



CITY OF JONESBORO
Work Session
VIA ZOOM MEETINGS
August 3, 2020 – 6:00 PM

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at rclark@jonesboroqa.com should you need assistance.

Join Zoom Meeting
<https://us02web.zoom.us/j/2148237355>

Meeting ID: 214 823 7355
One tap mobile
+19292056099,,2148237355# US (New York)

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. ADOPTION OF AGENDA**
- V. WORK SESSION**

1. Discussion regarding a Conditional Use Permit Application 20-CU-008 for a storage facility, by Joseph C. Brannan, trustee, and Michael Johnson, applicant, for property at 265 South Main Street (Parcel Nos. 06001C D005 and 06001C D010), Jonesboro, Georgia 30236.
2. Discussion regarding a Conditional Use Permit Application 20-CU-009 for commercial truck parking, by Sigifredo Martinez, applicant and owner, for property at 208 Turner Road (Parcel No. 06001 032012) Jonesboro, Georgia 30236.
3. Discussion regarding a proposed text amendment Ord. 2020-16 to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Article XVI, Signs, of the City of Jonesboro Code of Ordinances.
4. Discussion regarding a proposed text amendment Ord. 2020-17 to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Appendix- Thoroughfare Plan of the City of Jonesboro Code of Ordinances.

5. Discussion regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and additions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, including standards for “cigar lounges.”
6. Discussion regarding a proposed text amendment Ord. 2020-14 to the City of Jonesboro Code of Ordinances, regarding further revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.
7. Discussion regarding a proposed addition to the City of Jonesboro Schedule of Fees.
8. Discussion regarding purchase of mobile thermal printers, laptop mounting system for Code Enforcement.

VI. OTHER BUSINESS

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
August 3, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Discussion regarding a Conditional Use Permit Application 20-CU-008 for a storage facility, by Joseph C. Brannan, trustee, and Michael Johnson, applicant, for property at 265 South Main Street (Parcel Nos. 06001C D005 and 06001C D010), Jonesboro, Georgia 30236.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Code Section 86-108 – M-1 Zoning Purpose and Standards; Article XVII Additional Conditional Use Standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – **Approval of Conditional Use application, with conditions;** Recently, the applicant submitted a zoning verification form for 265 South Main Street (the undeveloped Parcel 06001C D005) for several one-story mini-warehouse buildings on the property. These would be the typical non-climate-controlled buildings, each accessible via outside driveways and rolling garage doors. The subject property is 1.04 acres and would be accessed via an existing driveway serving the back parcel of 265 South Main Street (Parcel 06001C D010). The property is zoned M-1 Light Industrial and is undeveloped. It lies outside of the Historic District and any Overlays. Surrounding business include Pat and Jerry's Salvage, Tarkus Auto Care, and Pro Tree (mulch lot).

Per the provided site plan, the property would contain three 20-foot wide by 220-foot long metal storage buildings, a smaller 10-foot wide by 220-foot long storage building, and a still smaller 10-foot by 140-foot storage building, for a total of 168 storage units. Several, 15-foot wide, interior driveways will provide access to the individual storage units and "permeable pavers will be used." Landscape areas are shown around the perimeter of the subject property. Total coverage of the lot will be about 66%.

The City Code provides specific design conditions for self-storage / mini-warehouse facilities, per Section 86-607:

Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater. **The proposed facility would front South Main Street, which has a collector road classification.**
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The total property is approximately 1.04 acres, plus an additional 0.06 acres from the access road serving the rear parcel. The road frontage is approximately 250 feet.**
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially zoned property. **There are no residentially zoned properties adjacent to the subject property.**
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. **Per Sec. 86-410 (25), mini-warehouses shall provide one space per 5,000 square feet of gross storage area, plus one space for every employee. This particular facility would require 5 spaces. The site plan shows a "common area for parking and ingress / egress easement" along the eastern boundary line it shares with the rear parcel of 265 South Main Street. (This area usually has vehicles associated with the auto repair facilities parked there.) No**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 3, 2020

Signature

City Clerk's Office

parking is proposed for the interior of the subject property, as there is no room for it.

(5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **These would be stand-alone buildings. There are currently no planned centers or connected storefronts on the property.**

(6) Must have security fencing around perimeter of premises. **While no fence specifications are shown on the site plan, a perimeter fence would be a definite requirement for outdoor storage units, due to security reasons. The fence would need to be of a quality material and have some sort of screening to ameliorate the affects of the metal buildings from South Main Street.**

(7) All lighting shall be night-sky friendly. **So noted.**

(8) Storage of hazardous materials is prohibited. **So noted.**

(9) Storage of items outside of provided storage units is prohibited. **So noted.**

Sec. 86-108. - M-1 light industrial district.

(a) *Purpose. The M-1 light industrial district is established to provide for manufacturing uses having a minimal impact on the environment and surrounding land uses. The district is intended to attract a complementary mix of assembly, fabricating, distribution and warehousing, service and wholesale operations. A goal of the light industrial district is to provide architectural and site design standards that encourage development of such uses in a park setting; office components are encouraged through development incentives.*

Uses that require significant infrastructure and transportation systems or substantial outdoor storage; create products in large unit sizes; utilize heavy equipment and massive production facilities; or are associated with hazardous materials, significant noise, heat, vibration or refuse generation are prohibited.

(b) *Development standards.*

(1) Minimum lot area: 87,120 square feet (two acres) **1.04 acres (grandfathered lot)**

(2) Minimum lot width: 100 feet **Approximately 250 feet (existing lot)**

(3) Minimum front yard: 40 feet **Complied with**

(4) Minimum side yard: 50 feet, when adjoining a residential use, otherwise zero **Not adjoining residential use**

(5) Minimum rear yard: 50 feet, when adjoining a residential use, otherwise zero **Not adjoining residential use**

(6) Maximum building floor area per story: none **So noted.**

(7) Maximum building height: 20 feet **Will not exceed this.**

(8) Minimum building separation: per building codes **So noted.**

(9) Maximum lot coverage: 80 percent **Coverage will be approximately 66%.**

(c) *Design standards. Unless otherwise provided in this chapter, uses permitted in an M-1 district shall conform to the following design standards:*

(1) *Off-street parking shall be provided as specified in article XIII of this chapter. Per Sec. 86-410 (25), mini-warehouses shall provide one space per 5,000 square feet of gross storage area, plus one space for every employee. This particular facility would require 5 spaces. The site plan shows a "common area for parking and ingress / egress easement" along the eastern boundary line it shares with the rear parcel of 265 South Main Street. (This area usually has vehicles associated with the auto repair facilities parked there.) No parking is proposed for the interior of the subject property, as there is no room for it.*

(2) *Buffers shall be provided as specified in article XV of this chapter. Adjacent properties are same zoning.*

City zoning code standards can be met with this development, assuming that the Mayor and Council do not have a problem with the grandfathering of the lot being below the M-1 2-acre standard. However, that is for new lots being created. Also, the minimum standard specifically for storage units is 1 acre. Staff notes that the access aisle width between storage buildings is 15 feet. Although, there is no minimum width for commercial aisles of this type (not a parking lot aisle), the flow of traffic down these aisles would definitely have to be one-way.

Since the use can conform to Code Section 86-607 for storage facilities and the M-1 zoning standards, the Zoning Administrator is recommending approval of the proposed use. The Mayor and City Council can discuss whether or not the proposed use is the "highest and best use" for the property, but few other uses would probably be able to go onto this property due to the nature of the surrounding uses. (This is probably why it has remained undeveloped.) A developed property with a storage business is better than the property remaining

undeveloped. Should the use be approved, the buildings and associated fencing and landscaping will help buffer the unsightliness of the vehicle repair businesses in the rear parcel of 265 South Main Street.

Should the Mayor and Council vote to approve the request, staff believes that the following minimum development conditions should apply:

Staff recommendation - Approval of application with the following conditions:

1. No additional access points to the property shall be created along South Main Street.
2. Required fencing along the entire perimeter of the property shall be black wrought iron or an opaque, non-climbable, durable material other than wood. Chain-link is prohibited. Minimum height of fence shall be 6 feet but shall not exceed 8 feet in height. If wrought iron is used, a minimum 4-foot tall, continuous evergreen hedge must be planted behind the fence on the side most directly fronting South Main Street.
3. Exterior building elements and signage are subject to Design Review Commission review.
4. The final landscape plan is subject to approval by the Zoning Administrator.
5. All lighting shall be night-sky friendly.
6. The required parking spaces shall be clearly delineated and striped. At least one of these spaces must comply with ADA standards.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Owner

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Application
- Plat
- Property Info
- Site Pictures
- Zoning
- Revised Site Plan
- Site plan Enlargements
- Zoning Signs
- Conditional Use - 265 South Main Street Storage - Legal Notice
- Acceptance Letter
- Building Elevations

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval, with Conditions



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: ⁶⁰⁰⁻ ~~\$700.00~~ (Non-Refundable).

Date of Application: 7-9-2020

Property Owner Authorization

I (We) Joseph C. BRANAN as Trustee the
 owner(s) of the following property located at: 265 South Main St
Jonesboro GA 30236

Tax Parcel Number: 06001C 0005 Size of Property: 0005 1.04 ACRES

Located in Zoning District D010 INDUSTRIAL do hereby request permission for a

conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

To Construct a STORAGE Facility

Attachment: Application (1693 : 265 South Main Street)

Property Owner Information

Name: Joseph C. BRANAN
 Mailing Address: 2942 Country Square Lane
 City: Decatur State: GA Zip: 30033
 Phone: (Day) 404-788-9684 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: Michael JOHNSON
 Mailing Address: P.O. Box 681
 City: Decatur State: GA Zip: 30030
 Phone: (Day) 404-408-4052 (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: Warehouses
 Property address: 265 South Main St
 Surrounding Uses and Structures: (See Official Zoning Map): INDUSTRIAL
 Surrounding Zoning:
 North: Industrial South: Industrial East: (Railroad) West: R-2 (2865 Main) Industrial (undeveloped 4 Acre)
 Details of Proposed Use: Build Storage Facility
 Public Utilities: Water Electricity, GAS
 Access, Traffic and Parking: Curb Cut off South Main
 Special Physical Characteristics: _____

Attachment: Application (1693 : 265 South Main Street)

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

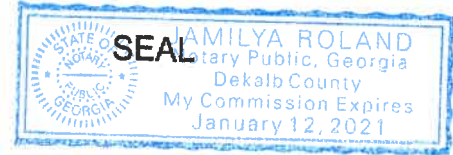
The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 7/9/2020

Signed: _____

Notary: _____



FOR OFFICE USE ONLY:

Date Received: 07/16/2020

Received By: _____

Fee Amount Enclosed: \$ 600.00

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Attachment: Application (1693 : 265 South Main Street)

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Joseph C. BRAWN
PRINT NAME

[Signature] 7/9/2020
SIGNATURE/DATE

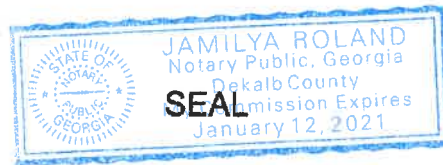
APPLICANT:

Michael Johnson
PRINT NAME

[Signature]
SIGNATURE/DATE

NOTARY:

[Signature] 7/9/2020
SIGNATURE/DATE



Attachment: Application (1693 : 265 South Main Street)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,138 FEET, AND AN ANGULAR ERROR OF 08" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 52,750 FEET. EQUIPMENT USED GTS 220

FLOOD NOTES

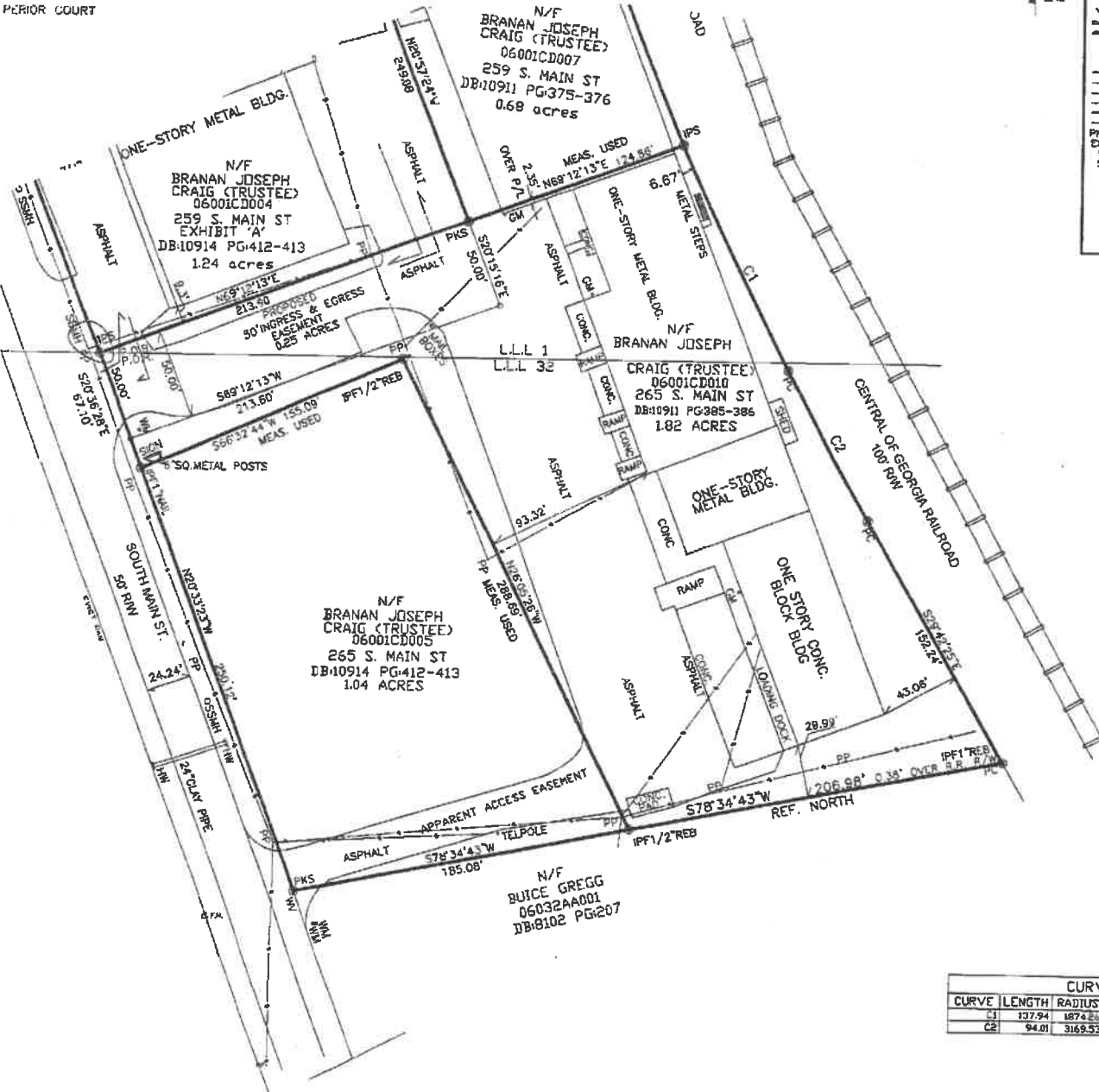
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL# 13063C0088F DATED 06/07/2017

LEGENDS

5.1.b

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REVERSE
- Q.M. GAS MARKER/GAS METER
- OPEN TOP PIPE
- O.I.P.F. IRON PIN FOUND
- O.I.P.S. IRON PIN SET 1/2" REBAR
- C/D CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L.L. LAND LOT LINE
- P.O.L. CONCRETE MONUMENT FOUND
- B.O.C. BACK OF CURB
- F.N.C. FENCE CORNER
- E.P. EDGE OF PAVEMENT
- P.C. PROPERTY CORNER
- L.P. LIGHT POLE
- P.P. POWER POLE
- G.W. GUY WIRE
- J.B. EXISTING JUNCTION BOX
- E.W.V. EXISTING WATER VALVE
- E.F.H. EXISTING FIRE HYDRANT
- T.B.M. TEMPORARY BENCH MARK
- B.F.E. BASE FLOOD ELEVATION
- M.F.E. MINIMUM FLOOR ELEVATION
- H.W. HEADWALL
- S.W.C.B. SINGLE WALL CATCH BASIN
- D.W.C.B. DOUBLE WALL CATCH BASIN
- O.S. OUTLET STRUCTURE (RISER)
- D.P. DROP INLET
- W.M. WATER METER
- W.L. WATERLINE
- S.S. SANITARY SEWER LINE
- O.V.P. OVERHEAD POWERLINE
- U.F.O. UNDERGROUND FIBER OPTICS
- G.S. GASLINE
- L.S. LANDSCAPING
- P.K.S. (F) P.K. MARK SET (FOUND)
- E.X.-M.H. EXISTING SANITARY SEWER MANHOLE
- S.S.H. SANITARY SEWER MANHOLE
- S.S.E. SANITARY SEWER EASEMENT
- C/O CLEAN-OUT
- F.D.C. FIRE DEPARTMENT CONNECTOR
- C.L.F. CHAIN LINK FENCE
- D.E. DRAINAGE EASEMENT
- R.R.E. RAIL ROAD EASEMENT
- H. HEIGHT
- U.E. UNDERGROUND ELECTRIC
- A.C. AIR CONDITIONING UNITS

RESERVED FOR THE CLERK
PERIOR COURT



SURVEY ORDERED BY:
BRANAM, JOSEPH CRAIG
CELL: 404-788-0584
2942 COUNTRY SQUIRE L
DECATUR, GA 30033

Attachment: Plat (1693 : 265 South Main Street)

GENERAL NOTES

ALL EASEMENTS RECORDED OR UNRECORDED. FIELD SURVEY 03/17/2020. STANCES SHOWN ON PLAT SHALL BE HORIZONTAL. REGARDING THE PRESENCE, SIZE, AND LOCATION OF UTILITIES IS SHOWN HEREON. THE INFORMATION IS LOCATION OF ABOVE GROUND APPURTENANCES, PLANS, AND PAINT PLACED UND SERVICES. ION IS MADE AS TO THE ACCURACY AND DISTANCES WERE MEASURED AND USED. IS PREPARED WITHOUT BENEFIT OF A LITTLE REPORT NEAL ADDITIONAL CONVEYANCES, RIGHTS-OF-WAY NOT SHOWN HEREON.

TO RULE 180-6.09 OF THE GEORGIA F REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, THE TERM "CERTIFY ON" MEANS TO DECLARE A PROFESSIONAL JUDGING THOSE FACTS OR FINDINGS AND DOES NOT A WARRANTY OR GUARANTEE, EITHER IMPLICIT.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Angel M. Guerrero

ANGEL M. GUERRERO P.L.S. #2642
Certified Design Professional # 4479

03/30/20



REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	

RETRACEMENT SURVEY FOR:	
BRANAM, JOSEPH CRAIG	
Land Lot 1 & 32	5TH Dist. Clayton County, GA
Drawn By: AMM	Scale: Packet Pg. 11
Dwg No: 2-200213-1	Date: 03/30/2020

Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2020

BRANAN JOSEPH CRAIG (TRUSTEE)
2942 COUNTRY SQUIRE LN
DECATUR, GA 30033

PARCEL ID . . 06001C D005
LOCATION . . 265 S MAIN ST

LEGAL DESC DISTRICT 4 JONESBORO
NBRHOOD IND17 SOUTH CLAYCO

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES
DESCRIPTION PAVED ROAD
ROAD FRONT . . . 250.0

IND 1 TO 5 ACRES

SALES HISTORY

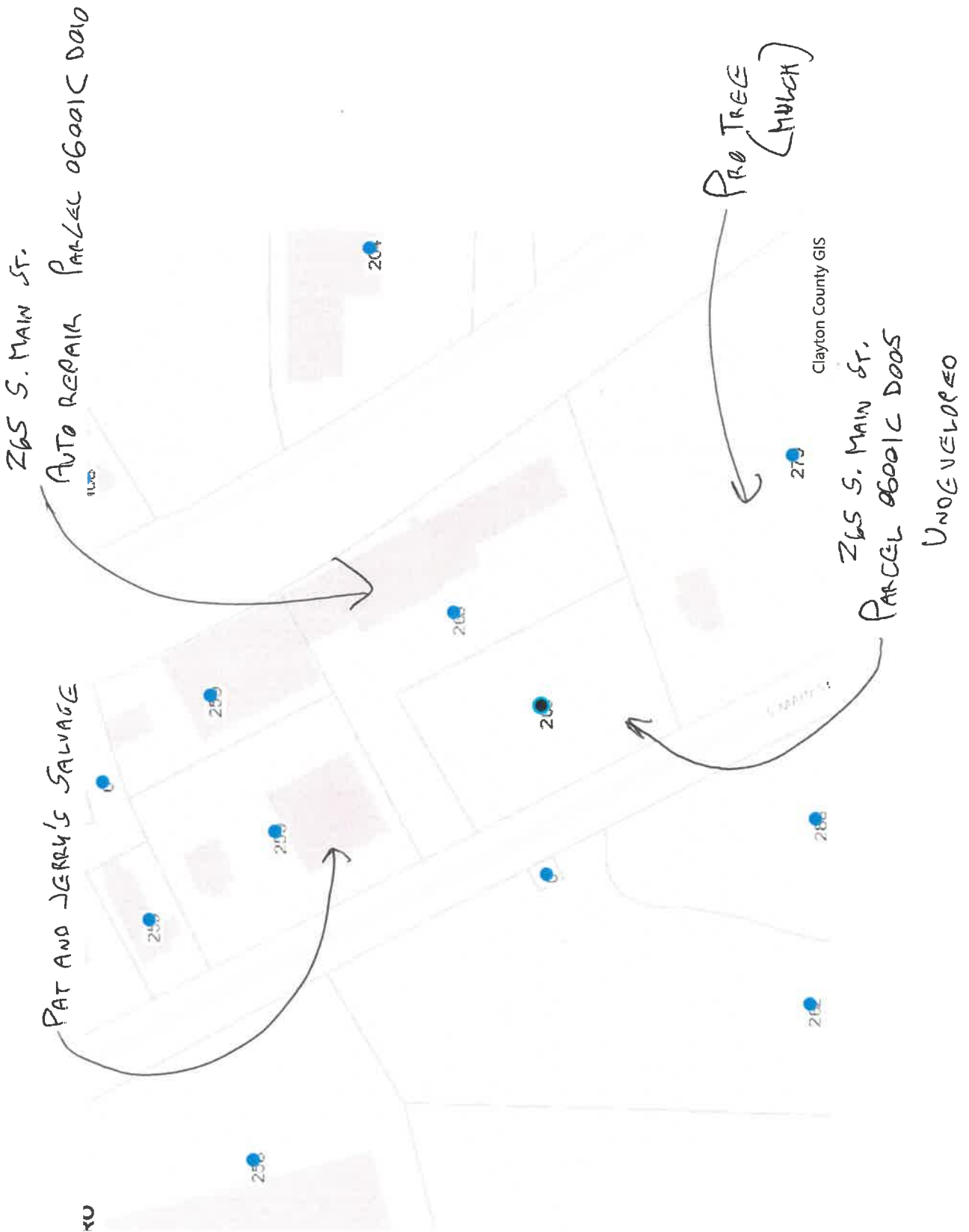
DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
10914	412	6/03/16	QUIT CLAIM	RELATED		BRANAN JOSEPH CRAIG (TRUSTEE)
1969	189	1/01/93	WARRANTY DEED			BRANAN JACK W

LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	I	AC 1	1.050
MAP ACRES . . 1.050			

TOTAL PARCEL VALUES	LAND / OVR	IMPROVEMENTS / OVR	2020 VALUE	2019 VALUE
APV	37,000	0	37,000	37,000

Attachment: Property Info ('1693 : 265 South Main Street')



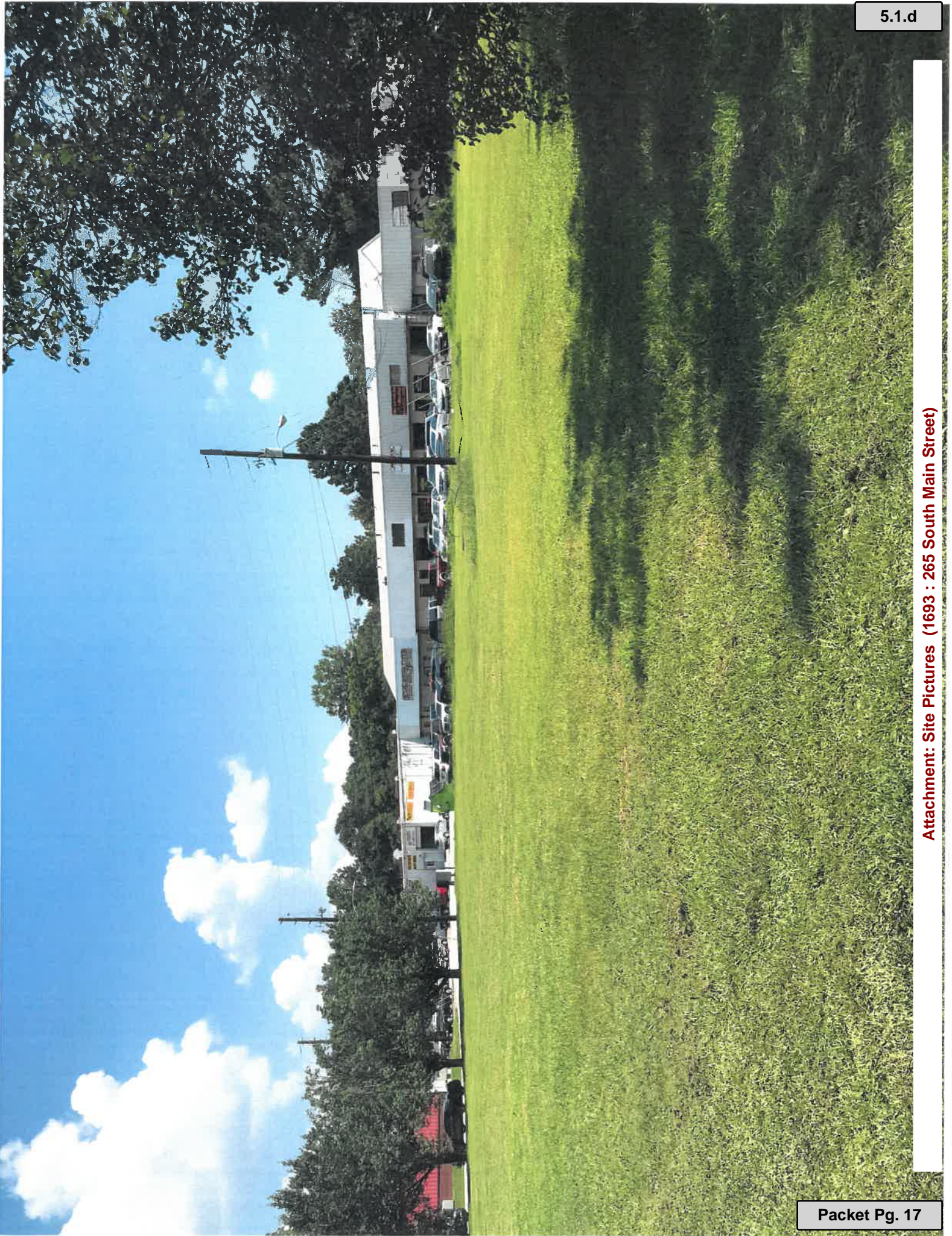


Attachment: Site Pictures (1693 : 265 South Main Street)



Attachment: Site Pictures (1693 : 265 South Main Street)





Attachment: Site Pictures (1693 : 265 South Main Street)



Attachment: Site Pictures (1693 : 265 South Main Street)





Attachment: Site Pictures (1693 : 265 South Main Street)

Sec. 86-108. - M-1 light industrial district.

- (a) *Purpose.* The M-1 light industrial district is established to provide for manufacturing uses having a minimal impact on the environment and surrounding land uses. The district is intended to attract a complementary mix of assembly, fabricating, distribution and warehousing, service and wholesale operations. A goal of the light industrial district is to provide architectural and site design standards that encourage development of such uses in a park setting; office components are encouraged through development incentives.

Uses that require significant infrastructure and transportation systems or substantial outdoor storage; create products in large unit sizes; utilize heavy equipment and massive production facilities; or are associated with hazardous materials, significant noise, heat, vibration or refuse generation are prohibited.

- (b) *Development standards.*

- (1) Minimum lot area: 87,120 square feet (two acres) NOT A NEW LOT
- (2) Minimum lot width: 100 feet
- (3) Minimum front yard: 40 feet ¹
- (4) Minimum side yard: 50 feet, when adjoining a residential use, otherwise zero
- (5) Minimum rear yard: 50 feet, when adjoining a residential use, otherwise zero
- (6) Maximum building floor area per story: none
- (7) Maximum building height: 20 feet ² CHECK
- (8) Minimum building separation: per building codes
- (9) Maximum lot coverage: 80 percent CHECK

¹ Front yard may be reduced to 25 feet when 25 percent of the floor area located at the front of the building is designated as office use.

² Building height may be increased to 40 feet when 25 percent of the floor area located at the front of the building is designated as office use.

- (c) *Design standards.* Unless otherwise provided in this chapter, uses permitted in an M-1 district shall conform to the following design standards:
- (1) Off-street parking shall be provided as specified in article XIII of this chapter.
 - (2) Buffers shall be provided as specified in article XV of this chapter.

Sec. 86-606. NAICS 311, 3121, 31211, 3122, 313, 314, 315, 316, 321, 324, 327, 331, 332, 333, 334, 335, 336, 337, and 339 – Any Manufacturing with Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property. *N/A*
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. *NONE SHOWN, 1 SPACE PER 500 SF STORAGE, 1 SPACE PER (4) CAR*
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) Must have security fencing around perimeter of premises.
- (7) All lighting shall be night-sky friendly.
- (8) Storage of hazardous materials is prohibited.
- (9) Storage of items outside of provided storage units is prohibited.

Sec. 86-608. NAICS 51212– Motion Picture and Video Distribution

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.

2200

4400

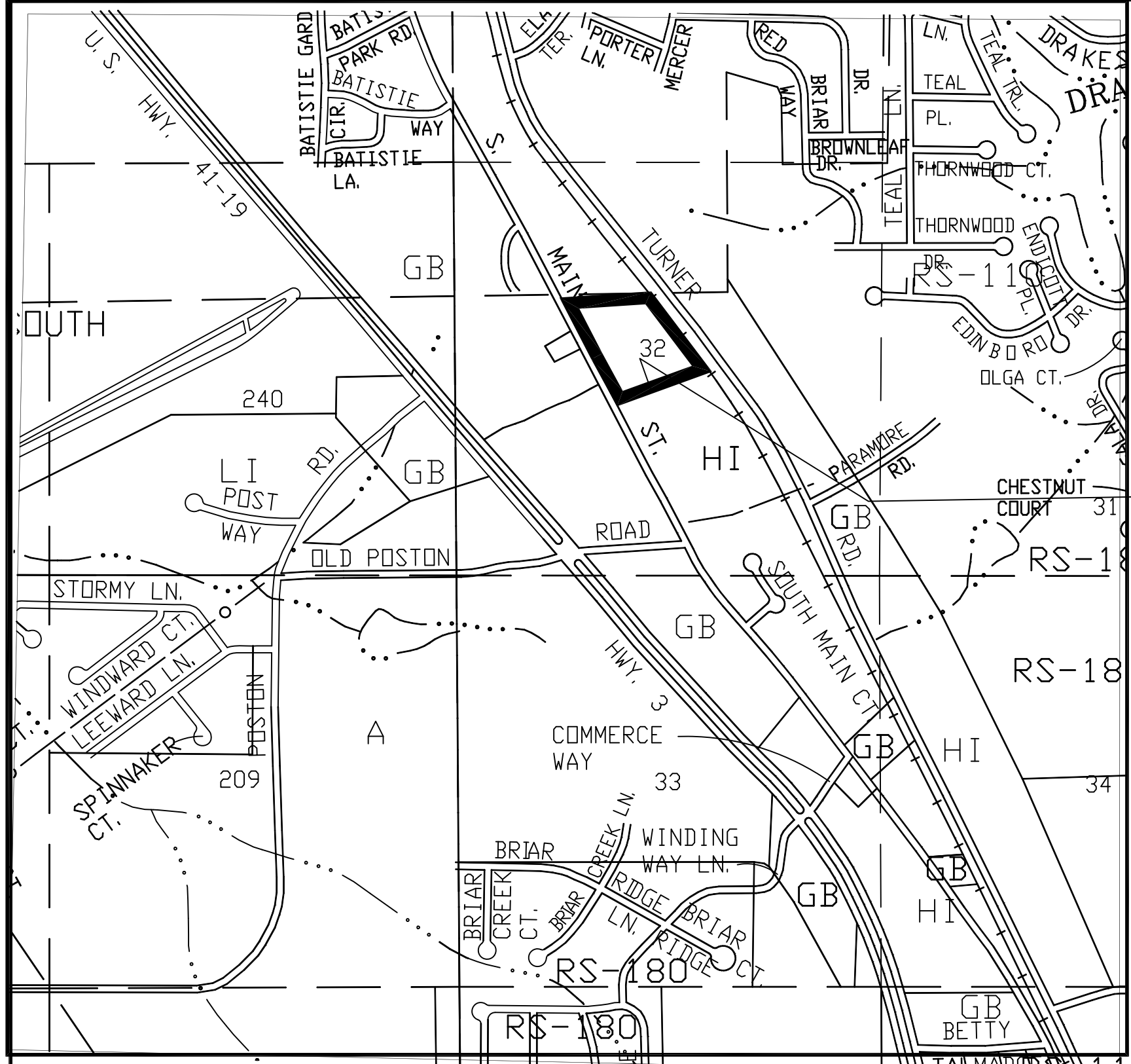
4400

4400

1400

1/6, 800

— CCWA REVIEW



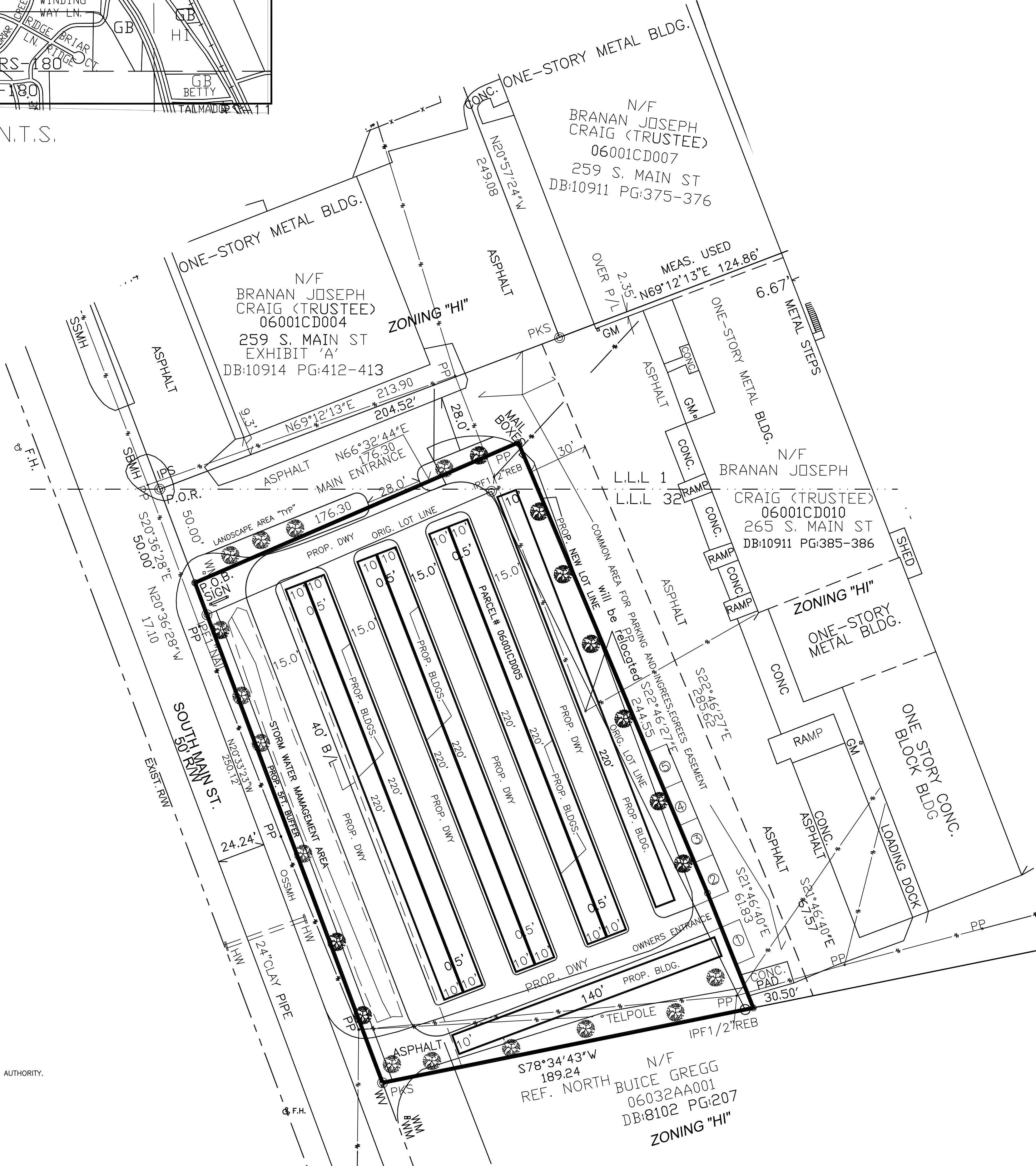
LOC. MAP N.T.S.

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL# 13063C0088F DATED 06/07/2017

LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- GM GAS MARKER/GAS METER
- OTF OPEN TOP FLOW
- OIPF IRON PIN FOUND
- OIFS OPEN TOP FLOW SET 1/2" REBAR W/ CAP
- C/G CURB AND GUTTER
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- L.L.L. LAND LOT LINE
- CMF CONCRETE MONUMENT FOUND
- POL POINT ON LINE
- B.O.C. BACK OF CURB
- FNC FENCE CORNER
- EP EDGE OF PAVEMENT
- PC PROPERTY CORNER
- oLP LIGHT POLE
- oPP POWER POLE
- GW GUY WIRE
- JB EXISTING JUNCTION BOX
- oWV EXISTING WATER VALVE
- oFH EXISTING FIRE HYDRANT
- T.B.M. TEMPORARY BENCH MARK
- B.F.E. BASE FLOOD ELEVATION
- M.F.E. MINIMUM FLOOR ELEVATION
- oH HEADWALL
- oSWCB SINGLE WALL CATCH BASIN
- oDWS DOUBLE WALL CATCH BASIN
- oOS OUTLET STRUCTURE (RISER)
- oDI DROP INLET
- oM WATER METER
- oW WATERLINE
- oSS SANITARY SEWER LINE
- oVP OVERHEAD POWERLINE
- oUFO UNDERGROUND FIBER OPTICS
- oG GASLINE
- oLS LANDSCAPING
- PKS (F) PK NAIL SET (FOUND)
- EX-MH EXISTING SANITARY SEWER MANHOLE
- SSMH SANITARY SEWER MANHOLE
- S.S.E. SANITARY EASEMENT
- C/O CLEAN-OUT
- FDC FIRE DEPARTMENT CONNECTOR
- CLL CHAIN LINK FENCE
- D.E. DRAINAGE EASEMENT
- H HEIGHT
- R.R.E. RAIL ROAD EASEMENT
- UE UNDERGROUND ELECTRIC
- AC AIRCONDITION UNITS



NOTES

1. WATER AND SEWER PROVIDED BY CLAYTON COUNTY WATER AUTHORITY.
2. TELEPHONE SERVICE PROVIDED BY A.T.T.
3. ELECTRICITY PROVIDED BY GEORGIA POWER.
4. THERE ARE NOT WETLANDS LOCATED ON THIS SITE.

OWNER

N/F
BRANAN, JOSEPH CRAIG
CELL: 404-788-9684
2942 COUNTRY SQUIRE LN.
DECATUR, GA 30033

DEVELOPER

CAM INVESTMENTS, LLC
3530 BROWNS MILL RD.
ATLANTA, GA.
CESAR A. MUÑOZ

TOTAL IMPERVIOUS

BLDGs. 16,800 SQ.FT.
DWYS 18,107 SQ.FT. "PERMEABLE PAVERS WILL BE USED"
TOTAL 34,907SQ.FT.(0.80 ACRES)

GREEN SPACE 14,093 SQ.FT.

PROPOSED CONDITIONAL USE PERMIT FOR;
MINI WAREHOUSES "16, 800 SQ.FT. STORAGE AREA"
TYPICAL BLDG. 10' BY 10'

AREA 1.20 ACRES
PARCEL #06001CD005
AND PART OF PARCEL #06001CD010
ZONING "HI"

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 03/17/2020.
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
5. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
6. BLDGS PLANS WILL BE SUBMITTED BY THE DEVELOPER.

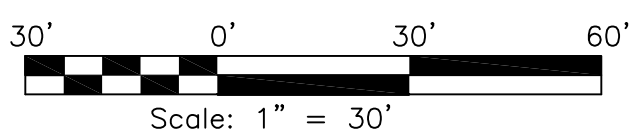
** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

Signature of Angel M. Marrero

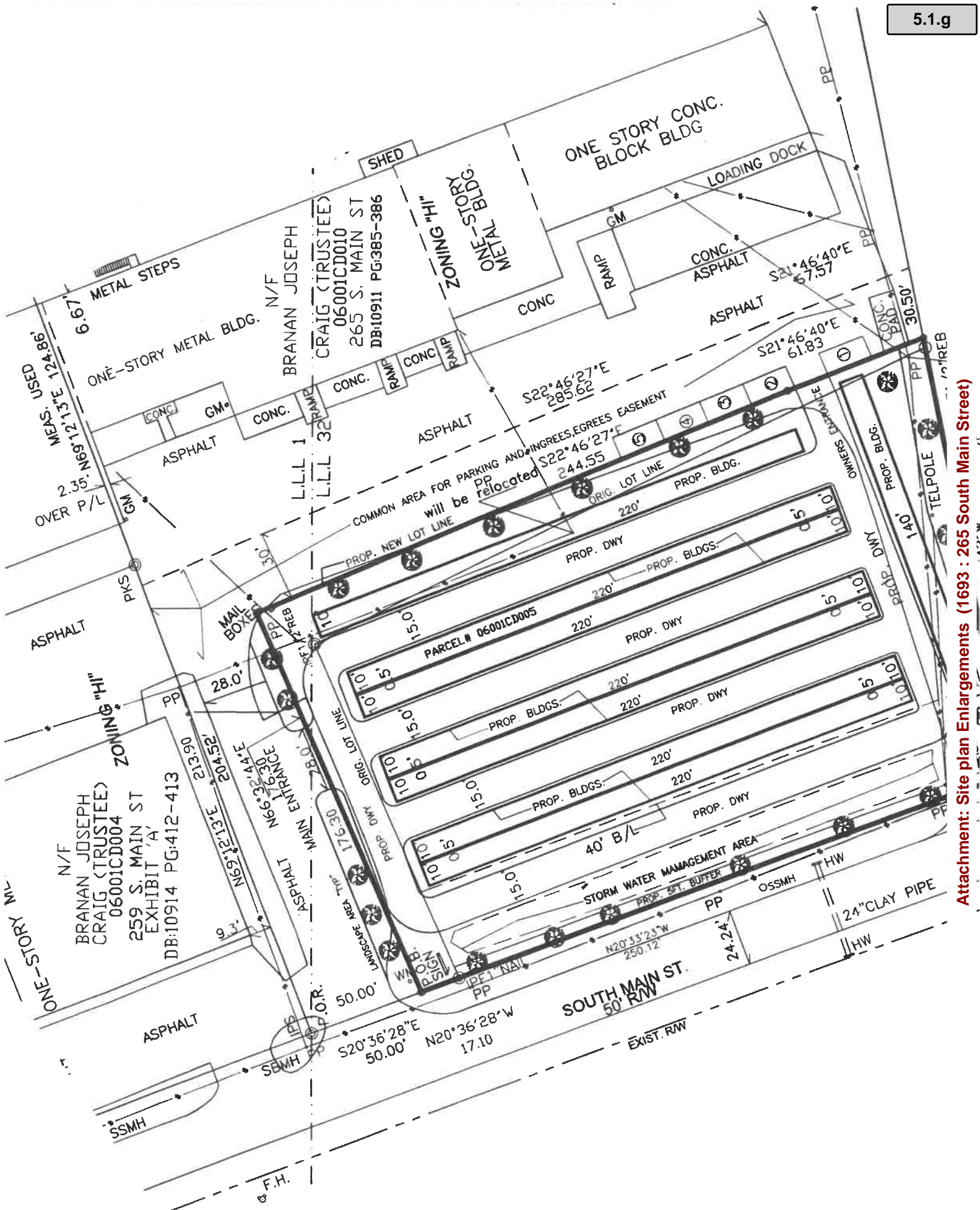
ANGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

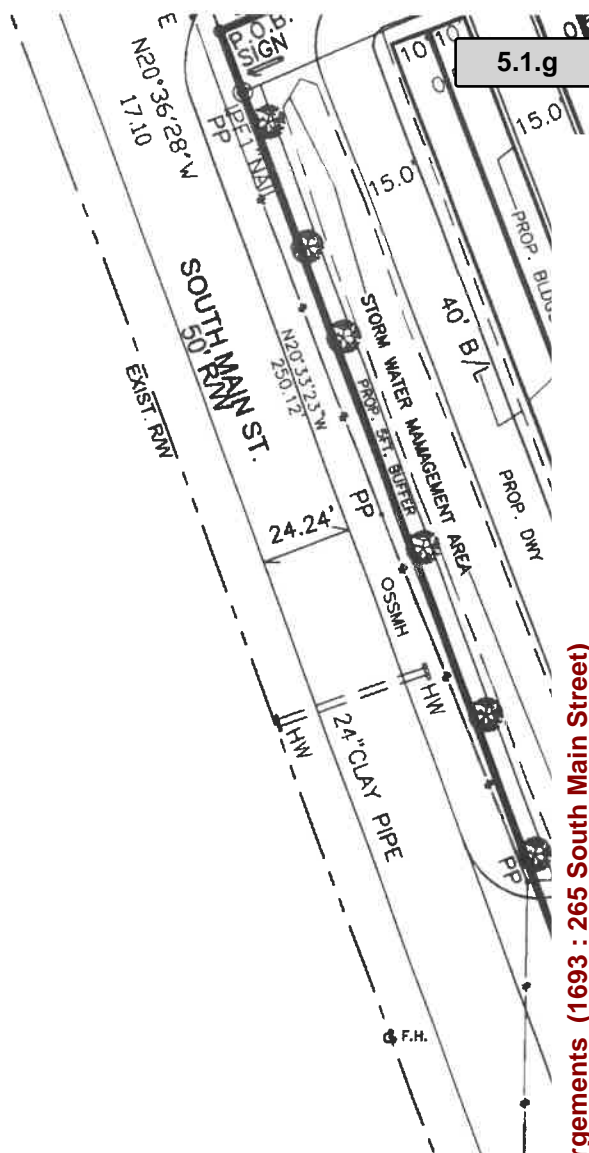
7/20/20

GEORGIA
PROFESSIONAL
LAND SURVEYOR
No. 2642
ANGEL M. MARRERO



1.	MISC. COMMENTS	07/20/20
REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	PRELIMINARY SITE PLAN FOR: BRANAN, JOSEPH CRAIG	
	Land Lot 1 & 32	6TH Dist. Clayton County, GA
	Drawn By: AMM	Scale: 1"=30'
	Dwg No: 2-200213SP	Date: 07/11/2020





5.1.g

NOTES

1. WATER AND SEWER PROVIDED BY CLAYTON COUNTY WATER AUTHORITY.
2. TELEPHONE SERVICE PROVIDED BY A.T.T.
3. ELECTRICITY PROVIDED BY GEORGIA POWER.
4. THERE ARE NOT WETLANDS LOCATED ON THIS SITE.

OWNER

N/F
BRANAN, JOSEPH CRAIG
CELL: 404-788-9684
2942 COUNTRY SQUIRE LN.
DECATUR, GA 30033

DEVELOPER

CAM INVESTMENTS, LLC
3530 BROWNS MILL RD.
ATLANTA, GA.
CESAR A. MUÑOZ

TOTAL IMPERVIOUS

BLDGS. 16,800 SQ.FT.

DWYS 18,107 SQ.FT. "PERMEABLE PAVER"
TOTAL 34,807 SQ.FT. (0.80 ACRES)

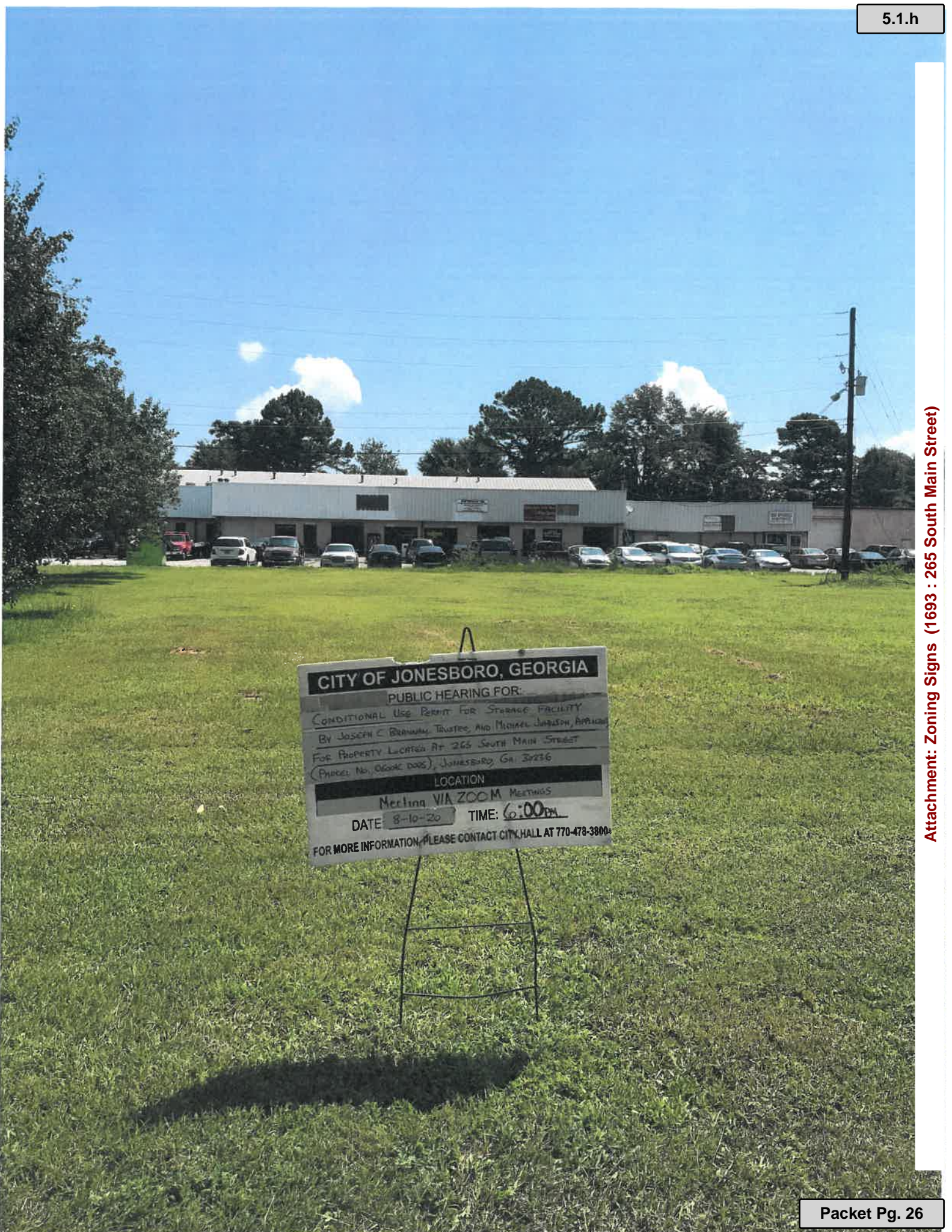
GREEN SPACE 14,093 SQ.FT.

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 03/17/2020
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES.
5. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
6. BOUNDARY SURVEY BY SOUTHSIDE SURVEYING AND PLANNING DATED 03-31-2020.
7. BLGS PLANS WILL BE SUBMITTED BY THE DEVELOPER.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

Attachment: Site plan Enlargements (1693 : 265 South Main Street)



Attachment: Zoning Signs (1693 : 265 South Main Street)

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL USE PERMIT FOR STORAGE FACILITY
BY JOSEPH C. BRANNAN, TRUSTEE, AND MICHAEL JOHNSON, APPLICANT,
FOR PROPERTY LOCATED AT 265 SOUTH MAIN STREET
(PARCEL NO. 06001C D005), JONESBORO, GA. 30236

LOCATION

Meeting VIA ZOOM MEETINGS


DATE:

8-10-20

TIME:

6:00 PM

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
CONDITIONAL USE PERMIT FOR STORAGE FACILITY
By JOSEPH C. BRANNAN, TRUSTEE, AND MICHAEL JOHNSON, APPLICANT
FOR PROPERTY LOCATED AT 265 SOUTH MAIN STREET
(PARCEL No. 06001C D010) JONESBORO, GA. 30236
LOCATION
Meeting VIA ZOOM MEETINGS
DATE: 8-10-20 TIME: 6:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL USE PERMIT FOR STORAGE FACILITY

By JOSEPH C. BRANNAN, TRUSTEE, AND MICHAEL JOHNSON, APPLICANT,

FOR PROPERTY LOCATED AT 265 SOUTH MAIN STREET

(PARCEL No. 06001C D010) JONESBORO, GA. 30236

LOCATION

Meeting VIA ZOOM MEETINGS

DATE: 8-10-20 TIME: 6:00 P.M.

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 10, 2020 via Zoom Meetings, to consider a Conditional Use Permit Application for a storage facility, by Joseph C. Brannan, trustee, and Michael Johnson, applicant, for property at 265 South Main Street (Parcel Nos. 06001C D005 and 06001C D010), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session to be held on August 3, 2020.

David Allen
Community Development Director

Publish 7/15/20



MEMORANDUM

To: Michael Johnson
P.O. Box 681
Decatur, GA 30030

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: July 14, 2020

Re: Notification of Request for Conditional Use – Storage Facility, 265 South Main Street; Tax Map Parcel Nos. 06001C D005 and 06001C D010

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use for the above referenced property:

- Storage Facility

A Public Hearing has been scheduled for Monday, August 10, 2020 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, August 3, 2020 at 6:00 p.m. Both meetings will be conducted via Zoom meetings, for which you will be provided a link for your participation. If you have any questions regarding the decision, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: Joseph C. Brannan, Trustee
2942 Country Squire Lane
Decatur, GA, 30033

Attachment: Acceptance Letter (1693 : 265 South Main Street)







Attachment: Building Elevations (1693 : 265 South Main Street)







Attachment: Building Elevations (1693 : 265 South Main Street)





Attachment: Building Elevations (1693 : 265 South Main Street)



Attachment: Building Elevations (1693 : 265 South Main Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE
August 3, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Discussion regarding a Conditional Use Permit Application 20-CU-009 for commercial truck parking, by Sigifredo Martinez, applicant and owner, for property at 208 Turner Road (Parcel No. 06001 032012) Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

City Code Section 86-108 – M-1 Zoning Purpose and Standards; Article XVII Additional Conditional Use Standards

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – **Denial of Conditional Use application**; Recently, the new owner of the property, Mr. Martinez applied for zoning verification for both towing/storage and truck parking. Both required conditional use applications, and he applied for only truck parking. 208 Turner Road is zoned M-1 Light Industrial and is not in the Historic District or any Overlay. It is in the "Production and Employment" area on the Future Development Map. The site mainly consists of a gravel driveway, a fenced-in gravel parking lot, and a small building. There has been some parking of vehicles there in the past, and also a vehicle repair garage. Adjacent businesses include 31-W Insulation and PC Obu Industrial Group. A large auto salvage parking area is behind the subject property.

Per the provided letter of explanation and the site drawing, Mr. Martinez is proposing to park up to 15 tractor trailers (with trailers) along the northern fence line, in the fenced-in lot. No improvements to the current parking area are proposed, nor is a "truck office" proposed. There are no established hours of operation – the trucks can come and go anytime day or night.

As stated before, a Conditional Use Permit is required for this type of activity, with the following minimum conditions:

Sec. 86-555. NAICS 81293 – Parking Lots and Garages, Commercial

The following conditions are assigned in the H-1, H-2, O&I, M-x, C-1, C-2, and M-1 districts:

- (1) The standards of Chapter 86, Article XIII shall control development of parking lots.*
- (2) The standards of Chapter 86, Article XV shall control landscaping and buffering of parking lots.*
- (3) Lighting shall be night-sky friendly. **Not night-sky friendly.***
- (4) Parking garages shall not exceed two (2) stories in height.*

Sec. 86-397. - Design requirements for parking lots and driveways.

The provisions of this section shall apply to all off-street parking whether the parking serves a particular use or development, or the parking is a principal use on a property and not dedicated to serving a particular development.

- (1) Curbs required. Concrete curbs shall be provided for all paved areas and shall be used to separate landscaped areas from pavement.*
- (2) Striping required. Every parking space shall be clearly marked by lines painted on or otherwise applied to the parking lot surface.*
- (3) Paved surface. No vehicle parking of any kind shall be permitted on any lot unless all driveways and parking spaces are comprised of an impervious surface consisting of concrete, asphalt, brick or decorative stone pavers. No gravel shall be used except as subgrade material.*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 3, 2020

Signature

City Clerk's Office

No curbing, striping, or asphalt paving are proposed.

Sec. 86-458. - Vehicle use area planting requirements.

Quantity, spacing and planting standards. Vehicle use areas which are required to contain more than five parking spaces shall contain landscaping and plantings as follows:

- (1) Perimeter landscaping shall be installed along the property boundary having a minimum width of five feet. Such perimeter landscaping shall comply with the landscaping requirements as to plant materials of this section.
- (2) Interior landscape areas shall be installed such as islands, peninsulas, and medians, so that no more than ten adjacent parking spaces exist without a landscaped island having a minimum width of six feet and extending the depth of the parking space. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicles and pedestrian traffic. a. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree. b. Deciduous trees shall be a minimum of two inches in caliper and evergreen trees shall be a minimum of six feet in height. A minimum of one in every three trees shall be a canopy tree.
- (3) Within the interior of a site, 500 square feet of planting areas shall be required for each 5,000 square feet or major portion thereof of vehicular parking area.
- (4) A minimum of one canopy tree shall be provided for every 80 square feet of planting area.
- (5) A minimum of one understory tree shall be provided for every 40 square feet of planting area.
- (6) The minimum planting area or island for each canopy tree shall be a minimum of 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.
- (7) The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.
- (8) Each planting area or island shall not be less than six feet in width in any direction.
- (9) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.
- (10) Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.
- (11) Trees removed or having had their tops cut after compliance with this article shall be replaced with the equivalent inches of removed trees. However, trees removed due to disease or insect infestation upon the written advice and findings of the county extension service or the Georgia Forestry Commission shall be replaced in accordance with the minimum standards contained in the article.

No interior landscaping, landscape strips, or planted buffers are proposed.

Sec. 86-108. - M-1 light industrial district.

- (a) Purpose. The M-1 light industrial district is established to provide for manufacturing uses having a minimal impact on the environment and surrounding land uses. The district is intended to attract a complementary mix of assembly, fabricating, distribution and warehousing, service and wholesale operations. A goal of the light industrial district is to provide architectural and site design standards that encourage development of such uses in a park setting; office components are encouraged through development incentives.

Uses that require significant infrastructure and transportation systems or substantial outdoor storage; create products in large unit sizes; utilize heavy equipment and massive production facilities; or are associated with hazardous materials, significant noise, heat, vibration or refuse generation are prohibited.

- (b) Development standards.

- (1) Minimum lot area: 87,120 square feet (two acres) **2.1 acres (not a new lot)**
- (2) Minimum lot width: 100 feet **Approximately 175 feet (not a new lot)**
- (3) Minimum front yard: 40 feet **No new building proposed**
- (4) Minimum side yard: 50 feet, when adjoining a residential use, otherwise zero **No new building proposed**
- (5) Minimum rear yard: 50 feet, when adjoining a residential use, otherwise zero **No new building proposed**
- (6) Maximum building floor area per story: none **No new building proposed**
- (7) Maximum building height: 20 feet **No new building proposed**
- (8) Minimum building separation: per building codes **No new building proposed**
- (9) Maximum lot coverage: 80 percent **Property is mostly gravel (pervious)**

- (c) Design standards. Unless otherwise provided in this chapter, uses permitted in an M-1 district shall conform to the following design standards:

(1) Off-street parking shall be provided as specified in article XIII of this chapter.

(2) Buffers shall be provided as specified in article XV of this chapter. **Adjacent properties are same zoning.**

While the subject property is an area hardly noted for its aesthetics, the proposed use is not an impetus to make things better along Turner Road. The applicant has not declared any intention to pave or otherwise improve the property. The proposed use would not contribute significantly to the tax base or provide local jobs, as there would be no new buildings on the property, just transient truckers. In addition, Turner Road is a local road and may not be able to handle steady truck traffic all day long. The road is not directly adjacent to Tara Boulevard, and if truck traffic decides to go north on Turner Road, they will go past residence along Elaine Terrace and then be close to the southern portion of the Historic District.

The proposal for truck parking is not the "highest and best" use of the property. The Future Development Map calls for "Production and Employment" in this area, and the City will receive neither from truck parking.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Owner

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Application
- Property Info
- Site Pictures
- Thoroughfare Plan
- Comp. Plan
- Zoning Sign
- Conditional Use - 208 Turner Road Truck Parking - Legal Notice
- Acceptance Letter
- Zoning Letter - 208 Turner Road, Martinez Truck Parking
- Zoning Map - 208 Turner Road, Martinez Truck Parking
- Zoning Letter - 208 Turner Road, Martinez Towing & Recovery
- Zoning Map - 208 Turner Road, Martinez Towing and Recovery Storage
- Letter of Explanation
- Site Plan

Staff Recommendation (Type Name, Title, Agency and Phone)

Denial



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: \$700.00 (Non-Refundable).

Date of Application: 6-23-2020

Property Owner Authorization

I (We) Sigifredo Martinez the
 owner(s) of the following property located at: 208 Turner RD

Jonesboro GA 30236
 Tax Parcel Number: 06001 032012 Size of Property: 2.100
 Located in Zoning District M-1

do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

For Truck Parking

Attachment: Application (1692 : 208 Turner Road)

Property Owner Information

Name: Sigifredo Martinez
 Mailing Address: 916 King RD
 City: Jonesboro State: GA Zip: 30236
 Phone: (Day) 678-641-0456 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: Trailer, and Shop in the Back
 Property address: 208 Turner RD
 Surrounding Uses and Structures: (See Official Zoning Map): 31-m Rearty IIC
 Surrounding Zoning: M-1
 North: _____ South: ☒ East: _____ West: _____
 Details of Proposed Use: Trucks Parking
 Public Utilities: Water, Georgia Power
 Access, Traffic and Parking: From Tara Blvd They will make a left onto Betty Talmadge Ave, Then onto Noahs Ark then onto Turner RD
 Special Physical Characteristics: _____

Attachment: Application (1692 : 208 Turner Road)

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

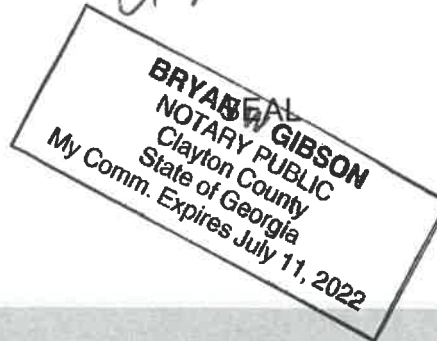
The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 6-23-20

Signed: Legifredo Martinez

Notary: Bryan W. Gibson
6/23/20



FOR OFFICE USE ONLY:

Date Received: 6/23/2020

Received By: Pat

Fee Amount Enclosed: \$ _____

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Attachment: Application (1692 : 208 Turner Road)

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Sigifredo Martinez
PRINT NAME

Sigifredo Martinez 6-23-20
SIGNATURE/DATE

APPLICANT:

N/A
PRINT NAME

N/A
SIGNATURE/DATE

NOTARY:

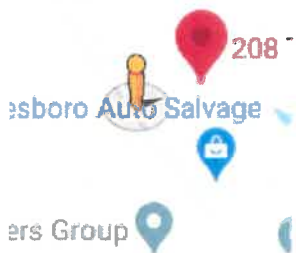
Bryan W. Gibson 6/23/20
SIGNATURE/DATE



Attachment: Application (1692 : 208 Turner Road)

A photograph of a utility pole with a large, dark, oval-shaped object hanging from it, resembling a giant lasso or a large loop of wire. The background shows a grassy field, trees, and a blue building. The word "Google" is visible in the bottom right corner.

Street View



Attachment: Property Info (1692 : 208 Turner Road)

Google Maps

208 Turner Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



208 Turner Rd

Jonesboro, GA 30236

- Directions
- Save
- Nearby
- Send to your phone
- Share

GM53+J2 Jonesboro, Georgia

Photos

Attachment: Property Info (1692 : 208 Turner Road)

Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2020

CLARK WILLIAM B & SHERRON T
3217 LAKE JODECO RD
JONESBORO, GA 30236

PARCEL ID . . 06001 032012
LOCATION . . 208 TURNER RD

LEGAL DESC DISTRICT 4 JONESBORO
NBRHOOD IND17 SOUTH CLAYCO

DESCRIPTION NOT IN SUBDIVISION - WATER/SEPTIC/ELEC/GAS

DESCRIPTION PAVED ROAD
ROAD FRONT . . . 195.0

SINGLE OFFICE CLASS B SERVICE GARAGE

***** CURRENT YR APV/LUV VALUE OVERRIDE EXISTS FOR: . . . LAND IMPROVEMENTS

SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
1241	882	1/01/85	WARRANTY DEED			CLARK WILLIAM B & SHERRON T

LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	I	AC 1	2.100
MAP ACRES . . 2.100			

IMPROVEMENT # 1 MISC IMPR-Y

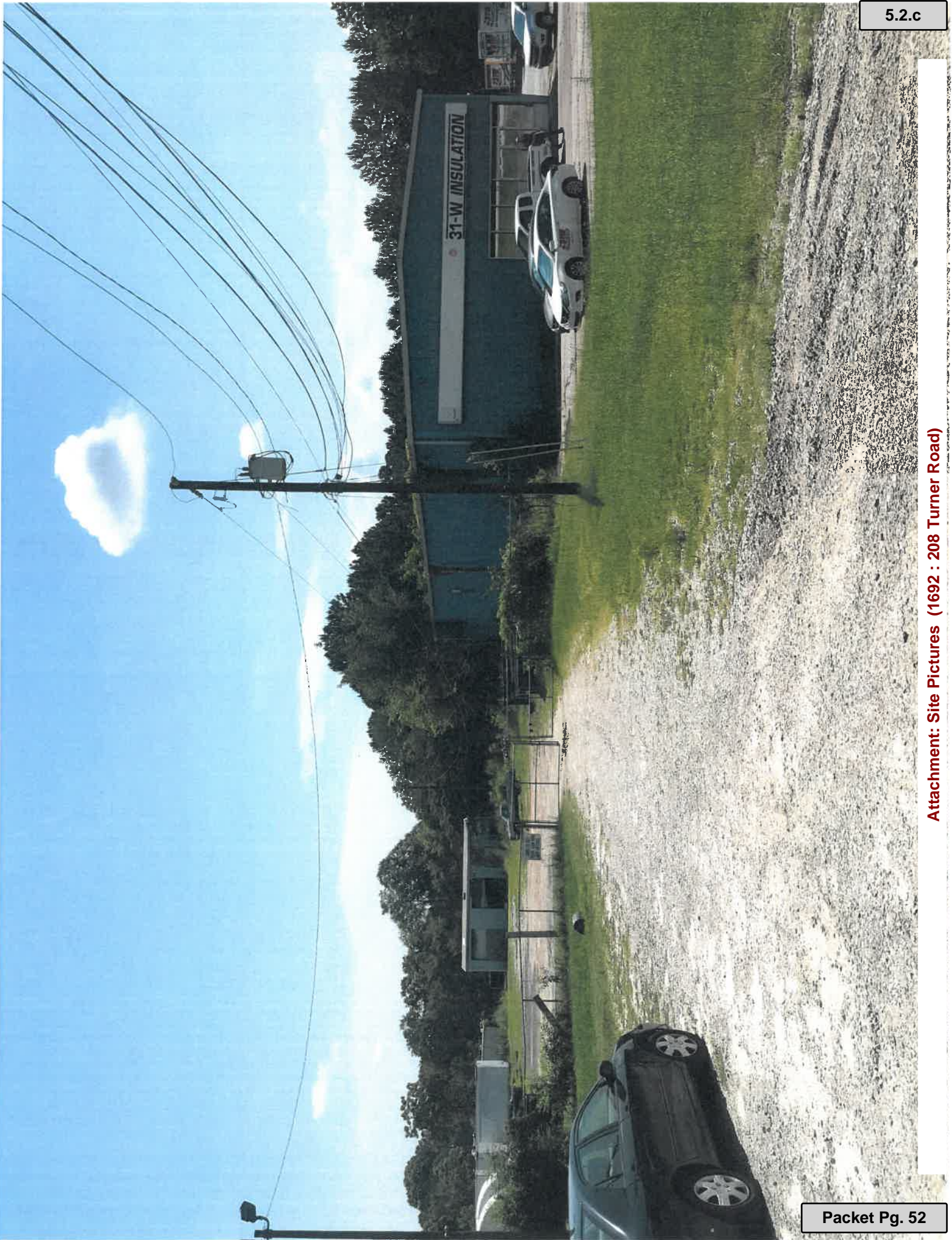
GROUND FLOOR AREA . .	ACT/EFF YR/AGE . . 1994 1994 26
	DESCRIPTION . . . OFFICE BLDG
	% COMP SQ FOOTAGE STORY
BUILDINGS	100 1082.00

IMPROVEMENT # 2 MISC IMPR-Y

GROUND FLOOR AREA . .	ACT/EFF YR/AGE . . 1985 35
	DESCRIPTION . . . SERVICE GARAGE
	% COMP SQ FOOTAGE STORY
BUILDINGS	100 2400.00

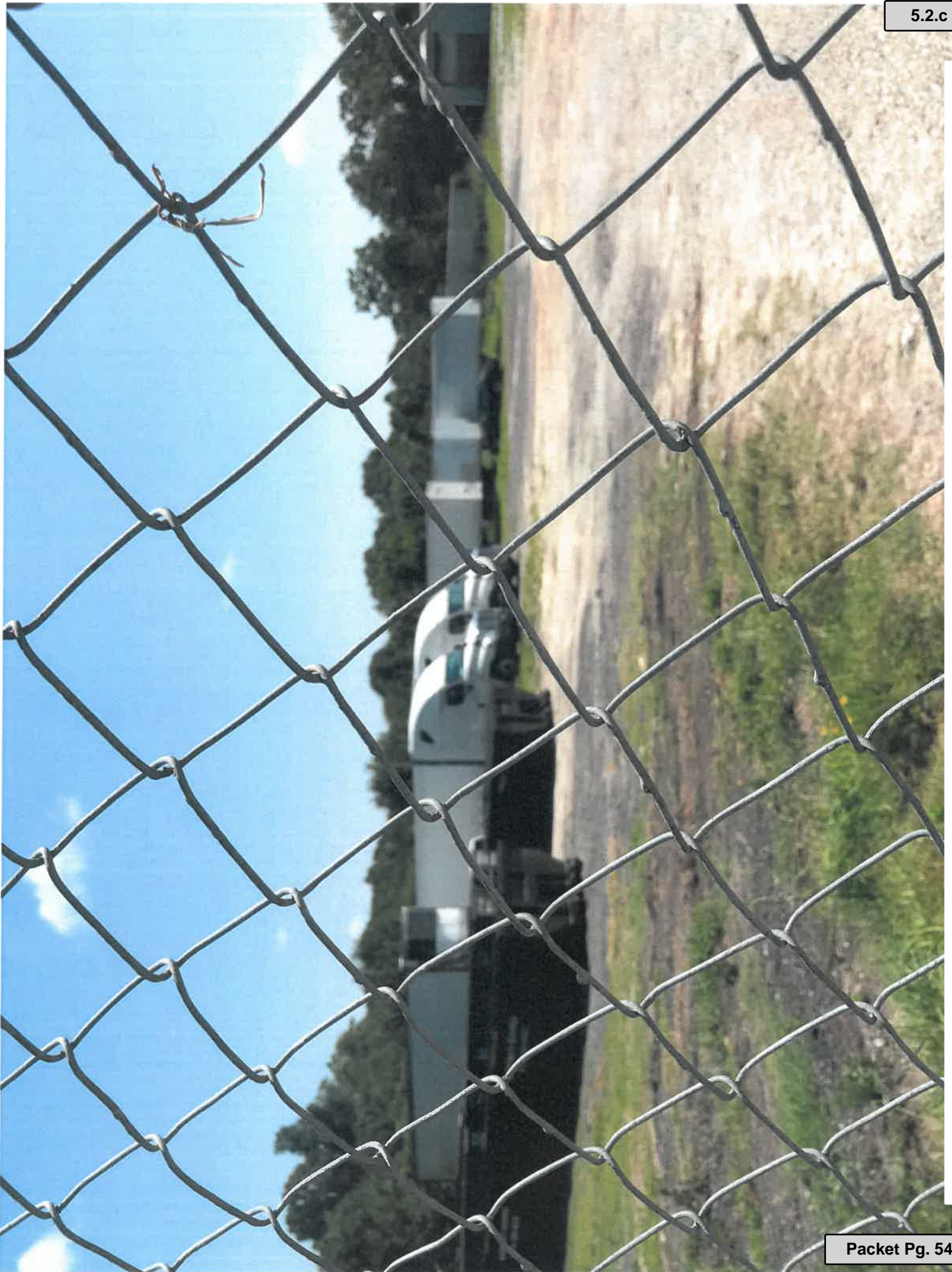
TOTAL PARCEL VALUES	LAND / OVR	IMPROVEMENTS / OVR	2020 VALUE	2019 VALUE
APV	73,500	B 96,500	B 170,000	170,000

Attachment: Property Info (1692 : 208 Turner Road)





Attachment: Site Pictures (1692 : 208 Turner Road)





Attachment: Site Pictures (1692 : 208 Turner Road)



Attachment: Site Pictures (1692 : 208 Turner Road)

Local Streets

Local streets serve neighborhoods and are generally arranged in a grid pattern although development out from Jonesboro's historic core tends to be served by curvilinear street patterns. These roads accommodate access to collector streets and local destinations at low speeds; sidewalks encourage pedestrian travel and community livability. Standards and design criteria pertaining to local streets are as follows:

- Local streets shall be limited to a two-lane section with a two foot curb and gutter on each frontage.
- Pavement sections shall be comprised of two 12-foot lanes with parking permitted.
- Stormwater runoff shall be addressed using drainage sales.
- Five-foot sidewalks shall be established on each frontage as well as landscaped strips having a minimum dimension of four feet. Shade trees shall be planted on 50-foot centers.
- Right-of-way required for a local street shall be a minimum of 50 feet.
- All local streets in the "town center" shall have sidewalks and pedestrian-scale street lights.

The following streets comprise Jonesboro's local streets:

Adamson Drive	Elaine Terrace	Rendor Street
Arnold Place	Evenview Circle	Rhett Butler Drive
Batiste Garden Circle	Evenview Drive	Riley Way/Plant St
Batiste Lane	Fayette Ave	Roberts Street
Batiste Park Road	Gloria Drive	Rogers Avenue
Batiste Way	Government Circle	Royston Street
Broad Street	Hanes Street	Scarlett Drive
Brown Leaf Drive	Hightower Street	Scott Drive
Brown Drive	Huie St	Sims Street
Burkshire Court	Ingleside Drive	Souder Way
Burnette Street	Irwin Street/Irvin Street	South Ave
Burnside Street	Johnston Street/Johnson St	Spring Street
Carlton Drive	Key Street	Starr Drive

Carriage Lane	King Street	Stewart Avenue
Cecelia Circle	Lee Street	Sunnybrook Drive
Cecelia Drive	Memorial Avenue	Thornton Drive
Chestnut Street	Mercer Court	Turner Rd
Church Street	Mercer Drive	Wallis Street
Cloud Street/St. James Place	Moore Street	Watterson Street
College St	North Lake Drive	Wayne Avenue
Courthouse Alley/Courthouse St	Old Morrow Rd	West Avenue
Courthouse Way	Old Stockbridge Road	West Mill Street
Crowder Street	Pharr Avenue	West Mimosa Drive
Dean Street	Pine Circle	Whiteline Street
Dixon Road	Poplar Street	Wilburn Street
Dixon Street	Porter Lane	Williamson Mill Rd
East Dixie Drive	Raymond Street	Woodhaven Drive
East Mimosa Drive	Red Briar Way	Woodland Drive

Attachment: Thoroughfare Plan (1692 : 208 Turner Road)

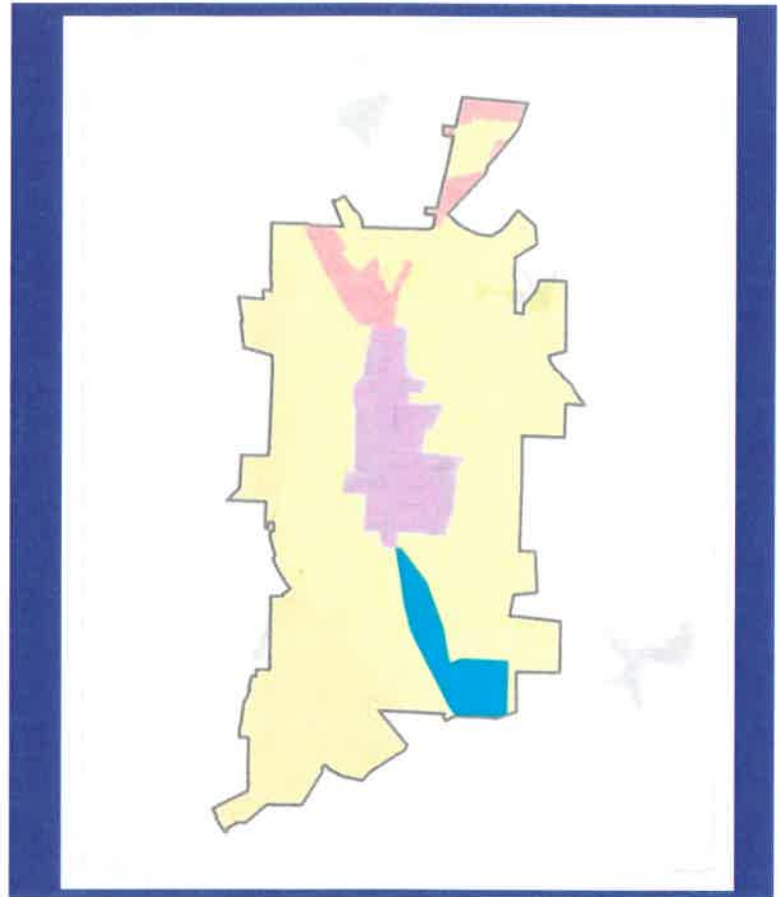
Production and Employment

City of Jonesboro: Land Use and Future Development

Production and Employment consist of industrial and small office development along South Main and Turner Roads. There are some single family houses within the area but this area should maintain its industrial and employment characteristics.

Uses:

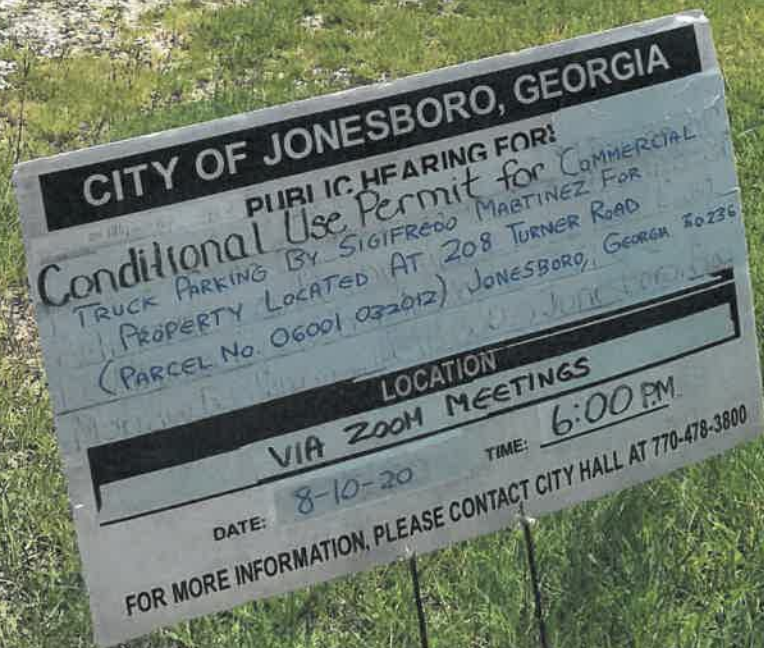
- Industrial
- Office
- Institutional



Implementation Measures:

- Provide adequate infrastructure capacity and maintain designated truck routes to Tara Boulevard that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas. And the Historic District.
- Provide adequate room for expansion and the development of ancillary business and employee services.
- Encourage attractive, landscaped entrances and grounds.
- Protect environmentally sensitive areas and buffer surrounding neighborhoods.
- Screen truck docks and waste handling areas from public view.





CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

Conditional Use Permit for Commercial

TRUCK PARKING BY SIGIFREDO MARTINEZ FOR

PROPERTY LOCATED AT 208 TURNER ROAD

(PARCEL NO. 06001 032012) JONESBORO, GEORGIA 30236

LOCATION

VIA ZOOM MEETINGS

DATE:

8-10-20

TIME:

6:00 PM

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 10, 2020 via Zoom Meetings, to consider a Conditional Use Permit Application for commercial truck parking, by Sigifredo Martinez, applicant and owner, for property at 208 Turner Road (Parcel No. 06001 032012) Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session to be held on August 3, 2020.

David Allen
Community Development Director

Publish 7/15/20



MEMORANDUM

To: Sigifredo Martinez
916 King Road
Jonesboro, GA 30236

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: July 14, 2020

Re: Notification of Request for Conditional Use – Truck Parking, 208 Turner Road;
Tax Map Parcel No. 06001 032012

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use for the above referenced property:

- Truck Parking

A Public Hearing has been scheduled for Monday, August 10, 2020 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, August 3, 2020 at 6:00 p.m. Both meetings will be conducted via Zoom meetings, for which you will be provided a link for your participation. If you have any questions regarding the decision, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (1692 : 208 Turner Road)



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

MARIN

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: Sigifredo martinez
 Name of Business: Martinez Truck Parking
 Property's Address: 208 Turner Rd Jonesboro GA
 Email Address: Sigi.martinez@yahoo.com
 Phone: (Day): 678-641-0456 (Evening): same

Property Information

Current Use of Property: TO Park Trucks
 Proposed Use of Property (Please provide in great detail the intended use of the property):
I will use the lot to park vehicles, Semi Trucks

Sigifredo martinez 2-20-20
 Applicant's Signature Date

FOR OFFICE USE ONLY:

Current Zoning: M1 NAICS Code: 81293
 Required Zoning: M1 Conditional Use Needed? ☒ Yes or ☐ No

Comments: ☐ APPROVED ☐ DENIED
REQUIRES CONDITIONAL USE PERMIT FIRST. Must
COMPLY WITH SEC. 86-555 AND ARTICLE XIII

[Signature] 2/21/20
 Zoning Official Signature Date

Attachment: Zoning Letter - 208 Turner Road, Martinez Truck Parking (1692 : 208 Turner Road)

Applicant – Sigifredo Martinez
 Name of Business – Martinez Truck Parking
 Address - 208 Turner Road
 Zoning District – M-1
 NAICS – 81293

Proposed Use: Truck parking lot

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
81293	Parking Lots and Garages, Commercial	N	N	N	N	N	C	C	C	C	C	C	C	Article XIII; Sec. 86-555



Zoning Classifications

	A Assembly Rights
	H Historic Residential
	AH Historic Residential and Assembly Rights
	T Tara Boulevard
	County Parcels
	C-1 Neighborhood Commercial District
	C-2 Highway Commercial District
	H-1 Historic District
	H-2 Historic District
	M-1 Light Industrial District
	MX Mixed Use District
	O-1 Office and Institutional District
	R-2 Single Family Residential District
	R-4 Single Family Residential District
	R-C Cluster Residential District
	RM Multifamily Residential District
	Jonesboro City Limit

Sec. 86-555. NAICS 81293 – Parking Lots and Garages, Commercial

The following conditions are assigned in the H-1, H-2, O&I, M-x, C-1, C-2, and M-1 districts:

- (1) The standards of Chapter 86, Article XIII shall control development of parking lots.
- (2) The standards of Chapter 86, Article XV shall control landscaping and buffering of parking lots.
- (3) Lighting shall be night-sky friendly.
- (4) Parking garages shall not exceed two (2) stories in height.



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: Sigifredo martinez
 Name of Business: Martinez Towing & Recovery Storage LLC
 Property's Address: 208 Turner RD Jonesboro GA 30236
 Email Address: Sigi.martinez@yahoo.com
 Phone: (Day): 678-641-0456 (Evening): _____

Property Information

Current Use of Property: Recover vehicle & storage
 Proposed Use of Property (Please provide in great detail the intended use of the property):
I will Recover vehicles and Trucks and Store them

Sigifredo Martinez
 Applicant's Signature

6-19-20
 Date

FOR OFFICE USE ONLY:

Current Zoning: M-1

NAICS Code: 48841

Required Zoning: M-1

Conditional Use Needed? ☒ Yes or ☐ No

Comments:

☐ APPROVED

DENIED ☐

REQUIRES CONDITIONAL USE PERMIT. Must
COMPLY WITH SEC. 86-152

Packet Pg. 66

Zoning Official Signature

Date

Attachment: Zoning Letter - 208 Turner Road, Martinez Towing & Recovery (1692 : 208 Turner Road)

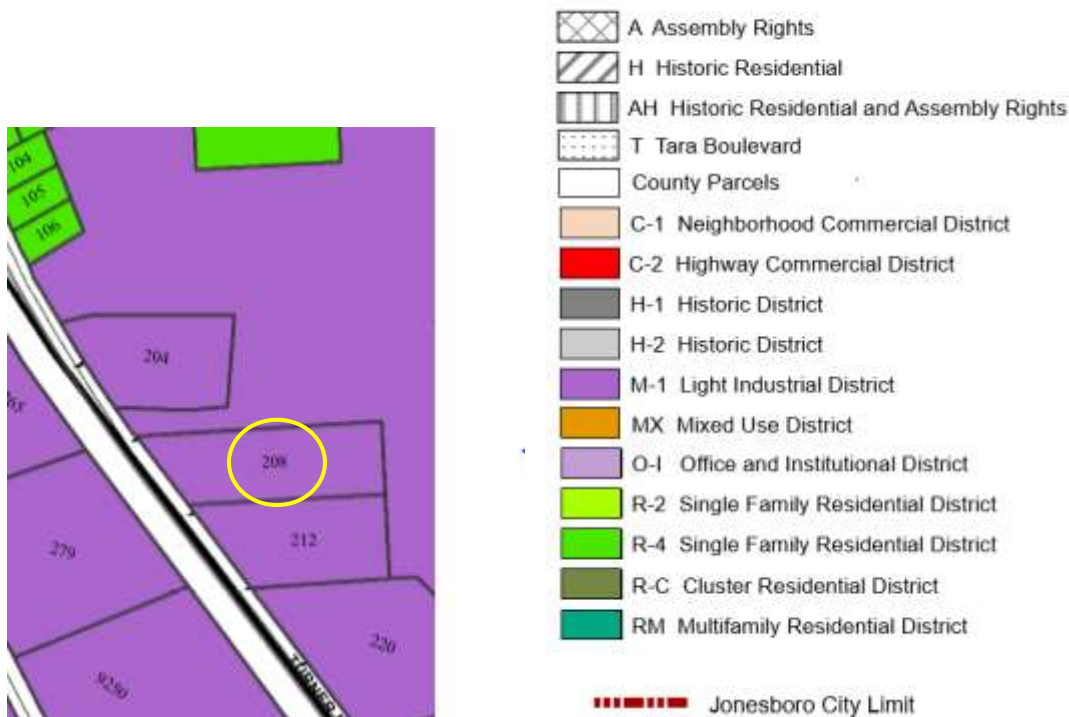
Applicant – Sigifredo Martinez
 Name of Business – Martinez Towing & Recovery Storage, LLC
 Address - 208 Turner Road
 Zoning District – M-1
 NAICS – 48841

Proposed Use: Recover vehicles and store them

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
48841	Motor Vehicle Towing and Storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-152

Zoning Classifications



Sec. 86-152. - NAICS 48841 Motor vehicle towing and storage.

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Vehicle storage shall be limited to a 30-day period.
- (2) Storage shall be screened utilizing a 10-foot landscaped buffer and opaque fencing having a minimum height of six feet; landscaping as prescribed in Article 86-15 shall be maintained outside the fencing.

Martinez Truck Parking.

I am looking to have a maximum of 15 trucks with there Trailer, I will have them lined up and organized, on my lot behind the Fence. There will Be no office. Hours of operation will Be 24 hrs I-f needed They can come and go, The gate will always Be closed When they come they will open it up once they leave They will close the gate and lock it. There are cameras on the Premises and night lights that come on at night.

Attachment: Letter of Explanation (1692 : 208 Turner Road)

8.5 x 11 in. 20 lb. 92 5000



Fence

Gate

208

484.5

175



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.3

- 3

COUNCIL MEETING DATE
August 3, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Discussion regarding a proposed text amendment Ord. 2020-16 to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Article XVI, Signs, of the City of Jonesboro Code of Ordinances.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Text Amendment Adoption

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval of text amendment; Recently, the City expressed a desire to change the frequency of change of images and text on an electronic message sign from 10 seconds to 5 seconds.

Sec. 86-490. - Regulated signs.

- (a) Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers. No portion of a ground sign shall not be located within ten feet of a street right-of-way or within 50 feet of any other permanent sign, major structure or building. Changeable copy shall not exceed 33 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.
- (b) Wall signs shall be permitted in non-residential zoning districts. Permitted area of wall signs shall not exceed 150 square feet. No single building or unit shall be permitted more than one wall sign except for multiple frontage lots as provided in [section 86-489\(b\)\(l\)](#). Wall signs are allowed only upon a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.
- (c) Electronic message center signs are permitted freestanding signs in a non-residential zoning district subject to the following:
- (1) A maximum of one electronic message center sign is allowed per lot;
- (2) An electronic message center sign shall not exceed 33 percent of the total sign face area of the freestanding sign on which the electronic message center sign is located;
- (3) Each message (electronic changeable copy) displayed on an electronic message center sign shall remain static for at least ~~ten~~ **five** seconds following the completion of its transition from the previous message. As used in this subsection, "static" shall mean a display that is fixed in one position with no portion of the display being in motion or changing in color or intensity. An exception will be made to this restriction for electronic, real-time displays of time and temperature.
- (4) Electronic message center signs shall have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night so as to comply with the provisions stated in sections 86-493(j) and (k); and
- (5) No display of flashing or moving graphics or animation shall be allowed;
- (6) Electronic message center signs are only permitted in the following zoning districts:
- C-1 neighborhood commercial district.
- C-2 highway commercial district.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August 3, 2020

Signature

City Clerk's Office

Staff also noticed an apparent conflict with monument signs in the Historic District that needs clarification.

The Jonesboro Guidebook for Sign Regulations in the Historic District states that monument ground signs are not allowed. A monument sign means a free-standing sign mounted directly upon the ground and not raised by vertical supports. That these type of ground signs are not allowed in the Historic District is supported by Section 86-495 (3)(j):

j. *Ground signs.* Ground signs may hang or suspend from a horizontal support that is affixed to the ground by vertical post.

However, Sec. 86-489 is in potential conflict with Sec. 86-495:

(c) *Planned centers.*

(1) A planned center, not located along Tara Boulevard, shall be entitled to one monument sign on each street right-of-way fronted. These permitted signs shall be limited to sign face areas of 45 square feet each with a maximum frame height of six feet from grade. No portion of the sign shall include an area for changeable letters.

(2) In addition to monument signs, a planned center, not located along Tara Boulevard, shall be entitled to one ground sign per entrance. Each such ground sign may have multiple face panels, the number of which shall not exceed the number of businesses or organizations located within the planned center. The size and number of face panels shall not exceed the total allowable sign face area for a ground sign. No portion of the sign or any face panel shall include an area for changeable letters, either manual or electronic.

This can be resolved with the following text amendment:

(c) *Planned centers.*

(1) A planned center, not located along Tara Boulevard or in the Historic District, shall be entitled to one monument sign on each street right-of-way fronted. These permitted signs shall be limited to sign face areas of 45 square feet each with a maximum frame height of six feet from grade. No portion of the sign shall include an area for changeable letters.

(2) ~~In addition to monument signs,~~ A planned center, not located along Tara Boulevard shall also be entitled to one ground sign per entrance. Each such ground sign may have multiple face panels, the number of which shall not exceed the number of businesses or organizations located within the planned center. The size and number of face panels shall not exceed the total allowable sign face area for a ground sign. No portion of the sign or any face panel shall include an area for changeable letters, either manual or electronic.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Legal Notice - Sign Ordinance Revisions
- Jonesboro Guidebook for Sign Regulations in Historic Districts

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 10, 2020 via Zoom Meetings, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Article XVI, Signs, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 7/22/20



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE
August 3, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Discussion regarding a proposed text amendment Ord. 2020-17 to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Appendix- Thoroughfare Plan of the City of Jonesboro Code of Ordinances.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Chapter 86, Appendix, Thoroughfare Plan

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval of addition to Thoroughfare Plan; With the recent annexation of a parcel along Old Morrow Road and a conditional use permit for a warehousing facility, it became necessary to change the status of a portion of Old Morrow Road from “local road” status to “collector” status to accommodate the anticipated truck traffic.

- The City portion of Old Morrow Road from the current northern boundary of the City, south to the intersection of Old Morrow Road and Raymond Street shall be designated as “collector.”
- The portion of Old Morrow Road from its intersection with Raymond Street south to its intersection with the Highway 138 Spur shall remain as “local road” status.
- The County portion of Old Morrow Road, from the northern City boundary to the Battle Creek Road is already considered a collector road.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

n/a

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Revised Thoroughfare Plan
- Legal Notice - Thoroughfare Plan Revisions

Staff Recommendation (Type Name, Title, Agency and Phone)

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 3, 2020

Signature

City Clerk's Office

APPENDIX. - THOROUGHFARE PLAN

Organization of the Plan

Background. This Section describes the philosophical foundations of the Thoroughfare Plan.

Commonly-accepted Standards. This Section presents information, standards and design criteria commonly used by other jurisdictions.

Design Guidelines for Street Classifications. This Section provides standards and design criteria used by the North Carolina Department of Transportation.

Jonesboro Thoroughfare Plan. This Section represents the application of those standards and design criteria to the Jonesboro context, and comprises the proposed Thoroughfare Plan standards and criteria.

Background

The approach characterizing the Jonesboro Thoroughfare Plan stems from "New Urbanism" and "Traditional Neighborhood Development" models. The approach is also to "Keep It Simple," and accordingly, the name of the plan is proposed as the Jonesboro Thoroughfare Plan.

Post-war Development Model

The following excerpt conveys the roots of these development models that spell a return to a traditional development model that preceded widespread automobile ownership and suburbanization of America.

"Prior to WWII, the traditional neighborhood street was in the range of 28 feet—30 feet wide with corner radius of 5 feet—10 feet. Since that time, the typical local street has grown to a width of 36 feet, with a corner radius of 25 feet. The wider street was intended to move traffic more quickly and efficiently. It has. Unfortunately, faster traffic and increased amounts of asphalt have diminished the quality of our neighborhoods.

Through the first quarter of this century, the United States was developed in the form of compact, mixed-use neighborhoods. The pattern began to change with the emergence of modern architecture and zoning and ascension of the automobile. After World War II, a new system of development was implemented nationwide, replacing neighborhoods with a rigorous separation of uses that has become known as conventional suburban development, or sprawl. The majority of US citizens now live in suburban communities built in the last 50 years."

Principles of New Urbanism The strength of New Urbanism lies in the design of neighborhoods. This is guided by principles developed by town planners Andres Duany and Elizabeth Plater-Zyberk. According to these planners, an authentic neighborhood contains most of the following elements:

- A. The neighborhood has a discernible center. This is often a square of a green, and sometimes a busy or memorable street corner. A transit stop would be located at this center.
- B. Most of the dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.

C. There is a variety of dwelling types — usually detached dwellings, townhouses and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.

D. There are shops and offices at the edge of the neighborhood, of sufficiently varied types to supply the weekly needs of a household.

E. A small ancillary building is permitted within the backyard of each house. It may be used as a rental unit or place to work, e.g., office or craft workshop

F. An elementary school is near enough so that most children may walk from their home.

G. There are small playgrounds near every dwelling — not more than a tenth of a mile away.

H. Streets within the neighborhood are a connected network that disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.

I. The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.

J. Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor space.

K. Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys.

L. Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, religion or cultural activities.

Commonly-Accepted Standards

A number of state highway departments have developed standards that advance TND objectives. These standards are consistent with Jonesboro's historic development pattern and are presented here for application to the proposed Jonesboro Thoroughfare Plan.

Street Construction Design Guidelines

Design Speed

Maximum design speeds should consider the street type, vehicle use and the proposed speed limit. As most streets are "lanes" and "streets" which provide direct access to neighborhoods, the maximum desired vehicle speed is approximately 20 mph.

Street Types and Widths

Specific dimensions of each street element are provided in the table below; dimensions are from curb face to curb face.

STREET TYPES AND PROPOSED WIDTHS

Street Type	Lane	Parking	Bicycle
Lane	8 feet	8 feet	NA
Street	9 feet	6 feet	NA
Avenue	11 feet	6 feet	6 feet

Street Type	Lane	Parking	Bicycle
Main Street	11 feet	6 feet	6 feet
Boulevard	11 feet	6 feet	6 feet
Parkway	12 feet	NA	NA

NOTE: Bicycle lanes are optional when alternate routes to the same destination are provided.

Many of the standards advocated in this reference are designed to accommodate the "most frequent and numerous users of TND street networks," that is, motorists, cyclists and pedestrians. Use by oversized vehicles, such as delivery trucks, moving vans, school buses and fire trucks, is generally infrequent, particularly on residential streets and lanes. A basic premise of TND-responsive design is that "A street should be no wider than the minimum width needed to accommodate the usual vehicular mix desired for that street. On a properly designed TND street, the occasional oversized vehicle may cross the centerline of a street when making a right turn."

Stopping Sight Distances

Minimum stopping distances are referenced to design speed. According to the TND standards advanced, sight distances should be accommodated for both vertical and horizontal alignments. Stopping distances must be increased for downhill grades. Distances under wet pavement conditions are as follows:

Design Speed	Minimum Stopping Distance
20 mph	125 feet
25 mph	150 feet
30 mph	200 feet

Vertical Curve Design

K values for vertical curve design should be consistent with design speeds. The maximum centerline grades should also be consistent with design standards.

Centerline Radii

The criteria for minimum centerline radius for design speeds of 25 mph or less (no super elevation) are:

Design Speed	Minimum Centerline Radius
20 mph	90 feet
25 mph	175 feet

Curb Radii

A minimum curb radius of 15 feet is recommended for design speeds of 20 mph. Certain intersections on avenues, main streets and boulevards may require a curb radius of as much as 25 feet. In instances of larger curb radii, sidewalks may be set back six to 10 feet from curbs. In addition, on-street parking may be prohibited within 30 feet of the intersection on each street.

Intersection Sight Triangles

The minimum sight triangle for stop conditions at street intersections shall be 70 feet along the major road right-of-way and 20 feet along the minor road right-of-way. The intersection sight triangle shall be permanent right-of-way. These dimensions may be reduced for lower design speeds on lanes and streets.

Curb Construction

All curbed streets shall be built in accordance with GDOT requirements for vertical curb and gutter construction. Gutters for lanes are to be two feet wide; street median gutters are to be one foot.

Pavement Design

Alleys shall conform to City of Jonesboro standards as to pavement section for local streets. All other roads shall meet the pavement design criteria established in the "City of Jonesboro Development Code."

Sidewalks

Minimum sidewalk width is five feet for neighborhoods and eight feet for commercial districts. Sidewalks shall also meet or exceed the guidelines of the Americans with Disabilities Act.

Cyclists

On lower volume streets, cyclists should be considered a normal part of the vehicle traffic on the street. On higher volume streets, cyclists should be accommodated with six-foot wide bike lanes; separate bikeways may be considered. Routing for cyclists may include signs and striping, including changing the color of the bike lane, as appropriate.

Transit

Road design should be compatible with transit. Transit should be addressed wherever it is present and should be appropriately planned for developing areas.

On-street Parking

Parking on lanes and local streets is not designated or marked. On-street parking along major streets should be signed, marked or otherwise clearly designated.

Curb Cuts

Curb cuts, or driveways, should be minimized to reduce impacts to on-street parking, conflicts with pedestrians and cyclists and interruptions in traffic flow.

Planting Strips and Street Trees

Planting strips, located between the curb and sidewalk, parallel with the street, shall be six feet or more in width. Small street trees may be planted within three feet of the back of curb and should generally be planted along the centerline of the planting strip along streets with design speeds of 20 mph or less, or along streets with on-street parking. In commercial areas with high pedestrian volumes, granted tree wells may be used in lieu of planting strips. Trees and other objects should be restricted from corners for distances of 30 feet on all sides to maintain sight lines. Along all planting strips, the area between two feet and seven feet above ground shall be maintained as a clear zone to preserve sight lines and accommodate pedestrians.

Utilities

All utility installations within rights-of-way shall be consistent with the City of Jonesboro Development regulations. Underground utilities may cross under or run longitudinally under the pavement in residential subdivision streets, provided future utility stub-outs are installed prior to paving. Underground utilities may cross under all other streets and roadways, but may not run longitudinally under the pavement, except in unusual situations approved by the City Engineer.

Lighting

Shorter light standards located on a reduced spacing are preferable to fewer, taller, high-intensity light standards. The scale of lighting fixtures and the illumination provided must be appropriate for both pedestrian and vehicular movement.

Design Guidelines by Street Classification

Alleys

Alleys provide access to residential and commercial properties, but are not designed to handle through traffic. Alleys are found primarily in single-family residential developments and serve as rear access to garages. Business owners sometime use alleys for locating dumpsters. Utilities are often provided in alleys to connect to the rear of homes or businesses. A minimum right-of-way of 20 feet is required, with a minimum pavement width of 12 feet.

Lanes

Lanes provide access to single-family dwellings and are generally two to six blocks in length. A street width of 18 feet is typical, with storm drainage addressed by curb and gutter. On-street parking is permitted, though usually limited to guests. Planting strips six feet in width parallel five-foot sidewalks that are located on both frontages. The design speed for lanes is 20 miles per hour (mph) and a 40-foot right-of-way is required.

Streets

Streets provide access to many forms of housing and are generally two to six blocks in length. Streets are 28 feet wide, with curb and gutter and on-street parking. Planting strips six feet in width and five-foot sidewalks on both sides of each frontage are typical. Design speed for streets is 20 mph and a 50-foot right of way is required.

Avenues

Avenues convey vehicular traffic over short distances at moderate speeds. These routes serve as connectors between neighborhoods and mixed-use and commercial centers. Avenues often lie along an important axis, terminating at prominent buildings or plazas. Avenues may also provide circulation around squares or neighborhood parks.

Recommended street width is 26 feet on both sides of an 18-foot median. This configuration accommodates one 12-foot travel lane, a six-foot bike lane and an eight-foot parallel parking space. A minimum right-of-way of 98 feet and a maximum of two travel lanes are recommended. Planting strips with a width of six feet and eight-foot sidewalks are also recommended on each side. Design speed for avenues is 30 mph.

Main Streets

Main streets provide low-speed access to neighborhoods and high-density residential and commercial districts. A 66-foot right-of-way is required to accommodate sidewalks, curb and gutter and on-street parking, which is to be striped. Travel lanes on main streets are 11 feet and limited to two travel lanes. Bike lanes are optional, but if provided, a minimum width of six feet is recommended. Sidewalks having a minimum width of eight feet and installed on each side of the right-of-way are also recommended. Planting wells using six-foot tree grates are recommended rather than medians. Bike lanes are optional.

Features unique to main streets are "bulb-outs" at intersections and mid-block crossings; both of which are intended to enhance pedestrian use and safety. Posted speeds should not exceed 25 mph.

Parkways

Parkways are designed to serve motorists at the edge of towns or in agricultural areas. They are used for travel into town, or for travel through natural areas. Parkway are not designed for developed areas as when the parkway enters town, these routes transition to a boulevard.

Parkways require a minimum right-of-way of 118 feet. Travel lanes are typically 11—12 feet and a typical section uses a shoulder with ditches to accommodate runoff. Parkway can accommodate abundant pedestrian amenities; landscaped medians up to 30 feet wide, multi-use trails ranging from 10—14 feet in width, planting strips of 7—20 feet and bikeways separated from travel lanes are not uncommon. Storm water runoff can be addressed using swales or curb and gutter. The multi-use trails may be established on either or both sides of a parkway.

A paved shoulder having a minimum width of six feet should be provided on high-speed parkways, that is, those with posted speeds greater than 45 mph. Maximum design speed for parkways is 50 mph.

Jonesboro Thoroughfare Plan

Standards and design criteria adopted by other jurisdictions can provide an appropriate frame of reference in considering local plans. However, this information must be tailored to the Jonesboro context. The following standards and design criteria are proposed:

The Jonesboro Thoroughfare Plan establishes a street hierarchy comprised of Primary Arterial, Major Collector and Local Street. These are organized in order of size, with the Interstate conveying the highest traffic volumes and the highest speeds; local streets carry the lowest volumes and are characterized by the lowest speeds. Each street classification in the hierarchy is described below:

Primary Arterial

•

Major Collector

•

Local Street

•

Primary Arterials

Arterials are designed to provide a high degree of mobility and serve longer vehicle trips to, from, and within urban areas. Arterials form the skeleton of the roadway network, linking urban centers such as the Central Business District, industrial parks, commercial centers, major residential developments and other key activity centers. Primary Arterials are designed to carry between 45,000 and 75,000 trips per day. The City of Jonesboro has only one Primary Arterial and that is Tara Boulevard (Highway 19/41).

Major Collector Streets

Collector streets link neighborhoods to commercial districts and commuter traffic to secondary arterials. These streets are well traveled and are built to an urban standard. Collector streets are typically two- to four-lane facilities with an average daily traffic count between 7,500 and 15,000 vehicles. The following streets comprise Jonesboro's Major Collector Streets:

Fayetteville Road
North Avenue
North Main Street
South Main Street
McDonough Street
Smith Street
Stockbridge Road/Highway 138
Jodeco Road

Old Morrow Road, from the current northern boundary line of the City south to the intersection of Old Morrow Road and Raymond Street

Local Streets

Local streets serve neighborhoods and are generally arranged in a grid pattern although development out from Jonesboro's historic core tends to be served by curvilinear street patterns. These roads accommodate access to collector streets and local destinations at low speeds; sidewalks encourage pedestrian travel and community livability. Standards and design criteria pertaining to local streets are as follows:

Local streets shall be limited to a two-lane section with a two foot curb and gutter on each frontage.

Pavement sections shall be comprised of two 12-foot lanes with parking permitted.

Stormwater runoff shall be addressed using drainage sales.

Five-foot sidewalks shall be established on each frontage as well as landscaped strips having a minimum dimension of four feet. Shade trees shall be planted on 50-foot centers.

Right-of-way required for a local street shall be a minimum of 50 feet.

All local streets in the "town center" shall have sidewalks and pedestrian-scale street lights.

The following streets comprise Jonesboro's local streets:

Adamson Drive	Elaine Terrace
Arnold Place	Evenview Circle
Batiste Garden Circle	Evenview Drive
Batiste Lane	Fayette Ave
Batiste Park Road	Gloria Drive

Batiste Way	Government Circle
Broad Street	Hanes Street
Brown Leaf Drive	Hightower Street
Brown Drive	Huie St
Burkshire Court	Ingleside Drive
Burnette Street	Irwin Street/Irvin Street
Burnside Street	Johnston Street/Johnson St
Carlton Drive	Key Street
Carriage Lane	King Street
Cecelia Circle	Lee Street
Cecelia Drive	Memorial Avenue
Chestnut Street	Mercer Court
Church Street	Mercer Drive

Cloud Street/St. James Place	Moore Street
College St	North Lake Drive
Courthouse Alley/Courthouse St	Old Morrow Rd, from its intersection with Raymond Street, south to its intersection with Highway 138 Spur.
Courthouse Way	Old Stockbridge Road
Crowder Street	Pharr Avenue
Dean Street	Pine Circle
Dixon Road	Poplar Street
Dixon Street	Porter Lane
East Dixie Drive	Raymond Street
East Mimosa Drive	Red Briar Way

Attachment: Revised Thoroughfare Plan (1689 : Revised Thoroughfare Plan)

(Ord. No. 05-08, § 2, 8-15-05, **8-10-20**)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 10, 2020 via Zoom Meetings, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Appendix-Thoroughfare Plan of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 7/22/20



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE
August 3, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Discussion regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and additions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, including standards for “cigar lounges.”

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Chapter 86, Article XVII, Additional Conditional Uses

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval of addition to Article XVII; Per the additions and revisions to the Table of Uses this month, standards and restrictions for “cigar lounges” added to the list of Conditional Uses, being in certain districts. Cigar lounges are considered distinct from hookah lounges.

Sec. 86-642. - NAICS 713990 Cigar Lounges, with or without alcoholic beverage service

The following conditions are assigned in the H-1, H-2, MX, and C-2 districts:

- (1) Shall derive revenue from the sale of food, alcohol or other beverages that is incidental to the sale of the tobacco products;
- (2) Shall prohibit entry to a person under the age of 21 years of age during the time when the establishment is open for business;
- (3) Shall prohibit any food or beverage not sold directly by the business to be consumed on the premises;
- (4) Shall maintain a valid permit for the retail sale of cigar products;
- (5) Shall maintain a valid permit to operate a smoking bar issued by the Georgia Department of Revenue;
- (6) Shall abide by the provisions in Chapter 6 of the City Code regarding the sale and consumption of alcoholic beverages;
- (7) Shall be and remain engaged in the business of selling cigars generated 40 percent or more of its total annual gross income from the on-site sale of such cigar products and the rental of humidors.
- (8) Shall be and remain registered with the State Health Department. A smoking bar registration shall remain in effect for one year and shall be renewable only if in the preceding calendar year the smoking bar generated 40 percent or more of its total annual gross income from the on-site sale of cigar products and the rental of on-site humidors;
- (9) Shall post signs at each entrance and exit clearly stating that smoking is allowed on all or part of the premises and anyone under the age of 21 is prohibited from entering the premises;
- (10) Outdoor seating and dining areas are prohibited in the Historic District;

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 3, 2020

Signature

City Clerk's Office

(11) Shall designate (where allowed) outdoor seating and dining areas within ten feet of an entrance or exit of the smoking bar as "non-smoking";

(12) Cigar lounges must have and maintain a ventilation system that exhausts smoke from the business and is designed in accordance with current building code standards for the occupancy classification in use. The air handling systems from the smoking area shall be independent from the main air handling system that serves all other areas of the building and all air within the smoking area shall be exhausted directly to the outside by an exhaust fan. No air from the smoking area shall be recirculated to other parts of the building. During the hours of operation, the interior of the premises of a smoking bar shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to a person with normal vision.

(13) Where allowed, outdoor smoking areas shall have no ashtrays remain outdoors after normal business hours.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

n/a

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Additional Conditional Uses - August 2020
- Legal Notice - Additional Conditional Uses Revision August 2020

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

ARTICLE XVII. – ADDITIONAL CONDITIONAL USES

(Reference Sec. 86-121. through 86-220.)

Sec. 86-499. NAICS 621420 – Outpatient Substance Abuse Centers

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-500. NAICS 621491 – HMO Medical Centers

The following conditions are assigned in the H-2 and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-501. NAICS 621493 – Freestanding Ambulatory Surgical and Emergency Centers

The following conditions are assigned in the O&I and C-2 districts:

- (1) Must be located on a street having a classification of arterial or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-502. NAICS 62149 – Other Outpatient Care Centers

The following conditions are assigned in the O&I and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-503. NAICS 621999 – All Other Miscellaneous Ambulatory Health Care Services

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-504. NAICS 622110 – General Medical and Surgical Hospitals

The following conditions are assigned in the O&I and C-2 districts:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-505. NAICS 6222 – Psychiatric and Substance Abuse Hospitals

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of arterial.

- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-506. NAICS 6223 – Other Hospitals

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-507. NAICS 623990 – Other Residential Care Facilities Care, Youth Homes

The following conditions are assigned in the R-2 and R-4 districts:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the youth home is located, and vehicles may only be parked in such areas. Should

additional parking be required, the operator of the youth home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.

(2) Any modifications to the existing structure shall not increase the square footage of the structure.

(3) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.

(4) A youth home shall not be established within 1,500 feet of an existing youth home.

(5) The youth home shall not require occupancy of individual bedrooms by more than two individuals.

(6) Youth homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.

(7) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

(8) No individuals (except employees) over the age of 18 shall be lodged at the home.

(9) No persons who are registered sex offenders, have other criminal history or require substance abuse treatment shall be allowed lodging on the premises.

Sec. 86-508. NAICS 8133 – Social Advocacy Organizations

The following conditions are assigned in the H-1 and M-X districts:

(1) Must be located on a street having a classification of collector or greater.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-509. NAICS 813312 – Environmental and Conservation Organizations

The following conditions are assigned in the H-1, O&I, and C-2 districts:

(1) Must be located on a street having a classification of collector or greater.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-510. NAICS 6241 – Social Services Assistance, including Individual and Family Services

The following conditions are assigned in the H-1 and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts **sharing a common wall, or lots with zero lot line development or shared parking**).

Sec. 86-511. NAICS 923, 924, 925, 9261, 92612 – Administration of Programs

The following conditions are assigned in the H-1, H-2, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-512. NAICS 92613 – Utility Regulation and Administration

The following conditions are assigned in the H-1, H-2, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-513. NAICS 92614 – Agricultural Market and Commodity Regulation

The following conditions are assigned in the H-1, H-2, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-514. NAICS 92615 – Licensing and Regulating Commercial Sectors

The following conditions are assigned in the H-1, M-X, and C-2 districts:

(1) Must be located on a street having a classification of collector or greater.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-515. NAICS 711120 – Dance Company Studios, without Theaters

The following conditions are assigned in the C-1 and C-2 districts:

(1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-516. NAICS 711212 – Racetracks, Including Small Vehicles, Go-Karts and Motorcycles

The following conditions are assigned in the C-2 district:

(1) Must be located on a street having a classification of arterial.

(2) Must be established on a lot having a minimum area of one acre.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) On-site parking space adequate to meet the needs of the proposed facility shall be provided.

- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to adjacent properties through noise-reducing mufflers, etc.

Sec. 86-517. NAICS 71131 – Promoters of Performing Arts, Sports & Similar Events W/ Facilities

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (5) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-518. NAICS 711410 – Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures

The following conditions are assigned in the M-X district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-519. NAICS 711510 – Independent Artist, Writers, and Performers, Live Entertainment

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.

(2) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-520. NAICS 71311 – Amusement and Theme Parks

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to a minimum to adjacent properties.

Sec. 86-521. NAICS 7139 – Other Amusement and Recreation Industries

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to a minimum to adjacent properties.

Sec. 86-522. NAICS 713940 – Fitness and Recreational Sports Centers, Health Clubs

The following conditions are assigned in the H-1, H-2, and O&I districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-523. NAICS 71212 – Other Historical Sites, Open to General Public

The following conditions are assigned in the H-1, H-2, and O&I districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.

Sec. 86-524. NAICS 71213 – Zoos and Botanical Gardens

The following conditions are assigned in the O&I and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (5) Outdoor lighting shall be night-sky friendly.
- (6) Outdoor storage and loading areas shall be screened from the road and from adjacent properties.

Sec. 86-525. NAICS 5614 – Business Support Services

The following conditions are assigned in the M-X and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-526. NAICS 5222, 522390, 52298 – Credit Related Businesses, including Pawn Shops

The following conditions are assigned in the M-X and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) No pawn shop shall be permitted adjacent to any residential district.
- (4) For pawn shops, no outdoor display of merchandise is allowed.
- (5) The standards of Chapter 18, Article VII shall control operating of pawn shops.

Sec. 86-527. NAICS 561311, 561330 – Employment Staffing Businesses

The following conditions are assigned in the M-X district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-528. NAICS 9211 – Executive, Legislative, and Other General Government Support

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-529. NAICS 5612 – Facilities Support Services

The following conditions are assigned in the H-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (5) Outdoor storage and loading areas shall be screened from the road and from adjacent properties.

Sec. 86-530. NAICS 52232 – Financial Transactions Processing, Reserve, and Clearinghouse Activities

The following conditions are assigned in the H-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-531. NAICS 621492 – Kidney Dialysis Centers

The following conditions are assigned in the M-X and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.

Sec. 86-532. NAICS 531120 – Lessors of Nonresidential Building (except Mini-warehouses), including Event Centers (Excluding funerals and wakes)

The following conditions are assigned in the O&I district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-533. NAICS 812199 – Massage Therapy, State Licensed Only

The following conditions are assigned in the H-1, H-2, O&I, M-X and C-1 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) All individuals performing massage therapy must be licensed by the State of Georgia.

Sec. 86-534. NAICS 6215 – Medical and Diagnostic Laboratories

The following conditions are assigned in the H-1, and H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.

Sec. 86-535. NAICS 521 – Monetary Authorities-Central Bank

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-536. NAICS 5419 – Other Professional, Scientific, and Technical Services

The following conditions are assigned in the H-1, H-2, M-X, and C-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-537. NAICS 5417, 54171, 54172 – Research and Development in the Physical, Engineering, and Life Sciences, Social Sciences and Humanities

The following conditions are assigned in the H-2, M-X, and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-538. NAICS 523 – Securities, Commodity Contract, and Other Financial Investments and Related Activities

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-539. NAICS 541940 – Veterinary services including animal hospital, with outdoor runs.

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Outdoor runs shall be located in the rear yard only and shall be screened from roads and adjacent properties.
- (4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (5) No overnight, outdoor lodging of animals shall be allowed.

Sec. 86-540. NAICS 621112 – Office of Mental Health Specialists

The following conditions are assigned in the H-1, M-X and C-1 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(2) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-541. NAICS 54185 – Large-Scale, Outdoor Advertising, including Billboard Displays

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must not exceed twenty (20) feet in height.

Sec. 86-542. NAICS 721199 – All Other Travel Accommodation, including Short Term Rentals (Air BnBs)

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-1 districts:

- (1) The standards of Chapter 18, Article XIII shall control development of short-term rentals.

Sec. 86-543. NAICS 721191 – Bed and Breakfast Inns

The following conditions are assigned in the R-A & R-M districts:

- (1) The standards of Chapter 18, Article XII shall control development of bed and breakfasts.

Sec. 86-544. NAICS 56143, 561439 – Business Service Centers, including Copy Shops, Mail Centers, and Internet Café

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-545. NAICS 811192 – Car Washes

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Must be located in a stand-alone building (no planned centers or connected storefronts).

Sec. 86-546. NAICS 812220 – Crematories, within Funeral Homes or Stand Alone

The following conditions are assigned in the C-2 and M-1 districts:

- (1) For stand-alone crematories, the lot shall be a minimum of five acres, if burials also occur on the property (including columbariums).
- (2) For stand-alone crematories, the lot shall be a minimum of three acres, if no burials occur on the property.
- (3) The lot shall have direct access to an arterial or major collector road.
- (4) No building or other structure shall be located within 100 feet of any property boundary.
- (5) Any gravesites shall be a minimum of (50) 50 feet from any property boundary.
- (6) Building and other structures shall be screened from the road and adjacent properties.
- (7) For crematories within funeral homes, the facility shall not be a separate building from the funeral home and shall be located at the rear of the funeral home and shall match the exterior façade of the funeral home.
- (8) For crematories within funeral homes, the facility shall be a setback a minimum of 50 feet from rear and side property lines.
- (9) All crematory operators shall be properly State licensed.
- (10) All crematories must submit to all required State annual inspections and demonstrate compliance with any State and Federal emission standards.

Sec. 86-547. NAICS 81231 – Coin-Operated Laundries and Drycleaners, drop-off

The following conditions are assigned in the C-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-548. NAICS 53241 – Heavy Machinery and Equipment Rental and Leasing

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Machinery / equipment for rental shall be parked in the rear yard of the business and shall be screened from adjacent properties.

Sec. 86-549. NAICS 532283 – Home Health Equipment Rental

The following conditions are assigned in the O&I and C-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-550. NAICS 532284 – Recreational Goods Rental, including golf cart rentals

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Recreational vehicles for rental shall be parked in the rear yard of the business and shall be screened from adjacent properties.
- (3) No outdoor display or storage of non-vehicle merchandise or materials shall be permitted in the front yard.

Sec. 86-551. NAICS 812191 – Diet and Weight Reducing Centers

The following conditions are assigned in the H-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-552. NAICS 454110 – Electronic Shopping and Mail-Order Houses

The following conditions are assigned in the H-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-553. NAICS 532281 – Formal Wear & Costume Rental

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-554. NAICS 72111 – Hotels (except Casino Hotels) and Motels, including Extended Stay Facilities

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided; no shared parking with adjacent uses.
- (4) Shall be no higher than three (3) stories in height.
- (5) Lodging rooms shall be accessed through a central lobby.
- (6) Lodging rooms shall be cleaned by professional staff daily.
- (7) No hotel, motel, or extended stay facility located within the City shall allow a person or persons to occupy any such facility for more than thirty (30) days during a one-hundred eighty (180) day period, except where:
 - a) Occupation of a hotel, motel, or extended stay facility in excess of thirty (30) consecutive days in a one hundred eighty (180) period may occur when a specific business entity desires such occupation for an employment-related purpose which requires temporary occupancy, including, but not limited to, relocation service and
 - b) a government, charity, or insurance agency desires such occupation to house individuals or families as a result of a natural disaster.
- (8) A minimum 25-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, single-family detached residential property.
- (9) Extended stay facilities shall have secure parking.

Sec. 86-555. NAICS 81293 – Parking Lots and Garages, Commercial

The following conditions are assigned in the H-1, H-2, O&I, M-x, C-1, C-2, and M-1 districts:

- (1) The standards of Chapter 86, Article XIII shall control development of parking lots.
- (2) The standards of Chapter 86, Article XV shall control landscaping and buffering of parking lots.
- (3) Lighting shall be night-sky friendly.
- (4) Parking garages shall not exceed two (2) stories in height.

Sec. 86-556. NAICS 812910 – Animal Kennels / Boarding

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Outdoor runs shall be located in side and rear yards only.
- (5) Outdoor runs and other outdoor animal areas shall be enclosed in a minimum 6-foot tall opaque fence.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) The keeping of wild or exotic animals, as defined in the Code of Georgia, is prohibited.
- (8) All facilities must be State licensed and be inspected periodically by the State. Copies of official inspection reports shall be provided to the City at time of annual business license renewal. Repeated violations of City and State standards may result in a revocation of the license.

Sec. 86-557. NAICS 812910 – Animal Rescue Shelter

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Outdoor runs shall be located in side and rear yards only.
- (5) Outdoor runs and other outdoor animal areas shall be enclosed in a minimum 6-foot tall opaque fence.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All facilities must be State licensed and be inspected periodically by the State. Copies of official inspection reports shall be provided to the City.
- (8) No overnight, outdoor lodging of animals is allowed.
- (9) No at-large drop-offs of animals are allowed.
- (10) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-558. NAICS 812921 – Photo-finishing Laboratories (except One-Hour)

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-559. NAICS 54192 – Photographic Services and Studios, Including Framing Shops

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-560. NAICS 611513 – Apprenticeship Training

The following conditions are assigned in the H-2, O&I, M-X, C-2, and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-561. NAICS 811420 – Antique Furniture Repair and Restoration Shop

The following conditions are assigned in the H-1, H-2, and C-1 districts:

- (1) No outdoor display or storage of merchandise or materials shall be permitted.
- (2) Window displays shall not include merchandise in various states of repair or disrepair.
- (3) All loading / unloading shall occur at the rear of the building.

Sec. 86-562. NAICS 721310 – Rooming / Boardinghouses

The following conditions are assigned in the RM district:

- (1) Must be located on a street having a classification of collector or greater.

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) Dwellings shall not exceed two (2) stories in height.

(4) The dwelling shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.

(5) The dwelling shall not exceed occupancy of individual bedrooms by more than two individuals.

(6) No dwelling located within the City shall allow a person or persons to occupy any such dwelling for more than thirty (30) days during a one-hundred eighty (180) day period.

Sec. 86-563. NAICS 561621 – Security Systems Services (except Locksmiths)

The following conditions are assigned in the H-1, H-2, and M-X districts:

(1) Must be located on a street having a classification of collector or greater.

Sec. 86-564. NAICS 5619 – Other Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services

The following conditions are assigned in the C-2 district:

(1) Must be located on a street having a classification of collector or greater.

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) No outside storage shall be visible from the road or adjacent properties.

Sec. 86-565. NAICS 661422, 561421 – Telemarketing Bureaus and Telephone Answering Services

The following conditions are assigned in the H-1 and H-2 districts:

(1) Must be located on a street having a classification of collector or greater.

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-566. NAICS 56152 – Tour Operators with Tour Vehicles

The following conditions are assigned in the H-1, H-2, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-567. NAICS 53212 – Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-568. NAICS 61161 – Fine Arts Schools

The following conditions are assigned in the O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) All other applicable standards of Section 86-113 shall be met.

Sec. 86-569. NAICS 611610 – Small-scale Pottery and Ceramics Shop

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-570. NAICS 61162 – Sports and Recreation Instruction, including Exercise and Yoga

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-571. NAICS 611620 – Sports and Recreation Instruction, including Gymnastics and Martial Arts

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-572. NAICS 6117 – Educational Support Services

The following conditions are assigned in the H-1 and H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-573. NAICS 5621, 562119 – Waste Collection

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.

Sec. 86-574. NAICS 5622 – Waste Treatment and Disposal

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.
- (9) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-575. NAICS 5629 – Remediation and Other Waste Services

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.
- (9) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-576. NAICS 562991 – Septic Tank and Related Services

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.

- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) All waste vehicles and equipment shall be located in the rear yard.
- (4) All waste shall be contained in proper receptacles.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) All waste vehicles and equipment shall be screened from the road and adjacent properties.
- (7) All applicable State and Federal regulations shall be met.
- (8) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-577. NAICS 45392 – Art Dealers

The following conditions are assigned in the M-X and C-1 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-578. NAICS 453920 – Art Gallery

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-579. NAICS 453920 – Temporary, Outdoor Arts Market

The following conditions are assigned in the H-1, H-2, and O&I districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) No permanent, arts-related structures are allowed on the property.
- (3) May be allowed on the same property as another use.

Sec. 86-580. NAICS 44131 – Automotive Parts and Accessories Stores, With Outdoor Storage, Excluding Tires

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Outdoor storage shall be in the rear yard of the business and shall be screened from the road and from adjacent properties.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-581. NAICS 722514 – Cafeterias, Grill Buffets, and Buffets

The following conditions are assigned in the H-1, H-2, O&I, and C-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-582. NAICS 44512 – Convenience Food Stores with fuel pumps

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-583. NAICS 452210 – Department Stores

The following conditions are assigned in the H-1 and H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 5,000 square feet.

Sec. 86-584. NAICS 453998 – Store Retailers not Specified Elsewhere, Including Fireworks Shops but not Tobacco Stores

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.

(4) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-585. NAICS 72231 – Food Service Contractors

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-586. NAICS 442291 – Window Treatment Stores

The following conditions are assigned in the H-1 And H-2 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-587. NAICS 44413 – Hardware Stores

The following conditions are assigned in the H-1 And H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-588. NAICS 451120 – Arts & Crafts Retail Sales, Supply Stores

The following conditions are assigned in the O&I, M-X, and C-1 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-589. NAICS 44411 – Home Centers (Building Materials and Supplies)

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-590. NAICS 72233 – Mobile Food Services, Including Carts and Individual Food Trucks

The following conditions are assigned in the H-1, H-2, O&I and C-2 districts:

- (1) The City may, in its discretion, allow trucks, trailers, and carts specifically designed for storage and service of food to be parked at City designated sites, in addition to recognized City event sites.
- (2) Must meet all health department requirements.
- (3) Vehicle may park at business owner's residence within the City while not operating, provided that the vehicle does not exceed the size restrictions of Sec. 86-274.
- (4) The commercial lot's parking supply exists in excess of that required by Code for uses or commercial space existing on the site and two off-street parking spaces shall be reserved for the exclusive use of customers of each mobile food vendor.
- (5) In addition to Mayor and Council, approval, must have the written and notarized permission of the commercial property owner.
- (6) Must not be parked overnight on any property within the City other than the business owner's residence.
- (7) Door to door solicitations are prohibited.
- (8) Hours of operation shall not exceed 8:00 am to 8:00 pm. for non-event sales.
- (9) For non-event sales, the sale of non-food items is prohibited.
- (10) For non-event sales, business must be contained within the vehicle(s). No tents or tables allowed to be set up outside of the vehicle(s).
- (11) Except in City designated "food truck courts", more than one mobile food service provider shall be on the same property.

Sec. 86-591. NAICS 722330 – Food Truck Courts

The following conditions are assigned in the O&I, M-X, and C-2 districts:

- (1) The City may, in its discretion, allow for the concentrated parking of mobile food vendors at City designated sites, in addition to recognized City event sites.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No parking on City streets unless specifically authorized by the City.
- (5) Must present site plan to the City showing the spacing of vendors and the circulation of customers on the property.
- (6) Must meet all health department requirements.
- (7) For non-event sales, the sale of non-food items is prohibited.
- (8) For non-event sales, business must be contained within the vehicle(s). No tents or tables allowed to be set up outside of the vehicle(s).
- (9) Food trucks shall not be permitted on the premises before 8:00 a.m. or after 9:00 p.m.
- (10) Adequate trash receptacles shall be provided on the premises to dispose of food wrappers, food utensils, paper products, cans, bottles, food and other such waste. Such receptacles shall be located no more than ten feet from each food truck. The food truck vendor shall be responsible for removing all trash, litter and refuse from the site at the end of each business day.
- (11) No LED strip lighting shall be used in conjunction with any food truck court.
- (12) No loudspeakers shall be used for announcements or hawking of products in conjunction with any food truck court.
- (13) A minimum distance of 100 feet shall be maintained between any food truck and the entrance to any restaurant.
- (14) The food truck shall not be located within any required setback, any sight distance triangle or required buffer.
- (15) Access aisles sufficient to provide emergency access to any food truck shall be provided subject to approval by the fire marshal.

Sec. 86-592. NAICS 441228 – Motorcycle, ATV, and Other Vehicle Dealers

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.

(2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.

Sec. 86-593. NAICS 45439 – Other Direct Selling Establishments

The following conditions are assigned in the O&I and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-594. NAICS 447190 - Other Gasoline Stations (includes Truck stop)

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Overnight parking of trucks shall only occur in the rear yard.

Sec. 86-595. NAICS 4412 –Other Motor Vehicle Dealers

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-596. NAICS 44121 – Recreational Vehicle Dealers

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-597. NAICS 722511 – Restaurants, Full-Service, Family and Quality Restaurants

The following conditions are assigned in the O&I district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-598. NAICS 722513 – Restaurants, Limited-Service, including Fast Food and Take-Out, with or without drive-through windows.

The following conditions are assigned in the O&I and C-1 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-599. NAICS 722515 – Snack and Nonalcoholic Beverage Bars, including cafes and coffee shops

The following conditions are assigned in the O&I district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-600. NAICS 445230 – Outdoor Farmers Market

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No parking on City streets unless specifically authorized by the City.
- (5) Must present site plan to the City showing the spacing of vendors and the circulation of customers on the property.
- (6) Must meet all health department requirements.
- (7) The Mayor and Council shall determine operational times.
- (8) No LED strip lighting shall be used in conjunction with any farmers market.
- (9) No loudspeakers shall be used for announcements or hawking of products in conjunction with any farmers market.

Sec. 86-601. NAICS 44132 – Tire Dealers

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Outdoor storage of tires and other products are prohibited.

Sec. 86-602. NAICS 45331 – Consignment Stores

The following conditions are assigned in the H-1, H-2, and M-X districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-603. NAICS 452311 – Warehouse Clubs and Supercenters

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Drop-off and loading areas must be located in the rear yard.

Sec. 86-604. NAICS 45399 – All Other Miscellaneous Store Retailers, including Flea Markets

The following conditions are assigned in the H-1, H-2, M-X, C-1, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.
- (4) Flea markets must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-605. NAICS 453991 – Tobacco Stores, Cigar Shops, and Vape Shops

The following conditions are assigned in the H-1, H-2, and M-X districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.
- (3) All ATF requirements shall be met.

Sec. 86-606. NAICS 311, 3121, 31211, 3122, 313, 314, 315, 316, 321, 324, 327, 331, 332, 333, 334, 335, 336, 337, and 339 – Any Manufacturing with Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

(2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

(3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) Must have security fencing around perimeter of premises.
- (7) All lighting shall be night-sky friendly.
- (8) Storage of hazardous materials is prohibited.
- (9) Storage of items outside of provided storage units is prohibited.

Sec. 86-608. NAICS 51212– Motion Picture and Video Distribution

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-609. NAICS 51211– Motion Picture and Video Production

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-610. NAICS 322– Paper Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-611. NAICS 323 – Printing and Related Support Activities

The following conditions are assigned in the H-1, H-2, and C-1 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.
- (3) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-612. NAICS 31212 – Breweries, Large-Scale

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(6) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-613. NAICS 312120 – Micro-breweries

The following conditions are assigned in the H-1, H-2, C-2, and M-1 districts:

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-614. NAICS 312120 – Brew Pubs and Growler Shops

The following conditions are assigned in the H-1, H-2, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) All standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-615. NAICS 31214 – Distilleries, Large-Scale

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-616. NAICS 312140 – Micro-distilleries

The following conditions are assigned in the H-1, H-2, and M-1 districts:

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-617. NAICS 493 – Warehousing and Storage

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) All lighting shall be night-sky friendly.
- (7) Storage of hazardous materials is prohibited.
- (8) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-618. NAICS 423, 423930, 424 – Merchant Wholesalers, Durable Goods (including piece goods) With or without Customer Showrooms and /or Outdoor Storage; Recyclable Material Merchant Wholesalers With Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.

(4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(6) All lighting shall be night-sky friendly.

(7) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-619. NAICS 325 – Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing

The following conditions are assigned in the M-1 district:

(1) Outdoor storage of materials is prohibited.

(2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

(3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-620. NAICS 326 – Plastics and Rubber Products Manufacturing

The following conditions are assigned in the M-1 district:

(1) Outdoor storage of materials is prohibited.

(2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

(3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-621. NAICS 4855– Charter Bus Industry

The following conditions are assigned in the C-2 and M-1 districts:

(1) Must be located on a street having a classification of collector or greater.

- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-622. NAICS 4885 – Freight Transportation Arrangement

The following conditions are assigned in the O&I, C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Loading areas must be located in the rear yard.

Sec. 86-623. NAICS 4821– Rail Transportation Company (Office Only)

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers or connected storefronts).
- (3) Vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-624. NAICS 487 – Scenic and Sightseeing Transportation

The following conditions are assigned in the H-1 and H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-625. NAICS 4852 – Interurban and Rural Bus Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-626. NAICS 4854 – School and Employee Bus Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Vehicles must be parked in the rear yard of the property.

Sec. 86-627. NAICS 4882 – Support Activities for Rail Transportation

The following conditions are assigned in the H-1, H-2, O&I, and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-628. NAICS 4884 – Support Activities for Road Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-629. NAICS 4889 – Other Support Activities for Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-630. NAICS 491 – Postal Service

The following conditions are assigned in the H-1, H-2, and C-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) A minimum 50-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (5) Postal vehicles must be parked in the rear of the property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-631. NAICS 11142, 111421 – Nursery, Floriculture, and Tree Production

The following conditions are assigned in the C-2 district:

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Premises must contain an administrative building.
- (4) Administrative office must be a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(5) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(6) Drop-off and loading areas must be located in the rear yard.

Sec. 86-632. NAICS 2211 – Power Generation and Supply

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-633. NAICS 2212 – Natural Gas Distribution

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-634. NAICS 2213 – Water, Sewage, and Other Systems

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-635. NAICS 22132 – Sewage Treatment Facilities

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-636. NAICS 713990 – Recreational Shooting Clubs

The following conditions are assigned in the C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) All shooting activities must be indoor only.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) All indoor shooting ranges shall be of soundproof construction whereby the sound from the discharge of any firearm and the impact of any projectile shall not be plainly audible across any adjoining property line or at a distance of 50 feet from the building, whichever distance is greater.
- (7) No piece of the projectile or target shall leave the building as a result of the activities taking place therein.
- (8) All weapons brought into any indoor shooting range shall be in a case designed for the weapon such that no part of a weapon is visible while inside the case. Certified law enforcement officers in uniform are exempt from this requirement.
- (9) All indoor shooting ranges shall comply with all local, state, and /or federal regulations related to indoor shooting ranges.
- (10) A site plan shall be submitted to the City, which shows the location of buildings, parking, etc.
- (11) At least one qualified individual in the sponsoring club or organization shall be properly certified for shooting range supervision. Each facility shall adopt safety rules and regulations subject to review by the City.

(12) Shooting range design and operation shall conform to the most current standards of the National Rifle Association (NRA) Range Sourcebook.

(13) The National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) publication titled "Lead Management and OSHA Compliance for Indoor Shooting Ranges" shall be consulted in planning and constructing indoor shooting ranges.

(14) No service or sales of alcoholic beverages shall be allowed within the shooting range facility or on the shooting range property.

(15) The indoor shooting range shall be covered by accident and liability insurance, amount to be determined by the City of Jonesboro.

Sec. 86-637. NAICS 4453 – Beer, Wine, and Liquor Stores

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial (Tara Boulevard).
- (2) Must be located in a free-standing building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking) that is a minimum 10,000 square feet, is new, but in any case, not older than 20 years old since original construction and must be located in the C-2 Highway Commercial District zoning district, requiring a conditional use permit.
- (3) The retail package distilled spirits license shall be limited by population of the City according to the most recent decennial census, with one (1) such establishment allowed in the City for each 2400 residents.
- (4) Such additional regulations as would safeguard the health, safety and welfare of the citizens of the City.

Sec. 86-638. - NAICS 44612 Cosmetics, Beauty Supplies, and Perfume Stores.

The following conditions are assigned in the H-1 and H-2 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-639. - NAICS 44412 Paint and Wallpaper Stores.

The following conditions are assigned in the H-1 and H-2 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-640. - NAICS 562920 Materials Recovery Facilities, Including Collection Bins for Recyclable Materials

The following conditions are assigned in the O&I and C-2 districts:

For Buildings:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All recovery vehicles and equipment shall be located in the rear yard.
- (5) All loose materials shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All recovery vehicles and equipment shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.

For Collection Bins (Mobile structures for temporary storage of recyclable materials):

- (1) Shall not be located on any vacant or undeveloped lots, or any lots with a residential use.
- (2) Shall be limited to a maximum of one bin per single parcel of property and two bins per planned commercial centers or connected storefronts.
- (3) Shall not be located within any rights-of-way or easements, or adjacent to any paths or sidewalks.
- (4) Shall not be located in any designated parking areas, parking aisles, buffer areas, or fire lanes.
- (5) Shall not be located in any front yard of a building.
- (6) Bins shall be placed on a durable, all-weather surface.
- (7) Bins shall be made of painted metal or UV-resistant vinyl, fiberglass, or other durable, low-maintenance material.
- (8) Shall not be used as dumpsters, for rubbish, trash, or waste. Bin shall state for "recyclable materials only."
- (9) A business license for organizations using bins within the City of Jonesboro is required and written permission from the current property owner for use of the bin(s) must be obtained prior to issuance of a business license and placement on a property.
- (10) Bins shall be maintained in good repair and clean condition and free of materials accumulated outside of the bin.
- (11) If any bin violates any of these conditions twice, the City of Jonesboro shall direct the bin owner to remove the bin from the City after written notice is sent to the current property owner and the bin owner via certified mail or personal service.

Sec. 86-641. - NAICS 713990 Adult Entertainment Facilities

The following conditions are assigned in the M-1 district:

- (1) Must comply with all requirements of Chapter 10, Article II.

Sec. 86-642. - NAICS 713990 Cigar Lounges, with or without alcoholic beverage service

The following conditions are assigned in the H-1, H-2, MX, and C-2 districts:

- (1) Shall derive revenue from the sale of food, alcohol or other beverages that is incidental to the sale of the tobacco products;
- (2) Shall prohibit entry to a person under the age of 21 years of age during the time when the establishment is open for business;
- (3) Shall prohibit any food or beverage not sold directly by the business to be consumed on the premises;
- (4) Shall maintain a valid permit for the retail sale of cigar products;
- (5) Shall maintain a valid permit to operate a smoking bar issued by the Georgia Department of Revenue;
- (6) Shall abide by the provisions in Chapter 6 of the City Code regarding the sale and consumption of alcoholic beverages;
- (7) Shall be and remain engaged in the business of selling cigars generated 40 percent or more of its total annual gross income from the on-site sale of such cigar products and the rental of humidors.
- (8) Shall be and remain registered with the State Health Department. A smoking bar registration shall remain in effect for one year and shall be renewable only if in the preceding calendar year the smoking bar generated 40 percent or more of its total annual gross income from the on-site sale of cigar products and the rental of on-site humidors;
- (9) Shall post signs at each entrance and exit clearly stating that smoking is allowed on all or part of the premises and anyone under the age of 21 is prohibited from entering the premises;
- (10) Outdoor seating and dining areas are prohibited in the Historic District;
- (11) Shall designate (where allowed) outdoor seating and dining areas within ten feet of an entrance or exit of the smoking bar as "non-smoking";
- (12) Cigar lounges must have and maintain a ventilation system that exhausts smoke from the business and is designed in accordance with current building code standards for the occupancy classification in use. The air handling systems from the smoking area shall be independent from the main air handling system that serves all other areas of the building and all air within the smoking area shall be exhausted directly to the outside by an exhaust fan. No air from the smoking area shall be recirculated to other parts of the building. During the hours of operation, the interior of the premises

of a smoking bar shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to a person with normal vision.

(13) Where allowed, outdoor smoking areas shall have no ashtrays remain outdoors after normal business hours.


(Ord. No. 8-10-20)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 10, 2020 via Zoom Meetings, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and additions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, including standards for “cigar lounges.”

David Allen
Zoning Administrator / Community Development Director

Publish 7/15/2020

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 5.6 - 6
		COUNCIL MEETING DATE August 3, 2020
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding a proposed text amendment Ord. 2020-14 to the City of Jonesboro Code of Ordinances, regarding further revisions and updates to the "Table of Uses Allowed by Zoning District", Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Section 86-204, Table of Uses		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> <div style="text-align: center;">Community Planning, Neighborhood and Business Revitalization</div>		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> <p>Agency recommendation – Approval of updates and revisions to Sec. 86-204; The Table of Uses has been revised as a response to certain zoning situations that need to be addressed.</p> <ol style="list-style-type: none"> 1. Triplexes and quadruplexes, as a part of splitting up a standalone residence, will be no longer be permitted. 2. An erroneous reference to standards for duplexes has been deleted. 3. Standards have been created for quality cigar lounges as a possibility (conditional use) in the near future. These will be distinct from hookah lounges. 4. Where a permitted use before in the Historic District, bars and taverns serving alcoholic beverages now have a conditional use requirement. 5. Clothing and clothing accessory have changed from conditional use to permitted use in C-1, Neighborhood Commercial, as they can serve adjacent residential areas with a minimum of disturbance. <p>(Note: Based on the revisions above, the conditional use standards have been revised accordingly as a separate agenda item at this same meeting.)</p>		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> Table_of_uses_REV 8.10.20 Legal Notice - Table of Uses Update August 2020 		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date August, 3, 2020	
Signature	City Clerk's Office	

Sec. 86-204. - Table of Uses Allowed by Zoning Districts.

P = Use is permitted "by right" in the Zoning District indicated

C = Use is permitted only as an approved conditional use (relevant code section indicated)

N = Use is not permitted in any Zoning District

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
	RESIDENTIAL USES													
n/a	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	P	P	N	P	N	N	N	Sec. 86- 111; Article VII
n/a	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86- 62; Article VII
n/a	Two-Family Dwelling (Duplex)	N	N	N	C	C	N	N	N	C	N	N	N	Sec. 86- 111; Article VII
n/a	Triplexes and Quadruplexes, not part of Apartment Buildings	N	N	N	N	N	N	N	N	N	N	N	N	
n/a	Single Family Attached (Townhouses and Condominiums)	N	N	N	C	C	C	C	N	C	N	N	N	Sec. 86- 202
n/a	Multifamily (Apartments)	C	C	N	N	C	C	C	N	C	N	N	N	Sec. 86- 205
n/a	Mixed Use Dwelling, including Lofts	N	N	N	P	P	C	C	C	P	C	N	N	Sec. 86- 182

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
n/a	Recreational Vehicle, Trailer, or Camping Trailer, used as Living Quarters or Dwelling	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86- 62
n/a	Home Occupation	P	P	P	P	P	P	P	N	P	N	N	N	Sec. 86- 274
	INSTITUTIONAL USES													
8139	Business, Professional, Labor, Political and Similar Organizations	N	N	N	N	N	C	P	P	C	N	C	N	Sec. 86- 206
8132	Charitable Organization Offices, including Grantmaking and Giving Services	N	N	N	N	N	P	P	P	C	N	P	N	Sec. 86- 207
62411	Child and Youth Services, including Adoption Agencies and Foster Services, but not Group or Youth Homes	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86- 208
8131	Churches and Other Places of Worship	N	N	N	N	N	C	C	C	C	C	C	C	Sec. 86-183
81311	Religious Organizations, other than Churches and other Places of Worship	N	N	N	N	N	C	C	C	C	C	C	C	Sec. 86- 183
8134	Civic and Social Organizations, with provisions for Private Bar or Restaurant	N	N	N	N	N	C	C	C	C	C	C	C	Sec. 86- 184; Chap. 6
81341	Civic and Social Organizations, without Bar or Restaurant	N	N	N	N	N	C	C	C	C	C	C	C	Sec. 86- 185

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
624210	Community Food Services, such as Food Banks, with no Meals Prepared or Served on Premises (i.e. Soup Kitchens)	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-209
62422	Community Housing Services	C	C	N	C	C	N	N	C	N	N	N	N	Sec. 86-210
62423	Emergency and Other Relief Services, but not Shelters or Re-settlements	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-211
515	Broadcasting, Except Internet	N	N	N	N	N	C	C	C	C	C	P	P	Sec. 86-132, Sec. 86-199
51912	Libraries and Archives	C	C	N	C	C	C	C	P	C	C	C	N	Sec. 86-128
51913	Internet Publishing and Web Search Portals	N	N	N	N	N	P	P	P	C	N	P	P	Sec. 86-200
519130	Internet Broadcasting	N	N	N	N	N	C	C	C	C	N	P	P	Sec. 86-200
62441	Nursery school (Child Day Care Services) (Out of Home)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-122
624410	Family Day Care (In Home)	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-123
62412	Adult Day Care (In Home)	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-124
624120	Adult Day Care Center (Out of Home)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-125

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
624190	Other Individual and Family Services, incl. Counseling (Except Offices of Mental Health Specialists)	N	N	N	N	N	P	P	P	N	N	C	N	Sec. 86-212
623110	Nursing Care Facilities, including Nursing Homes	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-213
6232	Residential Mental Health Facilities	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-214
62321	Residential Developmental Disability Homes (Major Disability)	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-215
62322	Residential Mental and Substance Abuse Care	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-216
62331	Continuing Care, Assisted Living Facilities	N	N	N	N	N	N	N	C	C	N	C	N	Sec. 86-217
6214	Medical Outpatient Care Centers	N	N	N	N	N	N	C	P	C	N	P	N	Sec. 86-218
621410	Family Planning Centers, Including Family Planning Counseling	N	N	N	N	N	N	C	C	N	N	C	N	Sec. 86-219
62142	Outpatient Mental Health Centers	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-220
621420	Outpatient Substance Abuse Centers	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-499
621491	HMO Medical Centers	N	N	N	N	N	N	C	P	C	N	P	N	Sec. 86-500

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
621493	Freestanding Ambulatory Surgical and Emergency Centers	N	N	N	N	N	N	N	C	N	N	C	N	Sec.-86-501
62149	Other Outpatient Care Centers	N	N	N	N	N	N	N	C	C	N	P	N	Sec.-86-502
62191	Ambulance Services (Transportation)	N	N	N	N	N	N	N	N	N	N	P	P	
621991	Blood and Organ Banks	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-140
621999	All Other Miscellaneous Ambulatory Health Care Services	N	N	N	N	N	C	C	C	C	N	C	N	Sec 86-503
622110	General Medical and Surgical Hospitals	N	N	N	N	N	N	N	C	N	N	C	N	Sec.-86-504
6222	Psychiatric and Substance Abuse Hospitals	N	N	N	N	N	N	N	C	N	N	N	N	Sec.-86-505
6223	Other Hospitals	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-506
6239	Other Residential Care Facilities Care, Personal Care Homes	N	N	N	N	N	N	N	C	C	N	C	N	Sec. 86-126
62399	Other Residential Care Facilities Care, Group Homes for Adults without Major Disabilities, and not involving Mental Health or Substance Abuse)	C	C	N	N	N	N	N	N	N	N	N	N	Sec. 86-127
623990	Other Residential Care Facilities Care, Youth Homes	C	C	N	N	N	N	N	N	N	N	N	N	Sec. 86-507

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
6113	Colleges, Universities and Professional Schools	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-186
6111	Elementary and Secondary Schools, including religious schools	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 86-187
6112	Junior Colleges	N	N	N	N	N	N	N	C	C	N	C	N	Sec. 86-188
623312	Retirement Community, without Nursing Care	N	N	N	C	P	N	C	P	P	N	N	N	Sec. 86-129
8133	Social Advocacy Organizations	N	N	N	N	N	C	P	P	C	N	N	N	Sec. 86-508
813312	Environment and Conservation Organizations	N	N	N	N	N	C	P	P	C	N	C	N	Sec. 86-509
6241	Social Services Assistance, including Individual and Family Services	N	N	N	N	N	C	P	P	P	N	C	N	Sec. 86-510
923	Administration of Human Resource Programs, Including Education, Public Health, and Veterans' Affairs	N	N	N	N	N	C	P	P	P	N	P	N	Sec. 86-511
924	Administration of Environmental Quality Programs	N	N	N	N	N	C	P	P	P	N	P	N	Sec. 86-511
925	Administration of Housing Programs, Urban Planning, Rural, and Community Development	N	N	N	N	N	C	P	P	P	N	P	N	Sec. 86-511
9261	Administration of Economic Programs	N	N	N	N	N	C	P	P	C	N	P	N	Sec. 86-511

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
92612	Administration of Transportation Programs	N	N	N	N	N	C	C	P	C	N	C	N	Sec. 86-511
92613	Utility Regulation and Administration	N	N	N	N	N	C	C	P	C	N	C	N	Sec. 86-512
92614	Agricultural Market and Commodity Regulation	N	N	N	N	N	C	C	P	C	N	C	N	Sec. 86-513
92615	Licensing and Regulating Commercial Sectors	N	N	N	N	N	C	P	P	C	N	C	N	Sec. 86-514
	ARTS, ENTERTAINMENT, AND RECREATION													
7111	Performing Arts Theaters: Drama, Dance, Music	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-193; 86-114
711110	Dinner Theaters, Cabaret, Concert Hall, Live Entertainment	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-195; 86-114
711120	Dance Company Studios, without Theaters	N	N	N	N	N	P	P	P	P	C	C	N	86-114; Sec. 86-515
711130	Musical Groups and Artists, Live Entertainment	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-135
711211	Sports Stadiums, Coliseums, Arenas, Amphitheaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-194
711212	Racetracks, Including Small Vehicles, Go-Karts and Motorcycles	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-516

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
71131	Promoters of Performing Arts, Sports & Similar Events W/ Facilities	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-517
711310	Art Center, Not Performing Arts	N	N	N	N	N	P	P	P	P	N	N	N	86-114
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities; Booking Agenc	N	N	N	N	N	P	P	P	P	N	P	N	86-114
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	N	N	N	N	N	P	P	P	C	N	P	N	86-114; Sec. 86-518
7115	Artist's Studios, Including Makerspaces	N	N	N	N	N	P	P	P	P	N	P	N	86-114
711510	Independent Artist, Writers, and Performers, Live Entertainment	N	N	N	N	N	C	C	C	C	N	C	N	86-114; Sec. 86-519
71311	Amusement and Theme Parks	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-520
71312	Amusement Arcades, Primarily Indoor	N	N	N	N	N	C	C	N	C	C	P	N	Sec. 86-130, Sec. 86-109 (c)(5)
7132	Gambling Industries	N	N	N	N	N	N	N	N	N	N	N	N	
7139	Other Amusement and Recreation Industries	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-521
713991	Billiard and Pool Halls	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-131, 86-109 c5

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
713990	Recreational Shooting Clubs	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-636
713990	Non-governmental Shooting Galleries and Shooting Ranges	N	N	N	N	N	N	N	N	N	N	N	N	
713990	Hookah Lounge (Smoking Bar, but not Cigar Lounge)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 18-92
713950	Bowling Centers	N	N	N	N	N	N	N	N	N	N	P	N	
713940	Fitness and Recreational Sports Centers, Health Clubs	N	N	N	N	N	C	C	C	P	P	P	N	Sec. 86- 522
71391	Golf Courses and Country Clubs	C	C	C	C	C	N	N	C	C	N	N	N	Sec. 86- 190
512131	Motion Picture Theaters (except Drive-Ins)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-133
512132	Drive-In Motion Picture Theaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-134
712110	Museums	N	N	N	N	N	P	P	C	C	N	C	N	Sec. 86-191
71212	Other Historical Sites, Open to General Public	N	N	N	N	N	C	C	C	N	N	N	N	Sec. 86- 113; 86-523
712190	Nature Parks and Other Similar Institutions	N	N	N	N	N	N	C	P	P	P	N	N	Sec. 86- 136
71213	Zoos and Botanical Gardens	N	N	N	N	N	N	N	C	C	N	N	N	Sec. 86-524
71399	Neighborhood Rec. Centers, incl. Tennis, Pools and Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)	N	N	N	C	C	N	N	C	C	C	N	N	Sec. 86- 192

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
71399	Passive Parks, Playgrounds and Other Open Space Amenities, including Squares, Greens and Pocket Parks (private)	P	P	P	P	P	P	P	P	P	P	P	P	
71399	Community Recreation Facility (non-profit) including YMCA, Senior Centers, City Recreational Centers, and similar facilities linked to religious denominations	N		C	C	C	C	C	C	C	C	N	N	Sec. 86-189
51219	Postproduction Services and Other Motion Picture and Video Industries	N	N	N	N	N	P	P	C	P	C	P	P	Sec. 86-137
51224	Sound Recording Studios	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-138
51225	Record Production and Distribution	N	N	N	N	N	C	C	C	C	N	P	N	Sec. 86-138
713990	Cigar Lounges, with or Without Alcoholic Beverage Service	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-642
	GENERAL OFFICE USES													
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	N	N	N	N	N	P	P	P	P	P	P	N	
5413	Architectural, Engineering, Land Planning, Drafting, Surveying, Mapping and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
54135	Building Inspection Services	N	N	N	N	N	P	P	P	P	P	P	N	
5221	Banks, Credit Unions and Savings Institutions	N	N	N	N	N	P	P	P	P	C	P	N	Sec. 86- 139
5614	Business Support Services	N	N	N	N	N	P	P	P	C	P	C	N	Sec. 86-525
236	General Building Construction / Development, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	P	P	N	N	P	P	Sec. 86- 141
236	General Building Construction / Development, with Outdoor Storage and / or Equipment Parking	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 142
237	Heavy and Civil Engineering Construction, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	N	C	C	N	N	C	P	Sec. 86- 141
237	Heavy and Civil Engineering Construction, with Outdoor Storage or Equipment Parking	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 142
238	Specialty Trade Contractors, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	P	P	N	N	P	P	Sec. 86- 141
238	Specialty Trade Contractors, with Outdoor Storage and / or Equipment Parking	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 142

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
5415	Computer Systems Design and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	
52229	Consumer Lending and Credit	N	N	N	N	N	P	P	P	N	N	P	N	
522298	All Other Nondepository Credit Intermediation, Including Pawn Shops	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-109 (c)(5); Sec. 86-526
551114	Corporate Management Offices, Office Only	N	N	N	N	N	P	P	P	P	N	P	P	
5222	Credit Card Issuing and Sales Financing	N	N	N	N	N	N	P	P	C	N	P	N	Sec. 86-526
522390	Other Activities Related to Credit Intermediation, Including Check Cashing Services	N	N	N	N	N	N	N	N	C	N	P	N	Sec. 86-109 (c)(5); Sec. 86-526
561311	Employment Placement Agencies (Staffing)	N	N	N	N	N	N	P	P	C	N	P	N	Sec. 86-527
561330	Professional Employer Organizations (Staff Leasing Services)	N	N	N	N	N	N	P	P	C	N	P	N	Sec. 86-527
9211	Executive, Legislative, and Other General Government Support	N	N	N	N	N	P	P	P	C	N	N	N	Sec. 86-528
5612	Facilities Support Services	N	N	N	N	N	N	C	N	N	N	P	P	Sec. 86-529
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	N	N	N	N	N	N	C	P	N	N	N	N	Sec. 86-530

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
525	Funds, Trust, and Other Financial Vehicles	N	N	N	N	N	P	P	P	P	N	P	N	
524	Insurance Carriers and Related Activities	N	N	N	N	N	P	P	P	P	N	P	N	
5414	Interior Design, Graphic Design & Other Specialized Design Services	N	N	N	N	N	P	P	P	P	P	P	N	
9221	Justice, Public Order and Safety Activities	N	N	N	N	N	P	P	P	P	P	P	N	
621492	Kidney Dialysis Centers	N	N	N	N	N	N	P	P	C	N	C	N	Sec. 86-531
5411	Legal Services, including Attorneys' Offices	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	*Home Occupation
531120	Lessors of Nonresidential Building (except Miniwarehouses), including Event Centers (Excluding funerals and wakes)	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-532
5511	Management of Companies and Enterprises	N	N	N	N	N	N	P	P	P	N	P	N	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting	N	N	N	N	N	P	P	P	P	N	N	N	
812199	Massage Therapy, State Licensed Only	N	N	N	N	N	C	C	C	C	C	N	N	Sec. 86-109 ©(5); 86-533
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	C	C	P	P	N	P	P	Sec. 86-534

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
6212	Offices of Dentists	N	N	N	N	N	P	P	P	P	P	P	N	
521	Monetary Authorities-Central Bank	N	N	N	N	N	P	P	P	N	N	C	N	Sec. 86- 535
52231	Mortgage and Non-mortgage Loan Brokers	N	N	N	N	N	P	P	P	P	N	P	N	
5111	Newspaper, Periodical, Book, and Database Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
511199	All Other Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
5611	Office Administrative Services	N	N	N	N	N	P	P	P	P	N	P	N	
53132	Offices of Real Estate Appraisers	N	N	N	N	N	P	P	P	P	N	P	N	
53139	Other Activities Related to Real Estate	N	N	N	N	N	P	P	P	P	N	P	N	
5419	Other Professional, Scientific, and Technical Services	N	N	N	N	N	C	C	P	C	C	P	N	Sec. 86- 536
5312	Real Estate Agents and Brokers Offices	N	N	N	N	N	P	P	P	P	P	P	N	
5311	Real Estate Leasing Company	N	N	N	N	N	P	P	P	P	N	P	N	
53131	Real Estate Property Managers	N	N	N	N	N	P	P	P	P	N	P	N	
54171	Research and Develop- ment in the Physical, Engineering, and Life Sciences	N	N	N	N	N	N	C	P	C	N	N	C	Sec. 86- 537

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
54172	Research and Develop- ment in the Social Sci- ences and Humanities	N	N	N	N	N	N	P	P	C	N	N	N	Sec. 86- 537
5417	Scientific Research and Development Services	N	N	N	N	N	N	C	P	C	N	N	C	Sec. 86- 537
523	Securities, Commodity Contract, and Other Fi- nancial Investments and Related Activities	N	N	N	N	N	P	P	P	P	N	C	N	Sec. 86- 538
5112	Software Publishers	N	N	N	N	N	P	P	P	P	N	P	N	
561320	Temporary Help Services, Manual Labor Pools	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86- 143, Sec. 86-109 (c)(5)
54194	Veterinary Services, in- cluding Animal Hospitals, No Outdoor Runs or Cages	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86- 144
541940	Veterinary Services, in- cluding Animal Hospitals, With Outdoor Runs or Cages	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86- 539
6213	Offices of Other Health Practitioners	N	N	N	N	N	P	P	P	P	P	P	N	
621111	Offices of Physicians, Except Mental Health Specialists	N	N	N	N	N	P	P	P	P	P	P	N	
621112	Office of Mental Health Specialists	N	N	N	N	N	C	P	P	C	C	P	N	Sec. 86-540

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
	COMMERCIAL / RETAIL USES													
5418	Advertising, Public Relations, and Related Services (Indoor Only)	N	N	N	N	N	P	P	P	P	N	P	N	
54185	Outdoor Advertising, Large-scale, including Billboard Displays	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-541
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
812990	All Other Personal Services	N	N	N	N	N	C	C	C	N	C	C	N	Sec. 86-145, Sec. 86-109 (c)(5)
721199	All Other Travel Accommodation, including Short Term Rentals (Air BnBs)	N	N	N	N	N	C	C	C	C	C	N	N	Chapter 18; Sec. 86-542
721211	RV Parks and Campgrounds	N	N	N	N	N	N	N	N	N	N	N	N	
811412	Appliance Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
561613	Armored Car Services	N	N	N	N	N	N	N	N	N	N	P	P	
811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	P	P	

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
811191	Automotive Oil Change and Lubrication Shops	N	N	N	N	N	N	N	N	N	N	P	P	
811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	P	P	
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	P	P	
812111	Barber Shops	N	N	N	N	N	N	N	P	P	P	P	N	
812112	Beauty Salons, Including Skin Care Services	N	N	N	N	N	N	N	P	P	P	P	N	
721191	Bed-and-Breakfast Inns	N	N	N	C	C	P	P	C	P	P	N	N	Sec. 86-543
6114	Business Schools and Computer and Management Training	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-196
56143	Business Service Centers, including Copy Shops and Mail Centers	N	N	N	N	N	P	P	P	P	C	P	N	Sec. 86-544
561439	Other Business Service Centers, Including Internet Cafe	N	N	N	N	N	P	P	P	P	C	P	N	Sec. 86-544
811192	Car Washes	N	N	N	N	N	N	N	N	C	N	P	P	Sec. 86-545
81222	Cemeteries	C	C	C	C	C	N	N	C	N	C	C	N	Sec. 86-146
812220	Crematories, within Funeral Homes or Stand Alone	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-146; Sec. 86-546

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
81231	Coin-Operated Laundries and Drycleaners, drop-off	N	N	N	N	N	N	N	N	N	C	P	N	Sec. 86-547
56144	Collection Agencies	N	N	N	N	N	P	P	P	N	N	P	N	
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance; No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	P	P	
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	
53241	Heavy Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-548
53221	Consumer Electronics and Appliances Rental	N	N	N	N	N	N	N	N	N	N	P	N	
532283	Home Health Equipment Rental	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-549
532284	Recreational Goods Rental, including golf cart rentals	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-550
532289	All Other Consumer Goods Rental	N	N	N	N	N	N	N	N	N	C	P	N	Sec. 86-147
532284	Consumer Goods Rental, including furniture rental, party supply rentals	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-147
561591	Convention Centers, Convention and Visitors Bureaus	N	N	N	N	N	P	P	P	P	N	P	N	

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
492	Couriers and Messenger Services	N	N	N	N	N	N	P	P	N	N	P	N	
561492	Court Reporting and Stenotype Services	N	N	N	N	N	P	P	P	N	N	N	N	
56145	Credit Bureaus	N	N	N	N	N	P	P	P	P	N	P	N	
518	Data Processing Services	N	N	N	N	N	P	P	P	N	N	P	N	
6244	Day Care Center and Group Day Care Home, Child	N	N	N	N	N	N	N	C	C	C	C	N	Sec. 86-122
6244	Family Day Care Home, Child (6 or fewer children in care)	C	C	C	C	C	C	C	N	N	N	N	N	Sec. 86-123
812191	Diet and Weight Reducing Centers	N	N	N	N	N	N	C	P	N	N	P	N	Sec. 86-551
4543	Direct Selling Establishments, including Fuel Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-149
812320	Dry-cleaning and Laundry Services (except Coin-Operated)	N	N	N	N	N	C	C	C	P	C	P	N	Sec. 86-148
8112	Electronic and Precision Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
454110	Electronic Shopping and Mail-Order Houses	N	N	N	N	N	N	C	P	N	N	P	N	Sec. 86-552
532281	Formal Wear & Costume Rental	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-553

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
81221	Funeral Homes and Funeral Services	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-203
5323	General Rental Centers	N	N	N	N	N	N	N	C	C	N	P	P	Sec. 86-150
811411	Home and Garden Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-151
6216	Home Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	
72111	Hotels (except Casino Hotels) and Motels, including Extended Stay Facilities	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-554
56161	Investigation and Security Services	N	N	N	N	N	P	P	P	P	N	P	N	
533	Lessors of Non-financial Intangible Assets (not copy-righted works)	N	N	N	N	N	P	P	P	P	N	N	N	
81233	Linen and Uniform Supply	N	N	N	N	N	N	N	N	N	N	P	P	
561622	Locksmiths	N	N	N	N	N	P	P	N	P	P	P	N	
54191	Marketing Research and Public Opinion Polling	N	N	N	N	N	P	P	P	P	N	P	N	
81299	Miscellaneous Personal Services, including bail bonding, dating services, shoe-shine services, wedding planning, fortunetelling and similar uses	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-145, Sec. 86-109 (c)(5)

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
48841	Motor Vehicle Towing and Storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-152, Sec. 86-109 (c)(5)
812113	Nail Salons	N	N	N	N	N	P	P	P	P	P	P	N	
53242	Office Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	P	N	N	P	N	
812922	One-Hour Photo-finishing	N	N	N	N	N	P	P	P	N	P	P	N	
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	P	P	
5191	Other Information Services	N	N	N	N	N	P	P	P	P	N	N	N	
81219	Other Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-109 (c)(5)
81293	Parking Lots and Garages, Commercial	N	N	N	N	N	C	C	C	C	C	C	C	Article XIII; Sec. 86-555
92215	Parole Offices and Probation Offices	N	N	N	N	N	N	N	P	N	N	P	N	
92219	Other Justice and Safety Activities	N	N	N	N	N	P	P	P	P	P	P	N	
53211	Passenger Car Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-109 (c)(5)

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
8114	Personal & Household Goods Repair & Maintenance, including jewelry, garments, watches, musical instruments and bicycles; No Outdoor Storage	N	N	N	N	N	P	P	P	P	P	P	N	
81291	Pet Care, Grooming, Training, Pet Sitting (except Veterinary Services)	N	N	N	N	N	N	C	C	N	C	P	P	Sec. 86-174
812910	Animal Kennels / Boarding	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-556
812910	Animal Rescue Shelter, Public or Private	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-557
812921	Photo-finishing Laboratories (except One-Hour)	N	N	N	N	N	P	P	P	N	C	P	N	Sec. 86-558
54192	Photographic Services and Studios, Including Framing Shops	N	N	N	N	N	P	P	P	N	C	P	N	Sec. 86-559
6115	Technical and Trade Schools	N	N	N	N	N	N	C	C	C	N	C	C	Sec. 86-197
611513	Apprenticeship Training	N	N	N	N	N	N	C	C	C	N	C	C	Sec. 86-560
561491	Repossession Services	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-153, Sec. 86-109 (c)(5)
81142	Re-upholstery and Furniture Repair	N	N	N	N	N	C	C	N	N	C	P	N	Sec. 86-154

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
811420	Antique Furniture Repair and Restoration Shop	N	N	N	N	N	C	C	N	N	C	P	N	Sec. 86-561
721310	Rooming and Boarding Houses	N	N	N	N	C	N	N	N	N	N	N	N	Sec. 86-562
561612	Security Guards and Patrol Services	N	N	N	N	N	N	N	P	N	N	P	P	
561621	Security Systems Services (except Locksmiths)	N	N	N	N	N	C	C	P	C	N	P	P	Sec. 86-563
5617	Services to Buildings and Dwellings, (including pest control, janitorial services, landscape services, carpet and upholstery cleaning, pool maintenance, drain or gutter cleaning)	N	N	N	N	N	N	N	C	N	C	P	P	Sec. 86-155
81143	Shoe Repair	N	N	N	N	N	P	P	N	P	P	P	N	
81149	Other Household Goods Repair and Maintenance	N	N	N	N	N	P	P	N	P	P	P	N	
5619	Other Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services	N	N	N	N	N	N	N	P	N	N	C	P	Sec. 86-564
561422	Telemarketing Bureaus	N	N	N	N	N	C	C	P	N	N	N	N	Sec. 86-565

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
561421	Telephone Answering Services	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86-565
541380	Testing Laboratories	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-156
54193	Translation and Interpretation Services	N	N	N	N	N	P	P	P	N	N	N	N	
5615	Travel Agencies and Reservation Services	N	N	N	N	N	P	P	P	P	N	P	N	
56152	Tour Operators with Tour Vehicles	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-566
53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-109 (c)(5); Sec. 86-567
4542	Vending Machine Operators	N	N	N	N	N	N	C	C	N	N	P	N	Sec. 86-157
532282	Video Tape and Disc Rental	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-177
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-198
61161	Fine Arts Schools	N	N	N	N	N	P	P	C	C	N	C	N	Sec. 86-568
611610	Small-scale Pottery and Ceramics Shop	N	N	N	N	N	P	P	C	C	C	C	N	Sec. 86-569
61162	Sports and Recreation Instruction, including Exercise and Yoga	N	N	N	N	N	P	P	C	C	C	C	N	Sec. 86-570

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
611620	Sports and Recreation Instruction, including Gymnastics and Martial Arts	N	N	N	N	N	P	P	C	C	C	C	N	Sec. 86-571
6117	Educational Support Services	N	N	N	N	N	C	C	P	P	N	N	N	Sec. 86-572
6243	Vocational Rehabilitation Services	N	N	N	N	N	N	C	N	N	N	C	N	Sec. 86-158
5621	Waste Collection	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-573
562119	Other Waste Collection, Except Hazardous Waste	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-573
5622	Waste Treatment and Disposal	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-574
5629	Remediation and Other Waste Services	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-575
562920	Materials Recovery Facilities, Including Collection Bins for Recyclable Materials	N	N	N	N	N	N	N	C	N	N	C	P	Sec. 86-640
562991	Septic Tank and Related Services	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-576
4431	Electronics and Appliance Stores, Including Computers and Cameras	N	N	N	N	N	P	P	N	P	N	P	N	
45392	Art Dealers	N	N	N	N	N	P	P	P	C	C	P	N	Sec. 86-577
453920	Art Gallery	N	N	N	N	N	P	P	C	C	C	C	N	Sec. 86-578
453920	Temporary, Outdoor Arts Market	N	N	N	N	N	C	C	C	N	N	N	N	Sec. 86-579

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
44131	Automotive Parts and Accessories Stores, With No Outdoor Storage, Excluding Tires	N	N	N	N	N	N	N	N	N	N	P	P	
44131	Automotive Parts and Accessories Stores, With Outdoor Storage, Excluding Tires	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-580
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-159
4453	Beer, Wine and Liquor Stores	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-637; 6-44
45121	Book Stores and News Dealers	N	N	N	N	N	P	P	P	P	P	P	N	
4441	Building Material and Supplies Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-161
44419	Other Building Material Dealers, Lumber Yards	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-162
722514	Cafeterias, Grill Buffets, and Buffets	N	N	N	N	N	C	C	C	P	C	P	N	Sec. 86-581
44111	Car Dealers, New Vehicles Only	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163
441110	Car Dealers, New or Used Vehicles	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163, Sec. 86-109 (c)(5)

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
44112	Car Dealers, Used Vehicles Only	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163, Sec. 86-109 (c)(5)
4251	Electronic Markets and Agents and Brokers	N	N	N	N	N	N	N	P	N	N	P	N	
425120	Wholesale Trade Agents and Brokers, Including Automobile Brokers (Office Only)	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-163.1
72232	Caterers	N	N	N	N	N	P	P	N	P	N	P	N	
4481	Clothing Stores	N	N	N	N	N	P	C	N	P	P	P	N	Sec. 86-164
44815	Clothing Accessories Stores	N	N	N	N	N	P	C	N	P	P	P	N	Sec. 86-164
44512	Convenience Food Stores with fuel pumps	N	N	N	N	N	N	N	N	C	N	P	P	Sec. 86-582
445120	Convenience Food Stores without fuel pumps	N	N	N	N	N	N	N	N	C	C	P	P	Sec. 86-165
44612	Cosmetics, Beauty Supplies, and Perfume Stores	N	N	N	N	N	C	C	N	P	P	P	N	Sec. 86-638
452210	Department Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-583
453998	Store Retailers not Specified Elsewhere, Including Fireworks Shops but not Tobacco Stores	N	N	N	N	N	N	N	N	C	P	P	P	Sec. 86-584

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
4531	Florists	N	N	N	N	N	P	P	N	P	P	P	N	
72231	Food Service Contractors	N	N	N	N	N	P	P	C	P	N	P	P	Sec. 86-585
4421	Furniture Stores	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-166
4422	Furnishings Stores (Minor Interior Décor Only)	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-166
44221	Floor Covering Stores	N	N	N	N	N	N	N	N	N	N	P	P	
442291	Window Treatment Stores	N	N	N	N	N	C	C	N	N	N	P	N	Sec. 86-586
4471	Gasoline Stations, Full Service	N	N	N	N	N	N	N	N	N	N	P	P	
44711	Gasoline Stations with Convenience Stores	N	N	N	N	N	N	N	N	N	N	P	P	
452319	All Other General Merchandise Stores	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-167
44511	Grocery Stores and Supermarkets (except Specialty Food Stores and Convenience Food Stores)	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-169
44413	Hardware Stores	N	N	N	N	N	C	C	N	P	P	P	N	Sec. 86-587
45112	Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N	P	P	P	N	
451120	Arts & Crafts Retail Sales, Supply Stores	N	N	N	N	N	P	P	C	C	C	P	N	Sec. 86-588

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
44411	Home Centers (Building Materials and Supplies)	N	N	N	N	N	N	N	N	P	N	P	C	Sec. 86-589
4483	Jewelry, Luggage, and Leather Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
4442	Lawn and Garden Equipment and Supplies Stores	N	N	N	N	N	N	C	N	N	C	P	N	Sec. 86-170
44422	Nursery, Garden, and Farm Supply Stores	N	N	N	N	N	N	C	N	N	C	P	N	Sec. 86-170
44619	Miscellaneous Health and Personal Care Stores, including Health Foods and Specialty Health Products.	N	N	N	N	N	P	P	N	P	P	P	N	
72233	Mobile Food Services, Including Carts and Individual Food Trucks	N	N	N	N	N	C	C	C	N	N	C	N	86-114; 86-590
722330	Food Truck Courts	N	N	N	N	N	P	P	C	C	N	C	N	86-114; 86-591
44122	Motorcycle, Boat, and Other Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-160
441228	Motorcycle, ATV, and Other Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-592
45114	Musical Instrument and Supplies Stores	N	N	N	N	N	P	P	N	P	N	P	N	
45439	Other Direct Selling Establishments	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-593

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
4532	Office Supplies, Stationery, and Gift Stores	N	N	N	N	N	P	P	C	P	C	P	N	Sec. 86-171; Sec. 86-168
44613	Optical Goods Stores	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-172
447190	Other Gasoline Stations (includes Truck stop)	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-594
4412	Other Motor Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-595
44412	Paint and Wallpaper Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-639
45391	Pet and Pet Supplies Stores, no Outdoor Storage or Displays	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-173
44611	Pharmacies and Drug Stores	N	N	N	N	N	P	C	N	P	C	P	N	Sec. 86-175
443142	Music Stores (Prerecorded Tape, Compact Disc, and Records)	N	N	N	N	N	P	C	N	P	N	P	N	Sec. 86-176
44121	Recreational Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-596
722511	Restaurants, Full-Service, Family Restaurants	N	N	N	N	N	P	P	C	P	P	P	N	Sec. 86-597
722511	Restaurants, Full-Service, Quality Restaurants	N	N	N	N	N	P	P	C	P	P	P	N	Sec. 86-597
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows.	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86-598

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.	N	N	N	N	N	P	P	C	P	P	P	P	Sec. 86-598
45113	Sewing, Needlework, and Piece Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
4482	Shoe Stores	N	N	N	N	N	P	P	N	P	N	P	N	
722515	Snack and Nonalcoholic Beverage Bars, including cafes and coffee shops	N	N	N	N	N	P	P	C	P	P	P	P	Sec. 86-599
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Baked Goods, Candy and Nut Stores	N	N	N	N	N	P	P	N	P	P	P	N	
445230	Outdoor Farmers Market	N	N	N	N	N	P	P	N	P	N	C	N	86-114; Sec. 86-600
45111	Sporting Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
44132	Tire Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-601
484	Truck Transportation (Freight)	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-179
4533	Used Merchandise Stores, including Thrift Stores but not Consignment Stores or Antique Shops	N	N	N	N	N	N	N	N	N	C	C	C	Sec. 86-178
45331	Consignment Stores	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-602

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
453310	Antique Shops, but not Flea Markets	N	N	N	N	N	P	P	N	P	N	P	N	Sec. 86-178
452311	Warehouse Clubs and Supercenters	N	N	N	N	N	N	N	N	C	N	P	N	Sec. 86-603
45393	Manufactured, Mobile, Home Dealers	N	N	N	N	N	N	N	N	N	N	N	N	
45399	All Other Miscellaneous Store Retailers, including Flea Markets	N	N	N	N	N	C	C	N	C	C	C	N	Sec. 86-604
453991	Tobacco Stores, Cigar Shops, and Vape Shops, but not Cigar Lounge	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-605
	MANUFACTURING, WHOLESALING, AND WAREHOUSING													
337	Furniture and Related Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
337	Furniture and Related Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
3121	Beverage Manufacturing, Non-alcoholic, with No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
3121	Beverage Manufacturing, Non-alcoholic, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
812332	Industrial Launderers	N	N	N	N	N	N	N	N	N	N	N	P	
53113	Mini-warehouses and Self-Storage Units (Indoor and Outdoor)	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-607
339	Miscellaneous Manufacturing (including toys, jewelry, silverware, medical / dental equipment and supplies, sporting goods, office supplies, signs, caskets, gaskets, home accessories, etc. and similar processing/assembly of products), With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
339	Miscellaneous Manufacturing (including toys, jewelry, silverware, medical / dental equipment and supplies, sporting goods, office supplies, signs, caskets, gaskets, home accessories, etc. and similar processing/assembly of products), With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
51212	Motion Picture and Video Distribution	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-608
51211	Motion Picture and Video Production	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-609
322	Paper Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-610

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
51219	Postproduction and Other Related Industries	N	N	N	N	N	P	P	N	N	N	C	C	Sec. 86- 137
323	Printing and Related Support Activities	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86- 611
31211	Soft Drink and Ice Manufacturing, With no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
31211	Soft Drink and Ice Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
31212	Breweries, Large-Scale	N	N	N	N	N	C	C	N	N	N	N	C	Sec. 86- 612
312120	Micro-breweries	N	N	N	N	N	C	C	N	N	N	C	C	86-114; Sec. 86- 613
312120	Brew Pubs and Growler Shops	N	N	N	N	N	C	C	N	N	N	C	N	86-114; Sec. 86- 614
31214	Distilleries, Large-Scale	N	N	N	N	N	C	C	N	N	N	N	C	Sec. 86- 615
312140	Micro-distilleries	N	N	N	N	N	C	C	N	N	N	N	C	86-114; Sec. 86- 616

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
3122	Tobacco Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
493	Warehousing and Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-617
423	Merchant Wholesalers, Durable Goods, With No Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
423	Merchant Wholesalers, Durable Goods, With Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-618
423930	Recyclable Material Merchant Wholesalers With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
423930	Recyclable Material Merchant Wholesalers With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-618
424	Merchant Wholesalers, Non-Durable Goods (including piece goods), With No Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
424	Merchant Wholesalers, Non-Durable Goods (including piece goods), With Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-618
311	Food Manufacturing, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
311	Food Manufacturing, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
313	Textile Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
313	Textile Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
314	Textile Product Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
314	Textile Product Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
315	Apparel and Apparel Accessories Manufacturing, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
315	Apparel and Apparel Accessories Manufacturing, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
316	Leather and Allied Product Manufacturing, Including footwear, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
316	Leather and Allied Product Manufacturing, Including footwear, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
321	Wood Product Manufacturing, Including Millwork, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
321	Wood Product Manufacturing, Including Millwork, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
324	Petroleum and Coal Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
325	Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 619
326	Plastics and Rubber Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 620
327	Non-metallic Mineral Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
331	Primary Metal Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
332	Fabricated Metal Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
332	Fabricated Metal Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
333	Machinery Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
333	Machinery Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606
334	Computer and Electronic Product Manufactur., With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
334	Computer and Electronic Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
335	Electrical Equipment and Appliance Manufacturing With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
335	Electrical Equipment and Appliance Manufacturing With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
336	Transportation Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606
	TRANSPORTATION, COMMUNICATION, AND UTILITIES													
4855	Charter Bus Industry	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-621
4885	Freight Transportation Arrangement	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-622
488991	Packing and Crating	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-180
517312	Wireless Telecommunications Carriers (New Cell Towers)	N	N	N	N	N	C	C	C	N	C	C	C	Sec. 86-201; Chapter 70
517312	Wireless Telecommunications Carriers (Co-Locations)	N	N	N	N	N	P	P	P	P	P	P	P	Sec. 86-201; Chapter 70

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
517312	Wireless Telecommunications Carriers (Small Cell Permitting on New Poles in Right-of-Way)	P @	P @	P @	P @	P @	P #	P #	P	P @	P	P	P	#=Sec. 70-71(a)(10), @=Sec. 70-103
517312	Wireless Telecommunications Carriers (Small Cell Permitting on Existing Poles in Right-of-Way)	P	P	P	P	P	P #	P #	P	P	P	P	P	#=Sec. 70-71(a)(10)
4821	Rail Transportation Co. (Office Only)	N	N	N	N	N	P	P	P	N	N	C	P	Sec. 86-623
487	Scenic and Sightseeing Transportation	N	N	N	N	N	C	C	N	N	N	N	P	Sec. 86-624
485991	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	P	P	
4852	Interurban and Rural Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-625
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-181
4851	Urban Transit Systems, except Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	P	P	
4854	School and Employee Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-626
4882	Support Activities for Rail Transportation	N	N	N	N	N	C	C	C	N	N	N	C	Sec. 86-627
4884	Support Activities for Road Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-628

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
4889	Other Support Activities for Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-629
491	Postal Service	N	N	N	N	N	C	C	P	N	C	P	P	Sec. 86-113; 86-630
	AGRICULTURAL USES													
	Private, Non-commercial Garden	P	P	P	P	N	P	P	N	P	N	N	N	
11142	Nursery and Floriculture Production	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-631
111421	Nursery and Tree Production	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-631
112	Animal Production, including all types of Livestock Farming	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 14-9 (f)
1123	Poultry and Egg Production, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	
	Other Poultry Production, Personal Use, Non-Commercial	P	P	N	N	N	P	P	N	N	N	N	N	Sec. 14-51
1125	Aquaculture	N	N	N	N	N	N	N	N	N	N	N	N	
11291	Apiculture (Beekeeping)	N	N	N	N	N	N	N	N	N	N	N	N	
1152	Support Activities for Animal Production	N	N	N	N	N	N	N	N	N	N	N	N	
	UTILITIES													
2211	Power Generation and Supply	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-632

Attachment: Table_of_uses_REV 8.10.20 (1687 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
2212	Natural Gas Distribution	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-633
2213	Water, Sewage, and Other Systems	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 634
22132	Sewage Treatment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 635
	ADULT ENTERTAINMENT													
713990	Adult Entertainment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 641


(Ord. No. 05-08, 8-15-05; Ord. No. 2006-05, § 1, 9-19-2006; Ord. No. 2015-10, § 3, 8-10-2015; [Ord. No. 2016-03, § 2, 2-8-2016](#); Ord. No. [2017-03](#), § 1, 2-13-2017) (Ord. No. 2019-05, 2-11-19, 2-10-20) **(8-10-20)**

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 10, 2020 via Zoom meetings, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding further revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 7/15/20

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 5.7 - 7
		COUNCIL MEETING DATE August 3, 2020
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding a proposed addition to the City of Jonesboro Schedule of Fees.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Discussion of Proposed Fee Change		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development, Community Planning, Neighborhood and Business Revitalization		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> The approval of the Specimen Tree Protection Ordinance last month necessitates an addition to the City fee schedule – an application fee for Tree Removal Permits, which will cover the cost of preparing tree reports, including the taking of photographs. The typical amount for similar application fees in the City is \$75.00.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> Tree Removal Permit Application 		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date August, 3, 2020	
Signature	City Clerk's Office	



City of Jonesboro City Hall
 124 North Avenue
 Jonesboro, Ga. 30236
 (770) 478-3800

CITY OF JONESBORO SPECIMEN TREE REMOVAL PERMIT APPLICATION

Application Fee: \$75.00

AFFECTED PROPERTY: _____

Property Owner Information

Owner Name _____

Owner Address _____

City _____ State _____ Zip _____

Primary Telephone Number _____

Email _____

Mailing Address (If different than physical address)

Address _____

City _____ State _____ Zip _____

Tree Removal Representative

Name _____

Address _____

City _____ State _____ Zip _____

Primary Telephone Number _____

Email _____

Attachment: Tree Removal Permit Application (1690 : Fee Schedule Addition)

Specimen Tree(s) To Be Removed

Species _____

Diameter Breast Height _____

Qualify for Exemption Under Section 82-30? Yes _____ No _____

If so, What Type of Exemption?

_____ Removal due to death, disease or infestation

_____ Removal to protect an existing structure

_____ In rights-of-way

_____ City authorized, or public trees

_____ Trail / pathways (municipal)

_____ Easements

_____ Grandfathered projects

_____ Active horticultural operations

_____ Bona fide agricultural operations

Approved as Exemption? Yes _____ No _____

Notes _____

****If specimen tree removal is due to death, disease or infestation, attach copy of written report of the certified arborist or other qualified authority, recommending the removal of the subject tree(s), to this application.****

Specimen Tree(s) To Be Removed (Non-Exempt)

Required Tree Protection Plan Attached? Yes _____ No _____

Total Number of Specimen Trees To Be Removed _____

Total Number of Inches To Be Removed (at Diameter Breast Height) _____

Tree Replacement Ratio Calculations

Tree Bank Fund Calculations

Attachment: Tree Removal Permit Application (1690 : Fee Schedule Addition)