-S	N-1	C-1	C-2	O-D	M-2	M-1	MU-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Variety store (with the exception of Small Box													P	P	P	P			P	P	P	P				

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[illegible]

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other similar financial institutions																								
Barber shop/beauty salon or similar establishments								Pa	Pa	Pa				P a	P	P	P	P	P	P	P	P	P	
Check cashing establishment , accessory															P	P		P	P	P	P	P	✓	
Check cashing establishment , primary															P		P						✓	
Child day care center (kindergarten) -7 or more								P	P	P	P			P	P	P	P	P	P	P	P	P	✓	
Fitness Center	P a	Pa	Pa	P a	P a	P a	Pa	Pa	Pa	Pa	Pa			P	P	P	P	P	P	P	P	P		

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Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	O I	O I	N S	C- 1 2	C- 2	O D	M -2	M -1	MU -1	MU -2	MU -3	MU -4,5	See Section 4.2
Kennel, breeding or boarding	S P														Pa	P a	P		P	P					✓
Mini- warehouse climate control/storage building														SP		P	P	P	P	P					✓
Photoengraving , typesetting, electrotyping																	P		P	P	P	P			
Photographic studios													P	P	P	P	P		P		P	P	P	P	
Plumbing, HV/AC equipment establishments with no outdoor storage																P	P		P	P					
Printing or Publishing or printing establishments													P	P			P		P	P					
Quick-copy printing store													P	P	P	P	P		P	P	P	P	P	P	
Services, Medical and Health																									
Clinic, Health services clinic													P	P	P	P	P	P	P		P	P	P	P	
Home healthcare service													P	P		P	P		P		P	P	P	P	

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	Services, Repair																									
Furniture upholstery or repair; home appliance repair or service																P	P		P	P						
Personal service, repair (watch, shoes, jewelry)								Pa	Pa	Pa				P	P	P	P	P		S A		P	P	P	P	
Service area, outdoor																										
	INDUSTRIAL																									
Alcohol or alcoholic beverage manufacturing																				P	P					
Automobile/truck manufacturing																					P					
Brewery, Large Scale																					P					
Brick, clay, tile, or concrete products terra cotta manufacturing																					P					

Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	O I	O I	N S	C- 1	C- 2	O D	M -2	M -1	MU -2	MU -3	MU -4,5	See Section 4.2
Cement, lime, gypsum, or plaster of																				P				

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Paris manufacturin g																						
Compressed gas fuel station													S p		P	P						
Chemical manufacture, organic or inorganic											SP					P						
Crematorium s											SP		S p	SP		P	P					
Distillery, Large-scale																P						
Fuel dealers, or wholesalers																P	P					
Ice manufacturin g plant																P	P					
Leather manufacturin g or processing																P						
Light malt beverage manufacturer (See also Brewpub)												Pa	P a	P a		P	P	Pa	Pa	Pa	Pa	
Light manufacturin g Manufacturin g, light																P	P					

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Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	O I	O I	N S	C - 1	C - 2	O D	MM -2	MM -1	MU -2	MU -3	MU -4,5	See Section 4.2
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic																			P	P				
Research, experimental or testing laboratories and testing facilities																			P	P				
Salvage yard (Junkyard)																			P					✓
Solid waste: general disposal, private industry disposal, handling facility																			P					✓
Storage yard for damaged or confiscated vehicles																			P					✓
Transportation equipment manufacture																			P					
Truck stop or terminal																			P	P				

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Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	MR -1	MR -2	HR- 1,2, 3	MH P	RN C	OI T	OI S	N 1	C- 2	C- D	O M	M -2	M -1	MU -2	MU -3	MU -4,5	See Section 4.2	
SOLAR ENERGY SYSTEMS																									
Integrated SES	Pa a	Pa	Pa	Pa a	Pa a	Pa a	Pa	Pa	Pa	Pa	Pa	Pa	Pa a	Pa	Pa a	Pa a	Pa a	Pa a	Pa a	Pa a	Pa	Pa	Pa	Pa	✓
Rooftop SES	Pa a	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	Pa	S A	SA	S A	S A	S A	SA a	P a	Pa	SA	SA	SA	SA	✓
Ground Mounted SES, Small Scale	Pa a	SP	SP	S P	S P	S P	SP	SP	SP	SP	SP	SP	P a	Pa	P a	P a	P a	Pa	P	P	SP	SP	SP	SP	✓
Ground Mounted SES, Intermediate Scale	S P	SP	SP									SP							P	P					✓
Ground Mounted SES, Large Scale	S P	SP										SP							S P	SP P					✓
COMMUNICATION—UTILITY																									
Electric transformer station, gas regulator station or telephone exchange Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
WIRELESS TELECOMMUNICATION (cell tower)																									
New support structure from 51 feet Medium and High density	S P	SP	SP	S P	S P	S P	SP							SP	SP										✓

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[illegible]

(Ord. of 8-2-2017, § 1(4.1.3); Ord. No. 2018-09-01, § 00, 9-17-2018; Ord. No. 2019-06-01, § (Exh. A), 6-10-2019)
[TMOD-19-004, TMOD-19-005, TMOD-19-006, TMOD-21-001, TMDO-21-002, TMOD-21-003, TMOD-21-010,
TMOD-21-011.

CHAPTER 27: ZONING ORDINANCE

ARTICLE 4 – USE REGULATIONS

DIVISION 2. SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.29. Heavy industrial uses.

In addition to the submission requirements of article 7 of this chapter, any application for a special land use permit (SLUP) or a rezoning related to a heavy industrial use shall provide the following information as applicable:

- A. Submit within the letter of application the following details:
1. Specific operations to be performed.
 2. Hours of operation.
 3. Whether operations will be indoors or outdoors.
 4. How long materials will be stored on the property.
 5. Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.
 6. A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit.
 7. How many employees there will be.
 8. Whether the operation will be open to the public.
 9. What types of vehicles will be delivering materials to the property; and how many and how often, what thoroughfares or major route plan the trucks will take to get to and from the site to minimize any impact on residential area, and whether trucks will be covered to minimize dust/odor impacts on adjacent roadways used to get to the site.
 10. Whether the proposed use requires the submittal of a development of regional impact (DRI).

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- B. Copies of any required state and/or federal agency applications, requirements, environmental assessment reports, or related data; or, if none have been submitted, an indication as to whether such documentation is required.
- C. Data from reputable industry sources on current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure that surrounding properties are not adversely impacted.
- D. For any of the following uses, certification by an environmental professional that the proposed operation will not have any adverse air or water quality impacts on surrounding properties:
 - 1. Any use requiring a solid waste handling permit.
 - 2. Any use which utilizes burning, melting, or degasification.
 - 3. Any use which involves the emissions of particulate matter.
 - 4. Any use which processes or stores hazardous materials.
 - 5. ~~Any landfill.~~
- E. Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.
- F. Detailed information on proposed methods to minimize any noise, odor, dust, and vibration on surrounding properties in light of current industry standards.
- G. Detailed information regarding how traffic impacts will be accommodated on the surrounding road network.
- H. Any data regarding any monthly, quarterly, or yearly required inspections by any state or federal agency to ensure compliance with any state or federal permits once use has been approved by City of Stonecrest.

(Ord. of 8-2-2017, § 1(4.2.29))

~~Sec. 4.2.49. Solid waste facility regulations.~~

- ~~A. The city council shall not approve any amendment to the zoning maps, the comprehensive land use map or any application for a special land use permit, or any development or building permit related to a landfill if such landfill is not in compliance with the applicable requirements of Georgia's Comprehensive Solid Waste Management Act, O.C.G.A. § 12-8-20 et seq., and as may hereafter be amended.~~
- ~~B. The city council shall not approve any amendment to the zoning maps, the comprehensive land use map or any application for a special land use permit related to a landfill unless the applicant obtains written verification from the Georgia Environmental Protection division of the Georgia Department of Natural Resources that the landfill complies with or is not yet required to comply with all the applicable requirements set forth in the Comprehensive Solid Waste Management Act.~~
- ~~C. As used in this section, the term "landfill" means a disposal facility, a materials recovery facility, a solid waste handling facility, a solid waste landfill, a private industry solid waste disposal facility, a solid waste handling facility, a solid waste thermal treatment technology facility, and a disposal facility for biomedical waste, hazardous and/or toxic materials including radioactive materials as all such terms are defined in O.C.G.A. § 12-8-22 and as may hereafter be amended.~~

~~(Ord. of 8-2-2017, § 1(4.2.49))~~

CHAPTER 27: ZONING ORDINANCE

ARTICLE 4 – USE REGULATIONS

DIVISION 3. TEMPORARY USE REGULATIONS

Sec. 4.3.5. Temporary outdoor sales or events.

Temporary outdoor sales or events may include temporary art shows, carnival rides, special outdoor social or religious event, entertainment, athletic events, rodeos, horseshows, and other events of community interest.

A. *Use regulations.* Temporary outdoor sales or events shall be governed by the following regulations:

1. Site conditions.

- a. Employees shall be uniformed and identified.
- b. Security or off-duty police officers shall be on-site during operating hours.
- c. Portable toilets or access to bathrooms shall be provided.
- d. Approval from the property owner.
- e. Traffic Control Plan must be approved by the fire marshal's office.

2. If the temporary outdoor event involves structures that require issuance of a building permit, a site plan of the event shall be included with the building permit application. The site plan submittal required by article 7 of this chapter shall indicate compliance with all zoning ordinance requirements.

B. *Lot and parcel restrictions.* Temporary outdoor event activities shall be set back at least 100 feet from any residential district or use.

C. *Temporary sites for worship.* The establishment of sites and tents for temporary worship conducted on a site not designated as a place of worship requires the grant of a special administrative permit by the director of planning.

(Ord. of 8-2-2017, § 1(4.3.5))

CHAPTER 27: ZONING ORDINANCE

ARTICLE 6 – PARKING

DIVISION 3. TEMPORARY USE REGULATIONS

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Residential</i>		
Child earing care institution, group	Two spaces.	Four spaces.
Child earing care institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
<i>Institutional</i>		
<i>Recreational</i>		
<i>Commercial</i>		
Bed and breakfast inn establishment	One space for the owner-operator plus one per guest bedroom.	Two spaces for the owner-operator plus one per guest bedroom.
<i>Industrial</i>		

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(Ord. of 8-2-2017, § 1(6.1.4)) [TMOD-22-001]

CHAPTER 27: ZONING ORDINANCE

ARTICLE 7 – ADMINISTRATION

DIVISION 3. ZONING AND COMPREHENSIVE PLAN AMENDMENTS AND
PROCEDURES

Sec. 7.3.7. Action by the planning commission.

The secretary of the planning commission shall provide the members of the planning commission complete information on each proposed application requiring a public hearing by the planning commission, including a copy of the application and all supporting materials. The planning commission, after conducting a public hearing with prior public notice as required by this article, shall consider the proposal and vote on its recommendation to the city council. ~~Any recommendation~~ ~~Deferral of an application~~ by the planning commission shall not be binding on the city council. The planning commission may recommend approval of the application, ~~recommend~~ approval to a less intense zoning district or land use category than that requested by the applicant, ~~recommend~~ approval of the application with conditions, ~~recommend~~ denial of the application, ~~recommend~~ deferral of the application, or, upon request of the applicant, ~~recommend~~ withdrawal of the application without prejudice. In its recommendation of any application, the planning commission may recommend the imposition of conditions in accordance with section 7.3.9. All findings and recommendations of the planning commission relating to amendments to the official zoning map shall be made based on each of the standards and factors contained in section 7.3.5. All recommendations of the planning commission relating to amendments to the comprehensive plan maps shall be made based on each of the standards and factors contained in section 7.3.4. The secretary of the planning commission shall make and maintain a written record of the planning commission's consideration and recommendations, which shall be public record.

(Ord. of 8-2-2017, § 1(7.3.7)) [

CHAPTER 27: ZONING ORDINANCE

ARTICLE 7 – ADMINISTRATION

DIVISION 4. SPECIAL LAND USE PERMITS

Sec. 7.4.7. Additional criteria for specified uses.

In addition to the criteria contained in section 7.4.6 above for which each applicant for a special land use permit is required to provide information, the following additional criteria shall apply to specific uses as specified below. No application for a special land use permit for the uses specified below shall be granted by the city council unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 above, and complying with applicable regulations in article 4 of this chapter, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the city council shall comply with and apply the requirements of section 4.2.57.
- B. *Reserved.*

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ARTICLE 6. PARKING

C. *Child daycare facility.* In determining whether to authorize a special land use permit for a child daycare facility, the city council shall also consider each of the following criteria:

1. Whether there is adequate off-street parking for all staff members and for visitors to the child daycare facility.
2. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
3. Whether there is an adequate and safe location for the dropping off and picking up of children at the child daycare facility.
4. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child daycare facility is proposed to be located, if proposed for a residential zoned district.

~~D. —Biomedical waste disposal facilities, disposal facilities, landfills, county or city solid waste disposal facilities, county or city solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.~~

~~1. —In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county or city solid waste disposal facility, county or city solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the city council shall also consider each of the following criteria:~~

- ~~a. —Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.~~
- ~~b. —Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.~~
- ~~c. —Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential streets resulting from truck and other vehicular traffic associated with the facility.~~
- ~~d. —Whether the proposed use does not represent an over concentration of such uses in the area.~~

(Ord. of 8-2-2017, § 1(7.4.7))

CHAPTER 27: ZONING ORDINANCE

ARTICLE 9 – DEFINITIONS

Sec. 9.1.3. Defined terms.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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Automobile repair ~~and maintenance~~, major, means a business that services passenger vehicles, including the dismantling and repair of engines, transmissions, carburetors, drive shafts, and similar major vehicle parts, the provision of collision repair services including body frame straightening and body part replacement, or the painting or repainting of passenger vehicles and motorcycles. Major automobile repair establishments may also perform minor automobile repairs.

Automobile repair ~~and maintenance~~, minor, means a business that repairs, replaces, or services tires, ignitions, hoses, spark plugs, and other minor vehicle parts as part of the regular upkeep of passenger vehicles and motorcycles, and may perform regular maintenance such as brake repair and replacement, lubrication, or replacement of small or incidental automobile parts. Minor automobile repair and maintenance may also, as an accessory function, include automobile detailing, including the application of paint protectors, the cleaning or polishing of a vehicles interior, exteriors, or engine, and the installation of aftermarket parts and accessories such as tinting, alarms, sound systems, spoilers, sunroofs or headlight covers. Minor automobile repair and maintenance does not include the dismantling and repair of engines, transmissions, or drive shafts, the provision of collision repair services including body frame straightening and body part replacement, or the painting or repainting of passenger vehicles. Minor automobile repair does not include automobile car washes where vehicles are washed and/or waxed either by hand or by mechanical equipment.

~~Bank, credit unions or other similar financial institutions means any building, property or activity of which the principal use or purpose is for federally insured depository purposes and including the provision of financial services such as loans and automated teller machines, but does not include cash advance, check cashing establishments, short-term loan, and pay day lending Bank means a facility for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.~~

Bed and breakfast ~~establishment~~ means accessory use of a single-family detached dwelling by the homeowner who resides in the dwelling, to provide sleeping accommodations to customers. Breakfast may also be provided to the customers at no extra cost. For the purpose of this definition, the term "customer" means a person who pays for the sleeping accommodations for fewer than 30 consecutive days.

Brewpub means ~~any eating establishment which derives at least 50 percent of its total annual gross food and beverage revenue from the sale of prepared meals and food and in which beer or malt beverages are manufactured or brewed subject to the barrel production limits and regulations under state law. a commercial business which conducts the retail sale of beer (malt beverages with alcohol content, as defined by federal law) which is brewed on the premises in compliance with applicable state and federal laws. Such establishments may also include restaurants as an accessory use. See also Light malt beverage manufacturing.~~

~~Bus or rail station or terminal means a designated place where a bus or train temporarily stops to embark or disembark passengers. A terminal is the location where the bus or train starts or ends its scheduled route.~~

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Coin Laundry means an establishment with coin-operated clothing washing machines and dryers for public use.

Commercial entertainment means places of amusement or assembly including but not limited to motion picture theaters or cinemas, live theater, comedy clubs, bowling alleys, dance halls, skating rinks, etc. This definition does not include night clubs, party houses or brewpubs.

~~Cottage development means Small detached dwelling units arranged on a single site whereby the dwelling units are arranged so that each unit faces a common open space.~~

Craft brewery (also known as micro-brewery) means a building or group of buildings where beer is brewed, bottled, packaged, and distributed for wholesale and/or retail distribution, and that produces small amounts of beer or malt beverage, less than 12,000 gallons in a calendar year. Much smaller than large-scale corporate breweries, these businesses are typically independently owned. Such breweries are generally characterized by their emphasis on quality, flavor and brewing technique. [TMOD-21-016]

Craft distillery (also known as micro-distillery) means a building or group of buildings where distilled spirits are manufactured (distilled, rectified or blended), bottled, packaged, and distributed for wholesale and/or retail distribution in small quantity, less than 12,000 gallons per calendar year and in which such manufactured distilled spirits may be sold for consumption on the premises and consumption off premises, subject to the limitations prescribed in O.C.G.A. § 3-5-24.2.

District, authorized zoning – a zoning district other than the base or underlying zoning district that is called out in the provisions of an overlay zoning district to described what uses are permitted or authorized to be developed within that overlay zoning district.

District, base zoning– see Underlying District

District, governing zoning – an underlying or authorized zoning district within an overlay zoning district by which the design and dimensional standards of any existing or proposed development must adhere to. Also used to determine site requirements on adjacent properties, such as buffers.

District, overlay zoning – a zoning district where certain additional requirements are superimposed upon an underlying or base zoning district and where the requirements of the underlying or base district may or may not be altered.

District, underlying zoning – Any zoning district that lies within or under the boundaries of an overlay zoning district, also known as base zoning district.

District, Zoning – Any district delineated on the official zoning map under the terms and provisions of this ordinance, or which may be created after the enactment of this ordinance for which regulations governing the area, height, use of buildings, or use of land, and other regulations related to development or maintenance of uses or structures are uniform.

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~~Dry cleaning plant means an establishment for dry cleaning or laundry where the operation, equipment and machinery is on-site.~~

Dwelling, cottage home means small detached dwelling units arranged on a single site whereby the dwelling units are arranged so that each unit faces a common open space.

Essential services means the erection, construction, alteration, or maintenance by public utilities or City departments of overhead, surface or underground gas, electrical steam, or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, poles, electrical substation, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such utility or City department or for the public health, safety, or general welfare, shall be exempt from the regulations of this code. The installation shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and those of other authorities having jurisdiction.

Electric Vehicle (EV): An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current which is charged by being plugged into an electrical source. For the purpose of this ordinance, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included, an automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current which is charged by being plugged into an electrical source.

Electric Vehicle Supply Equipment (EVSE): The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

Electric Vehicle Supply Equipment (EVSE) infrastructure: The equipment, as defined by the National Electrical Code, which is provided to support future electric vehicle charging. This shall include, but not be limited to: the design load placed on electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder / branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

Plug-In Hybrid Electric Vehicle (PHEV): An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, powered by an electric motor that draws current from a rechargeable storage battery, fuel cell,

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photovoltaic array, or other source of electric current which is charged by being plugged into an electrical source, and having a second source of motive power such as gasoline or diesel.

General business office ~~means any building or part of a building in which one or more persons are employed in the management or direction of an agency, business or organization, but excludes such uses as retail sales, manufacturing, assembly or storage of goods, or assembly and amusement, see~~ Office, professional.

Government facilities means buildings or office space utilized for the provision of services by the City of Stonecrest, DeKalb County, the State of Georgia, or the Federal Government including outdoor activities and parking. Such uses include, but are not limited to, the municipal building, fire stations, police stations, government offices, public parks and recreation related facilities and other similar uses

Group homes. See Child ~~earing~~ care institution, Personal care homes, Transitional housing facility.

Growler means a professionally sanitized reusable container not exceeding 64 ounces in volume used to transport draft beer for off-premises consumption.

Growler Store means a retail store that sales growlers.

Heavy equipment repair, service or trade means a building or lot used for the repair, servicing, lease or sale of heavy equipment.

~~Home stay bed and breakfast residence means a single family dwelling in which is provided not more than two rooms for not more than four people for overnight rental and a morning meal to transient persons for compensation on a nightly basis by the occupant of said dwelling.~~

Industrial district means any parcel of land which is zoned for industrial use including property used for light and heavy distribution, warehouses, assembly, manufacturing, quarrying, and truck terminals ~~and~~ landfills. Such districts include M and M-2 districts.

Large-scale brewery means a building or group of buildings where beer is brewed, bottled, packaged, and distributed for wholesale and/or retail distribution, and that produces more than 12,000 gallons in a calendar year.

Large-scale distillery means a building or group of buildings where distilled spirits are manufactured (distilled, rectified or blended), bottled, packaged, and distributed for wholesale and/or retail distribution in large quantity, more than 12,000 gallons per calendar year.

Livestock sales pavilion means any place or establishment conducted or operated for compensation or profit consisting of pens, or other enclosures, in which house horses, cattle, mules, burros, swine, sheep, goats and poultry are temporarily received, held, assembled and/or slaughtered for either public or private sale.

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- 219 Lot area, net means the total area of a proposed subdivision on an approved subdivision plat dedicated
220 to individual lots, excluding any area dedicated to public or private street rights-of-way or utility
221 easements.
- 222 Microbrewery, see Craft Brewery.
- 223 Net lot area, see Lot area, net.
- 224 Office, building or construction means a temporary structure used as an office or storage for
225 construction operations and is located at the construction site.
- 226 Outdoor storage, commercial means the keeping, in an unenclosed area, of any goods, materials, or
227 merchandise associated for a daily, monthly or annual fee. This term does not include the parking of any
228 vehicles or outdoor display of merchandise.
- 229 Parking garage/structure, commercial means a covered or sheltered structure of one or more stories
230 designed, constructed and used for the parking of motor vehicles for profit.
- 231 Parking lot, commercial means any area designed for temporary storage of motor vehicles by the
232 motoring public in normal operating condition, for profit.
- 233 Parking lot means any area designed for temporary storage of motor vehicles by the motoring public in
234 normal operating condition, ~~whether for a fee or as a free service.~~
- 235 Radio or television broadcasting studio means an establishment primarily engaged in the provision of
236 broadcasting and other information relay services accomplished through the use of electronic, fiber
237 optic, satellite, and telephonic mechanisms, including film and sound recording, a radio station,
238 television studio or a telegraphic service office.
- 239 Radio or television broadcasting transmission facility means an installation or facility used for
240 transmitting terrestrial radio frequency and video signals for radio, television, wireless communication,
241 broadcasting, microwave link, mobile telephone or other similar purposes.
- 242 Railroad car classification yard or team truck yard means an area used to separate rail cars onto one of
243 several tracks or reconfigure team trucks into different configurations.
- 244 Recreational vehicle/boat and trailer sales and service means a facility established for the exhibition,
245 sale, and repair of recreational vehicles/boats and personal use trailers.
- 246 Riding academies or stable means a building where horses and ponies are sheltered, fed, or kept and
247 where riding lessons may be provided.
- 248 Swimming pools, commercial means any indoor or outdoor structure, chamber, or tank containing a
249 body of water for swimming, diving, or bathing that is intended to be used for such purposes and is
250 operated for profit through a membership or daily fee.
- 251 Temporary trailer means an enclosed or unenclosed structure, on wheels, that is used for temporary
252 storage purposes.

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~~Towing or wreckage service means a business engaged in the transport or conveyance of vehicles from one point to another, for a fee, by use of a flatbed truck, tow truck or wrecker truck but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles. Tow service means establishment that provides for the removal and temporary storage of vehicles, but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles. See also Automobile recovery and storage.~~

~~Truck terminal means a building, structure or place at an industrial facility where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other trucks or modes of transportation. This is not intended for long term warehousing or storage of inventory or for retail sales, but to serve solely as a transfer facility. an area and building where vehicles load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.~~ [TMOD-21-001] Warehousing or storage means a business establishment primarily engaged in the indoor or enclosed storage of merchandise, goods, and materials, not including “mini-warehouses”, “self-storage facilities”, and “truck terminals.”

Wireless Telecommunication Facilities – See Sub-section 4.2.57.B. – Supplemental Uses, Wireless telecommunications for the meaning of terms used in that section, including the following:

1. Accessory-equipment (or Equipment)
2. Administrative approval
3. Administrative review
4. Alternative Telecommunication Support Structure
5. Antenna
6. Applicant
7. Application
8. Attached wireless telecommunications facility
9. Carrier on wheels or cell on wheels (COW)
10. Collocate or collocation
11. Commission
12. Distributed antenna systems (DAS)
13. Equipment compound
14. FAA
15. FCC

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285	16.	Geographic search area (GSA)
286	17.	Grantee
287	18.	Guyed Structure
288	19.	Height
289	20.	Modification
290	21.	Ordinary maintenance
291	22.	Provider
292	23.	Public Right(s)-of-Way
293	24.	Public Street
294	25.	Small Cell or Small-Cell Installation
295	26.	Substantial increase in size
296	27.	Telecommunications Facility
297	28.	Telecommunications Service(s)
298	29.	Telecommunications Support Structure
299	30.	Utility
300	31.	Visual Quality