



CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
June 14, 2021 – 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.

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS**
- VII. PUBLIC HEARING**
 - 1. Public Hearing regarding Conditional Use Permit Application, 21-CU-009, for pre-production makeup effects (movies, television) and associated classes, by Trent Bowen, current property owner, and Greg Solomon, applicant, for property at 9135 South Main Street (Parcel No. 06032A B009), Jonesboro, Georgia 30236.
 - 2. Public Hearing regarding Conditional Use Permit Application, 21-CU-010, for an event center, by Patricia Okwuosa, property owner and applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.
 - 3. Public Hearing regarding Zoning Appeal, 21-ZA-001, for specialty spa and salon services in the Historic District, by New and Associates, LLC, property owner, and Valencia Jenkins, applicant, for property at 112 Stockbridge Road (Parcel No. 13241B D002), Jonesboro, Georgia 30236.
 - 4. Public Hearing regarding Zoning Appeal, 21-ZA-002, for an expansion of a fleet repair and maintenance facility in the Gateway South Overlay District, by the estate of Wendell Parrish, current property owner, and QuikSlik, applicant, for property at 8851 Tara Boulevard (Parcel No. 05239 241003), Jonesboro, Georgia 30236.

5. Public Hearing regarding proposed text amendment, 21-TA-007, Ord. 2021-013, 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.
6. Public Hearing regarding proposed text amendment, 21-TA-007, Ord. 2021-013, 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. Public Hearing regarding proposed text amendment, 21-TA-008 Ord. 2021-014, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.
8. Public Hearing regarding proposed text amendment, 21-TA-009, Ord. 2021-015, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)

IX. MINUTES

1. Consideration of the Minutes of the June 7, 2021 Work Session.

X. CONSENT AGENDA

1. Council to consider approval of quote from C&C Lovejoy regarding emergency crosswalk repair materials, traffic control and labor for necessary repairs to the intersection of Spring Street and Main Street.
2. Council to consider approval of Resolution 2021-003 adopting the Clayton County Multi-Jurisdictional Hazard Mitigation Plan.
3. Council to consider approval of mold remediation services necessary for the Police Department.
4. Council to consider approval of 2021 Georgia's Downtown Classic Main Street Memorandum of Understanding and the 2021 National Main Street Center's Affiliate sublicensing agreement.
5. Council to consider approval of Budget Amendment #21-02 regarding an increase in Occupational Tax Revenues.

XI. OLD BUSINESS

1. Council to consider an ordinance providing for regulations governing the use of skateboards in certain areas.
2. Council to consider approval of Zoning Appeal, 21-ZA-001, for specialty spa and salon services in the Historic District, by New and Associates, LLC, property owner, and Valencia Jenkins, applicant, for property at 112 Stockbridge Road (Parcel No. 13241B D002), Jonesboro, Georgia 30236.
3. Council to consider approval of Conditional Use Permit Application, 21-CU-010, for an event center, by Patricia Okwuosa, property owner and applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.

4. Council to consider approval of Conditional Use Permit Application, 21-CU-009, for pre-production makeup effects (movies, television) and associated classes, by Trent Bowen, current property owner, and Greg Solomon, applicant, for property at 9135 South Main Street (Parcel No. 06032A B009), Jonesboro, Georgia 30236.
5. Council to consider approval of proposed text amendment, 21-TA-009, Ord. 2021-015, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.
6. Council to consider approval of proposed text amendment, 21-TA-007, Ord. 2021-013, 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. Council to consider approval of proposed text amendment, 21-TA-008 Ord. 2021-014, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

XII. NEW BUSINESS

XIII. REPORT OF MAYOR / CITY MANAGER

XIV. REPORT OF CITY COUNCILMEMBERS

XV. OTHER BUSINESS

1. Executive Session for the purpose of discussing the conveyance of real estate.
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

XVI. ADJOURNMENT

XVII. RESOLUTIONS

**CITY OF JONESBORO
WORK SESSION
170 SOUTH MAIN STREET
June 7, 2021 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, June 7, 2021. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY AT 6:02 PM.

Attendee Name	Title	Status	Arrived
Pat Sebo-Hand	Mayor Pro-Tem	Present	
Bobby Lester	Councilmember	Present	
Tracey Messick	Councilmember	Present	
Billy Powell	Councilmember	Present	
Donya Sartor	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
David Allen	Community Development Director	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Tommy Henderson	Chief of Police	Present	
Ken Thompson	Finance Director	Present	
Richard Godfrey	Assistant Chief of Police	Present	
Kelly Duffy	Municipal Court Clerk	Present	

II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER

III. INVOCATION - MOMENT OF SILENCE.

Minutes Acceptance: Minutes of Jun 7, 2021 6:00 PM (MINUTES)

IV. ADOPTION OF AGENDA

1. Motion to adopt the agenda with the following amendments.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Mayor Pro-Tem
SECONDER:	Ed Wise, Councilmember
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Under Other Business - Omit discussion of potential litigation.

V. WORK SESSION

1. Council to consider approval of Conditional Use Permit Application, 21-CU-009, for pre-production makeup effects (movies, television) and associated classes, by Trent Bowen, current property owner, and Greg Solomon, applicant, for property at 9135 South Main Street (Parcel No. 06032A B009), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 6/14/2021 6:00 PM
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If approved, the following minimum conditions need to be assigned:

1. The parking spaces in the parking lot need to be clearly striped per City standards.
2. An ADA accessible entrance and interior route needs to be verified.

Questions and Concerns:

Councilmember Messick -Suggested firming up the number of students attending classes by defining an exact number to ensure adequate parking. Is it just make up production only or is set production included?

Mr Allen confirmed that production sets are not being built at this location.

Councilmember Sartor expressed her concerns with limiting the number of students attending classes as it relates to parking spaces, students may rideshare or use public transportation.

Raymond Stamey was present and clarified the following: Only eight to ten people will occupy parking spaces including staff. The classes are for the production of artificial limbs for the movie industry.

movie props, limbs,

2. Council to consider approval of Conditional Use Permit Application, 21-CU-010, for an event center, by Patricia Okwuosa, property owner and applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 6/14/2021 6:00 PM
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Minutes Acceptance: Minutes of Jun 7, 2021 6:00 PM (MINUTES)

As several concerns were raised concerning the use for the space and the hours of operation, Mr. Clark will speak with the applicant to find a module similar to their vision and present to Council at the June 14th Regular Meeting.

3. Council to consider approval of Zoning Appeal, 21-ZA-001, for specialty spa and salon services in the Historic District, by New and Associates, LLC, property owner, and Valencia Jenkins, applicant, for property at 112 Stockbridge Road (Parcel No. 13241B D002), Jonesboro, Georgia 30236.

RESULT:

NO ACTION TAKEN

Next: 6/14/2021 6:00 PM

As several concerns were raised relative to the specialties of the services, and the requirements from the State, Mr. Clark will work with the applicant and research the State Licensing Board requirement.

4. Council to consider approval of Zoning Appeal, 21-ZA-002, for an expansion of a fleet repair and maintenance facility in the Gateway South Overlay District, by the estate of Wendell Parrish, current property owner, and QuikSlik, applicant, for property at 8851 Tara Boulevard (Parcel No. 05239 241003), Jonesboro, Georgia 30236.

RESULT:

PUBLIC HEARING REQUIRED

Should the Mayor and Council approve the expansion onto the subject property, the following minimum conditions should apply:

1. The emphasis of development of the subject property shall be on a commercial office building and associated customer / employee parking, not just on the parking of large vehicles to be serviced. Any large vehicles to be parked and serviced on the subject property shall be located behind the new building and shall be sufficiently screened from Tara Blvd. by fencing and landscaping conforming to the minimum standards of the Gateway South Overlay District and the Tara Boulevard Overlay District.
2. Final architectural elevations shall conform to the minimum standards of the Gateway South Overlay District and shall be subject to review and approval by the Design Review Commission and the Mayor and Council prior to construction.
3. The final landscape plan shall conform to the minimum standards of the Gateway South Overlay District and the Tara Boulevard Overlay District and shall be subject to review and approval by the Design Review Commission and the Mayor and Council prior to construction.
4. The use of chain link fencing is prohibited.
5. The parking lot between the subject property and the QuikSlik property at 8859 Tara Boulevard shall provide evergreen landscaping along the Tara Boulevard right-of-way sufficient to screen the parked vehicles from Tara Boulevard. This additional landscaping shall be included on the landscape plan required in condition #3 above.
6. Any new parking areas shall be paved and conform to the design standards of Article XIII.

Minutes Acceptance: Minutes of Jun 7, 2021 6:00 PM (MINUTES)

7. Any new signage shall conform to the design standards of Article XVI and shall be subject to review and approval by the Design Review Commission.

8. Impervious surfaces shall be subject to the stormwater requirements of the Clayton County Water Authority.

9. Tree removal on the subject property (particularly along the western property line) is subject to the requirements of the Specimen Tree Protection Ordinance.

Questions and Concerns:

Councilmember Sebo-Hand expressed concerns of trucks being parked on the property for long periods of time.

Mr. Allen advised that Condition No.1 indicates all large vehicles shall be parked behind the building and be sufficiently screened from Tara Boulevard.

Mayor Joy B Day wants to ensure that all vehicles have a work order and add an additional condition: Condition No.# 10 Plant a line of long lasting decorative trees on all three properties.

5. Council to consider approval of proposed text amendment, 21-TA-007, Ord. 2021-013, 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.

RESULT:	PUBLIC HEARING REQUIRED	Next: 6/14/2021 6:00 PM
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The Table of Uses has been revised as a response to certain zoning situations that need to be addressed:

1. Incorporating the allowed and prohibited uses of the newly adopted City Center Mixed Use District into the Table
2. Deleting references in the Table of Uses to R-A zoning, of which no parcels in the City are currently zoned and the zoning does not appear in the zoning map legend.
3. Correcting clerical errors (references to certain zoning districts in the Table of Uses that were not reflected in the Conditional Uses and Additional Conditional Uses sections.
4. Re-evaluating the allowability of certain uses through recent experience and trying to establish a better balance of "business friendliness" and responsibility to the overall community

Questions and Concerns

Councilmember Messick indicated that there are too many non-permitted uses; libraries, and

archives, drycleaners, childcare facilities, family restaurants, fine arts schools and lessons.

Items Discussed

1. Farmers markets and food trucks should be a permitted use in the City Center Mixed Use District, since Lee Street Park is in the district.
 2. There should be no distinction between family restaurants and quality restaurants in the City Center Mixed Use District.
 3. Libraries and archives should be conditional in the City Center Mixed Use District.
 4. Social Advocacy Organizations 8133 and Social Services Assistance 6241 should not be allowed in H-1 zoning.
 5. Employment Placement Agencies 561311 and Professional Employer Organizations 561330 should be conditional in H-1 zoning.
 6. Massage Therapy 812199 should be conditional in H-1 zoning.
 7. Research and Development in the Social Sciences 54172 should be conditional in H-1 and H-2 zoning.
 8. Pharmacies and Drug Stores 44611 should be allowed in the City Center Mixed Use District.
 9. Aquaculture 1125 should be conditional in M-1 zoning.
 10. Apiculture (Beekeeping) 11291 should be conditional in M-1 zoning.
 11. Support Activities for Animal Production 1152 should be conditional in M-1 zoning.
6. Council to consider approval of proposed text amendment, 21-TA-008 Ord. 2021-014, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

RESULT: PUBLIC HEARING REQUIRED

Next: 6/14/2021 6:00 PM

The Conditional Uses Code Section has been revised as a response to certain zoning situations that need to be addressed:

1. Incorporating the allowed and prohibited uses of the newly adopted City Center Mixed Use District into the Section.
2. Deleting references in the Section to R-A zoning, of which no parcels in the City are currently zoned and the zoning does not appear in the zoning map legend.
3. Correcting clerical errors (references to certain zoning districts in the Section that were not aligned with the Table of Uses).

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4. Reflecting changes made in the re-evaluation of the allowability of certain uses through recent experience and trying to establish a better balance of “business friendliness” and responsibility to the overall community.

7. Council to consider approval of proposed text amendment, 21-TA-009, Ord. 2021-015, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

RESULT: PUBLIC HEARING REQUIRED **Next: 6/14/2021 6:00 PM**

8. Discussion regarding Resolution 2021-003 adopting the Clayton County Multi-Jurisdictional Hazard Mitigation Plan.

RESULT: CONSENT AGENDA ITEM **Next: 6/14/2021 6:00 PM**

9. Discussion regarding mold remediation services necessary for the Police Department.

RESULT: CONSENT AGENDA ITEM **Next: 6/14/2021 6:00 PM**

To ensure that the issues were handled immediately, the Chief of Police contacted four (4) different contractors to make an assessment of the area and provide a disinfecting strategy. After review of the Mold Remediation quotes that we were provided, an executive decision was made to procure the services of Anderson Environmental to mitigate the issue as this was an emergency item. We are now presenting the final agreement and all quotes received to Council. A budget amendment is requested to account for this emergency procurement.

10. Discussion regarding Budget Amendment #21-02 regarding an increase in Occupational Tax Revenues.

RESULT: CONSENT AGENDA ITEM **Next: 6/14/2021 6:00 PM**

11. Discussion regarding the acceptance of funds for the purchase of a Virtual Training Simulator System.

RESULT: CONSENT AGENDA ITEM **Next: 6/14/2021 6:00 PM**

The Police Department, on behalf of the City of Jonesboro, is requesting the City Council approve the acceptance of the 2021 Criminal Justice Coordinating Council (CJCC) Grant for \$62,500.00, for the sole purpose of enhancing the training abilities of our officers, surrounding Use of Force and De-escalation situations. This grant was applied for on February 26, 2021, with the award being issued by Governor Brian Kemp’s office on May 25, 2021. These funds will be utilized to purchase a state-of-the-art Apex Officer Virtual Training Simulator System that comes with lifetime updates on Use of Force and De-escalation scenarios. This will be a sole source purchase from Govred Technologies Inc. in Las Vegas Nevada. Fiscal Impact (Include projected cost, approved budget amount

12. Council to consider approval of 2021 Georgia's Downtown Classic Main Street Memorandum of Understanding and the 2021 National Main Street Center's Affiliate sublicensing agreement.

RESULT: **CONSENT AGENDA ITEM** **Next: 6/14/2021 6:00 PM**

13. Discussion regarding emergency crosswalk repair materials, traffic control and labor for necessary repairs to the intersection of Spring Street and Main Street.

RESULT: **CONSENT AGENDA ITEM** **Next: 6/14/2021 6:00 PM**

The North bound lane of Main Street at the intersection of Spring Street. The brick pavers that form the crosswalk are busting up and coming out. The pavers are sitting in a concrete slab that has given away due to all the traffic. The crosswalk was installed during the phase 1 of street scape many years ago. The repair will consist of a new concrete pad and pavers. The cost of repairs is \$9,500.00.

14. Discussion regarding a ordinance providing for regulations governing the use of skateboards in certain areas.

RESULT: **OLD BUSINESS** **Next: 6/14/2021 6:00 PM**

VI. OTHER BUSINESS

A. Executive Session for the purpose of discussing personnel related matters and pending and/or potential litigation.

1. Motion to enter into Executive Session for the purpose of personnel related matters at 7:46 PM.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Pat Sebo-Hand, Mayor Pro-Tem
SECONDER: Billy Powell, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Authorize Council to allow staff to attend Executive Session; Ken Thompson, Finance Director and Tommy Henderson, Chief of Police and Richard Godfrey, Assistant Chief of Police.

2. Motion to adjourn the Executive Session and resume the Work Session at 8:54 PM.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Pat Sebo-Hand, Mayor Pro-Tem
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

VII. ADJOURNMENT

1. Motion to adjourn at 8:55 PM.


Minutes Acceptance: Minutes of Jun 7, 2021 6:00 PM (MINUTES)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tracey Messick, Councilmember
SECONDER:	Billy Powell, Councilmember
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

JOY B. DAY – MAYOR
MANAGER

RICKY L. CLARK, JR. – CITY

Minutes Acceptance: Minutes of Jun 7, 2021 6:00 PM (MINUTES)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # <b style="color: red;">- 1	10.1
			COUNCIL MEETING DATE June 14, 2021	
Requesting Agency (Initiator) Public Works		Sponsor(s)		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider approval of quote from C&C Lovejoy regarding emergency crosswalk repair materials, traffic control and labor for necessary repairs to the intersection of Spring Street and Main Street.				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes 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> <p>The North bound lane of Main Street at the intersection of Spring Street. The brick pavers that form the crosswalk are busting up and coming out. The pavers are sitting in a concrete slab that has given away due to all the traffic. The crosswalk was installed during the phase 1 of street scape many years ago. The repair will consist of a new concrete pad and pavers.</p>				
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> <div style="text-align: center; font-size: 1.2em;">\$9,500.00</div>				
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"> Spring and Main Street Intersection Repair 				
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 June, 14, 2021	<b style="color: red;">06/07/21 <b style="color: red;">ITEM	<b style="color: red;">City Council <b style="color: red;">Next: 06/14/21
Signature	City Clerk's Office	<b style="color: red;">CONSENT AGENDA	

Quote

C&C-Lovejoy, LLC
 PO Box 38
 11405 E Lovejoy Rd
 Lovejoy, GA 30250
 cclovejoy@mrhappy38.com

Date

6/3/2021

Quote #

4376

Name / Address

City of Jonesboro
 127 North Ave
 Jonesboro GA 30236

Project

North Main St

Qty	Description	Rate	Total
1	North Main Street - Emergency Crosswalk repair Installation for emergency crosswalk repair materials, traffice control and labor	9,500.00	9,500.00

Total**\$9,500.00**

Measurments done on site

Attachment: Spring and Main Street Intersection Repair (1910 : Crosswalk Repair - Spring & Main Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

10.2

- 2

COUNCIL MEETING DATE
June 14, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of Resolution 2021-003 adopting the Clayton County Multi-Jurisdictional Hazard Mitigation Plan.

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

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

Yes 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.)

A Hazard Mitigation Plan is the result of a planning process to identify natural hazards, develop strategies to reduce or eliminate the loss of life and property damage resulting from these hazards, and educate community members about these hazards and loss reduction strategies. This planning process is structured around the four phases of the Disaster Mitigation Act of 2000, which the County's planning consultant has aligned with the ten steps of the Community Rating System (CRS). Having an adopted Hazard Mitigation Plan ensures a community is eligible for federal disaster funding. It is important for citizens to become involved in mitigation planning in their community. The planning team needs your input on the types of hazards that are your priority concern and your opinion on ways to prevent or lessen the impacts of hazards.

FEMA gave Clayton County a recommendation for the Hazard Mitigation Plan approval. As a member of the national Flood Insurance Program, Clayton County approved a plan to serve as a framework and resource guide to coordinate and implement hazard mitigation policies, procedures and projects.

The goal is to reduce risk and eliminate or minimize losses from natural and technological hazard events.

What is the Community Rating System (CRS)?

The CRS is a national program developed by the Federal Emergency Management Agency (FEMA) to encourage communities to reduce their risk to flood-related hazards. The CRS rewards the efforts communities take to go above and beyond the minimum requirements of the National Flood Insurance Program (NFIP) by providing discounts on flood insurance premiums. Specifically, the CRS encourages communities to reduce flood damage to existing buildings, manage development, protect new buildings, preserve and/or restore natural floodplain functions, help insurance agents obtain flood data, and help individuals obtain flood insurance.

What Hazards are Addressed by the Plan?

Through preliminary analysis, the following hazards have been identified for inclusion in the Clayton County Multi-Jurisdictional Hazard Mitigation Plan:

▣ Dam Failure

▣ Drought

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

06/07/21
ITEM

City Council
Next: 06/14/21

CONSENT AGENDA

Signature

City Clerk's Office

- ☐ Earthquake
- ☐ Extreme Heat
- ☐ Flood
- ☐ Severe Weather (Wind/Lightning/Hail)
- ☐ Severe Winter Weather
- ☐ Tornado
- ☐ Wildfire
- ☐ Human-Caused/Technological Hazards

Clayton County held several public hearings at the Clayton County Fire and Emergency Services Headquarters. We are requesting adoption of the Resolution to submit the plan. This is a requirement for each jurisdiction.

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.)*

- RES 2021-003 - Hazard Mitigation Plan

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

Approval

WHEREAS, the citizens and property within Clayton County and its municipal governments are subject to the effects of natural and human-caused hazards which may result in loss of life and property, economic hardship, and threats to public health and safety; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, it is the intent of the Mayor and City Council of Jonesboro to fulfill this obligation in order that the City of Jonesboro will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County; and

WHEREAS, Clayton County and its municipal governments have completed a comprehensive review of the previously approved Hazard Mitigation Plan and have updated said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the Georgia Emergency Management & Homeland Security Agency; and

WHEREAS, the City of Jonesboro desires to seek ways to mitigate the impact of identified hazard risks and the Clayton County Multi-Jurisdictional Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by both natural and human-caused hazards that may affect the City of Jonesboro.

NOW, THEREFORE, be it resolved that the Mayor & City Council of the City of Jonesboro hereby:

1. Adopts the Clayton County Multi-Jurisdictional Hazard Mitigation Plan.
2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this _____ day of _____, 2021.

Signed: Joy B. Day, Mayor

Attest: Ricky L. Clark, Jr., City Clerk/Manager

(Seal)

**A RESOLUTION AUTHORIZING ADOPTION OF
THE CLAYTON COUNTY MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN
RESOLUTION – 2021-003**

WHEREAS, the citizens and property within Clayton County and its municipal governments are subject to the effects of natural and human-caused hazards which may result in loss of life and property, economic hardship, and threats to public health and safety; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, it is the intent of the Mayor and City Council of Jonesboro to fulfill this obligation in order that the City of Jonesboro will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County; and

WHEREAS, Clayton County and its municipal governments have completed a comprehensive review of the previously approved Hazard Mitigation Plan and have updated said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the Georgia Emergency Management & Homeland Security Agency; and

WHEREAS, the City of Jonesboro desires to seek ways to mitigate the impact of identified hazard risks and the Clayton County Multi-Jurisdictional Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by both natural and human-caused hazards that may affect the City of Jonesboro.

NOW, THEREFORE, be it resolved that the Mayor & City Council of the City of Jonesboro hereby:

1. Adopts the Clayton County Multi-Jurisdictional Hazard Mitigation Plan.
2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this _____ day of _____, 2021.

Signed: Joy B. Day, Mayor

Attest: Ricky L. Clark, Jr., City Clerk/Manager

Attachment: RES 2021-003 - Hazard Mitigation Plan (1909 : FEMA - Hazard Mitigation Plan)

(Seal)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

10.3

- 3

COUNCIL MEETING DATE
June 14, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of mold remediation services necessary for the Police Department.

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

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

Yes

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.)

In recent weeks, staff discovered an issue relative to mold in the Evidence Room at the Police Department. This was caused due to water getting into the side of the building. After identifying the issue, we secured the property room and have ceased functions requiring access to that area of the building in an effort to protect our employees. As we all are aware, mold is an extreme concern as it can cause a variety of health effects and symptoms, including allergic reactions. **Molds can be found almost anywhere;** they can grow on virtually any organic substance, as long as moisture and oxygen are present. There are molds that can grow on wood, paper, carpet, foods, and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed.

To ensure that the issues were handled immediately, the Chief of Police contacted four (4) different contractors to make an assessment of the area and provide a disinfecting strategy.

After review of the Mold Remediation quotes that we were provided, an executive decision was made to procure the services of Anderson Environmental to mitigate the issue as this was an emergency item.

We are now presenting the final agreement and all quotes received to Council.

A budget amendment is requested to account for this emergency procurement.

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.)

- City of Jonesboro - Evidence Room City of Jonesboro Police Dept - 170 S Main St Jonesboro GA 30236 (003)
- City of Jonesboro Police Dept - EVIDENCE ROOM - 170 S Main St Jonesboro GA 30236 Mold Inspection and Remediation - REVISED 5-5-2021 (003)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

06/07/21
ITEM

City Council
Next: 06/14/21
CONSENT AGENDA

Signature

City Clerk's Office

- JONESBORO_POLICE_MO1_Final Draft
- Jonesboro Police Department (Mold)

10.3

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

Approval



Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228

April 17, 2021

Richard Godfrey

Jonesboro Police Department

170 South Main Street

Jonesboro, GA 30236

Via Email – rgodfrey@jonesboroga.com

**Reference: City of Jonesboro Police Department
“EVIDENCE ROOM”
170 S Main St
Jonesboro, GA 30236
MOLD INSPECTION and REMEDIATION**

MOLD INSPECTION

At the request of Richard Godfrey Mike Green and I (Vickie Davis) visited the site (170 S Main Street, Jonesboro GA) on April 16, 2021 at approximately 9:00 am to inspect the ‘suspected’ mold presence and evaluate and assess the extent of mold contamination in the “Evidence Room” located in the Lower Level of the City of Jonesboro Police Department as part of a pro-active facility management approach.

Building is a 2-story masonry brick commercial building approximately 4,784 square feet, gypsum board walls, acoustical ceiling, concrete floor with various interior finishes. **This inspection was non-invasive – no surface penetration(s) were completed.**





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During the inspection of the facility, Safety and Security measures were followed. Face protection was worn by all and a police escort was provided throughout out the duration of the site visit and examination of the facility. Our inspection of the property consisted with a walk throughout the lower level and the exterior of the building. No noticeable mold presence on the interior of the building was observed in area outside of the evidence room. The exterior of the building showed signs of generally standard mold/mildew build up on the brick siding, nothing that would cause alarm and or require remediation activities.

Our observations identified *highly* visible Mold activity starting in the Northeast outer most corner of the Evidence room – black *active* mold spores are visible from above ceiling grid to the finished floor as well as visible mold activity on personal/evidence items located on the shelving in the NE corner area. Ceiling tile on the North wall were removed to reveal staining associated with water penetration, bubbling of paint on the East wall are further evidence of water penetration as well as staining on the acoustical ceiling tiles and rusting of the ceiling grid.

General industry protocols for mold evaluation and assessment confirm mold presence by 3 general practices; Sight, Smell and/or Direct Examination Analysis (direct examination is completed ‘*as needed*’ by swab and/or air sampling with Zefon Air-O-Cell spore trap cassettes). For this project we have confirmation of **VISIBLE MOLD** by Sight, smell was not achieved due to recent remediation attempt by others and items located within the area that distort smells. Direct examination was not completed and/or necessary with sight verification.

- ❖ visible mold spores (see attached photos)
- ❖ smell (not obtainable due to presence of items within the area)
- ❖ direct examination **NOT COMPLETED** – sight is more than sufficient for determination of activity

AEI has endeavored to perform site examination, observations and assessments as they pertain to general indoor air quality, including the use of project applicable portions of ASTM D 7338-14, *Standard Guide for Assessment of Fungal Growth in Buildings* and ASTM E 2418-06, *Standard Guide for Readily Observable Mold and Conditions Conductive to Mold in Commercial Buildings: Baseline Survey Process*. Regardless of the thoroughness of our survey, it is possible that some contributing factor has been overlooked or that circumstances have changed without our knowledge. There is always the potential for discovering additional mold in buildings in areas where water damage or other conditions leading to mold growth was not expected or could not be inspected, such as wall cavities or inside operating HVAC or mechanical equipment. AEI used reasonable care to assess the pot for impacted conditions on this property. However, the absence of a hazardous condition being found in this assessment, does not constitute a guarantee from AEI that no other hazardous conditions are present, nor does the discovery of hazardous conditions imply that all potentially hazardous conditions have



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been found or identified. Our results and recommendations are based on the observations and testing conducted on the date(s) of our survey.

It is our opinion the mold activity is caused by water penetration into the evidence room on the North wall located under the sidewalk to the main entrance. The joint between the sidewalk and building foundation is deteriorated and noneffective for maintaining a moisture tight seal and is allowing water to penetrate through the joint. Thereby causing water infiltration into the evidence room.

Visible mold spores and mold growth are overwhelmingly present in the NE corner of the evidence room. During our site inspection we recommended the following immediate actions be taken until remediation could be completed.

- Limit access to the evidence room
- Discontinue use of air purifier located inside the evidence room

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish “safe” or “unsafe” levels (i.e., permissible exposure limits). There are currently no federal standards or regulations, e.g., NIOSH, OSHA, EPA, for airborne concentrations of mold or mold spores.

It is generally accepted in the construction and building/maintenance industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial type actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define conditions warranting mold remediation. OSHA has published a safety and health information bulletin titled:

A Brief Guide to Mold in the Workplace (SHIB 03-10-10) as well. These publications are advisory in nature, informational in content, and are intended to assist building managers, custodians, and others who are responsible for building maintenance. Contractors and other professionals (e.g., environmental consultants and health or safety professionals) who respond to mold and moisture situations in buildings, as well as members of the general public, also may want to refer to these guidelines as appropriate. Always remember that water is the key. Preventing water damage or water condensation will usually prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any



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questions. Certain persons that may be at an elevated risk for infection or illness above the general population include: infants, the elderly, the chronically ill, the severely immuno-compromised, persons recovering from serious burns or major surgery, and persons being treated with anti-rejection drugs.

Notations from site visit –

- ❖ Overcast, site is dry
- ❖ Landscaping appear to be well maintained
- ❖ Housekeeping measures appear to be well maintained
- ❖ Site safety appears to be well maintained
- ❖ Site was accessed through rear entrance on Lower Level
- ❖ Did not observe any out of the ordinary existing conditions
- ❖ HEAVY mold on CMU wall in evidence room
- ❖ HEAVY mold on surfaces in the evidence room
- ❖ Air purifier running inside evidence room just inside the entry door
- ❖ No return air vent located inside evidence room
- ❖ 1 air vent located inside the evidence room
- ❖ Return air vent for lower level of building located outside the entry to the evidence room
- ❖ Moisture spots visible on CMU, Acoustical ceiling tiles, 2x4 shelving support and evidence items located on top shelf (item too large for containers)
- ❖ Smell was not present due to presence of marijuana storage
- ❖ Moisture spots on the CMU, acoustical ceiling tiles and ceiling grid
- ❖ Sidewalk at main entrance on top level settling
- ❖ Joint sealant at main entrance sidewalk top level deteriorated, missing, cracking
- ❖ Joint sealant at main entrance sidewalk grey in color indicative of asbestos presence. Sample obtained and analyzed by EMSL Laboratory Smyrna GA – no asbestos detected



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10.3.a

EXISTING CONDITIONS



NORTHEAST CORNER OF EVIDENCE ROOM

ABOVE CEILING GRID - BLACK MOLD AND STAINING

TOP AND SECOND SHELF – BLACK MOLD

Purple staining suspicious of mold and chemical mixing



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10.3.a



NORTHEAST CORNER OF EVIDENCE ROOM

ABOVE CEILING GRID - BLACK MOLD AND STAINING



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NORTH WALL OF EVIDENCE ROOM

ABOVE CEILING GRID – WHITE COATING ON CMU BLOCK AND
ACOUSTICAL CEILING TILE
PREVIOUS MOLD TREATMENT BY OTHERS (THOUGHT TO BE KILZ)



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10.3.a



NORTHEAST CORNER OF EVIDENCE ROOM

SECOND SHELF – BLACK MOLD, WATER STAINING AND PURPLE
SUBSTANCE (PURPLE SUBSTANCE IS SUSPICIOUS OF A MOLD/CHEMICAL
REACTION)

Attachment: City of Jonesboro - Evidence Room City of Jonesboro Police Dept - 170 S Main St Jonesboro GA 30236 (003) (1908 : Mold



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NORTHEAST CORNER OF EVIDENCE ROOM

ABOVE CEILING GRID – OPENING IN DECK THOUGHT TO BE LOCATION OF
BAPTISMAL POOL BY FORMER OCCUPANT – NOW REMOVED

Attachment: City of Jonesboro - Evidence Room City of Jonesboro Police Dept - 170 S Main St Jonesboro GA 30236 (003) (1908 : Mold



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NORTH WALL OF EVIDENCE ROOM

BELOW CEILING GRID – WHITE COATING ON CMU BLOCK AND
ACOUSTICAL CEILING TILE
PREVIOUS MOLD TREATMENT BY OTHERS (THOUGHT TO BE KILZ)

Attachment: City of Jonesboro - Evidence Room City of Jonesboro Police Dept - 170 S Main St Jonesboro GA 30236 (003) (1908 : Mold



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ABOVE CEILING GRID – OPENING IN DECK



GENERAL PHOTO OF EVIDENCE ROOM



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ACTIVE MOLD GROWTH ON STORED ITEMS WITHIN EVIDENCE ROOM



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DETERIORATED JOINT SEALANT

FRONT ENTRANCE TOP LEVEL



Due to the are and location of the mold, we recommend the following course of action

**MOLD REMEDIAITON
RECOMMENDATIONS/SCOPE OF WORK:**

All remediation activities should be completed during the times when the building is LEAST occupied

DUE TO SENSITIVE OPERATIONS - ALL ACTIVITIES TO BE COMPLETED
Under direct supervision of by City of Jonesboro Police Dept

Time and Date signature log and Daily "DETAILED" Activity Log
shall be maintained by Superintendent and all
personnel during remediation activities

AIR TEST –

Perform standardized air test prior to disturbance of mold and upon completion of remediation activities

FOUNDATION JOINT AT SIDEWALK –

- Scrape deteriorated joint sealant
- Clean surfaces
- Apply expansion joint sealant
 - Sikaflex to be utilized

LOWER LEVEL -

Fog lower level with BIOESQUE BOTANICAL BROAD SPECTRUM DISINFECTANT – PROFESSIONAL GRADE kills 99.9% of bacteria, viruses, fungi & molds and eliminates 99.9% of allergens. ULV fogging method to be utilized; all critical barriers to be sealed prior to fogging procedures. Product information attached.

Fog method to be completed at critical stages –

- Entire lower level prior to disturbance of any mold contaminated area(s)
- Storage unit for temporary storage of evidence items –
 - prior to storage of items
 - upon completion of moving items to storage unit
- Evidence room to be fogged immediately upon containment completion
- Exit path utilized for removing items from evidence room
- Evidence room to be fogged immediately upon completion of mold remediation and prior to containment removal



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- Entire lower level to be fogged after mold remediation and containment is removed

HVAC SYSTEM –

During time of inspection the HVAC units were operational:

- HVAC units to be non-operational during containment construction
- HHAC units to be non-operational during fogging procedures
- Remove and dispose of all filters
- Clean all diffusers and grilles with Anti-Microbial
- Fog interior ductwork using ULV fog method with BIOESQUE BOTANICAL BROAD SPECTRUM DISINFECTANT. ULV fogging method to be utilized; all critical barriers to be sealed prior to fogging procedures. Allow area to be dormant for a period of no less than 12 hours, REPEAT MINIMUM 1 FULL PROCESS

EVIDENCE ROOM –

*ONLY AFTER INTIAL FOGGING PROCEDURES are completed

- **Remove contents of evidence room to a secured area provided by City of Jonesboro Police Dept**
 - Personnel shall maintain PPE during all phases of mold remediation
 - Disposable clothing
 - Minimum half face respirator – **certified personnel only**
 - i. P100 filter recommended
 - ii. Non-certified personnel should wear minimum N95 face mask
 - Face covering/face mask
 - Eye protection
 - Computer/Data equipment should be removed as a priority
 - Disconnect by others
 - Seal vent/diffuser – using no less than 6 mil poly
 - REMOVAL OF ITEMS SHOULD BE COMPLETED BY PERSONNEL **CERTIFIED** WITH THE USE OF MINIMUM HALF FACE RESPIRATOR
 - i. N95 face mask for non-certified personnel
 - Sealed containers to be removed first
 - Open items not in storage containers should be sealed in minimum 3 mil poly bags prior to removal from evidence room
 - Seal and remove as a whole file cabinet(s)
 - Seal and remove gun cabinet(s)
 - Remove furniture and fixtures
- Remove and dispose of acoustical ceiling tiles necessary to contain openings above ceiling to deck – seal in plastic bags prior to removal from work area



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- Utilizing minimum 6 mil poly contain area above ceiling deck. Seal all openings and penetrations
 - Remove and dispose of carpet – seal in plastic prior to removal from work area
 - HEPA Vacuum all surfaces, walls, shelving, doors, etc remaining in work area
 - Above and below ceiling grid
 - Treat heavily contaminated surfaces with “Walnut Blast” abrasive blasting media/method
 - Removal of mold contaminants
 - Removal of previous applied chemicals/mold coatings (unknown origins)
 - Treat all surfaces with anti-microbial
 - Treat all surfaces with anti-fungal coating/encapsulant
 - Treat CMU Block on minimum North and Northeast corner with moisture sealant
 - Radon Seal
 - Clean and treat acoustical ceiling grid
 - Clean concrete floor/slab with anti-microbial
 - Install negative air machines to scrub and exchange during all remediation activities. Exhaust air through exterior door opening
 - Upon completion of cleaning procedures prior to tear down of containment – fog evidence room and remain sealed minimum 4 hours prior to tearing down containment(s)
 - Replace new acoustical ceiling panels
-
- ❖ Allow 6 – 8 days for completion
 - ❖ All work to be completed AFTER 5pm
 - ❖ All sign in sheets, daily logs and lab analysis to be supplied to City of Jonesboro Police Dept and/or designees within 7 days of completion
 - ❖ All debris to be disposed of in a manner consistent with requirements and regulations
 - ❖ All AEI personnel to be trained and/or certified in Mold Remediation
 - ❖ All personnel utilized by AEI have submitted to and passed a 10 year TSI/FBI/Aviation background check within the last 12 months
 - ❖ All personnel utilized by AEI have received respirator certification within the last 12 months

MOLD REMEDIATION \$ 14,239.00

ALTERNATE ADD –

\$ 1,800.00

Fog lower level with BIOESQUE BOTANICAL BROAD SPECTRUM DISINFECTANT – PROFESSIONAL GRADE kills 99.9% of bacteria, viruses, fungi & molds and eliminates 99.9% of allergens. ULV fogging method to be utilized; all critical barriers to be sealed prior to fogging procedures.



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***EXTREME CAUTION SHOULD BE TAKEN DUE TO EXTENT
OF MOLD INFESTATION. RESTRICTION TO EVIDENCE
ROOM SHOULD BE STRICTLY ADHERED TO UNTIL MOLD
REMEDiation IS COMPLETED***

***Purchase order and/or signed proposal required prior to commencement of work.

Anderson Environmental, Inc. meets and/or exceeds all insurance requirements –

**\$10MM Liability Insurance, \$10MM Environmental Insurance and
\$10MM Automobile**

Any questions and/or concerns please contact me at 404.723.7411 (mobile) or 770.707.1255 (office).

If you should have any questions, please contact our office.

Sincerely,

Anderson Environmental, Inc.

Vickie L Davis

Asbestos and Mold Inspector, NIOSH 7400

[Email: Vickie@AndersonEnvironmentalInc.com](mailto:Vickie@AndersonEnvironmentalInc.com)

Office: 770-707-1255

Fax: 678-228-2026

Mobile: 404-723-7411

WORK AUTHORIZATION & ACCEPTANCE

The above price(s), specifications and conditions are satisfactory and are hereby accepted. Anderson Environmental, Inc. is authorized to do the work as specified. Payment will be made as outlined above. ***THIS PROPOSAL MUST BE SIGNED, DATED AND RETURNED prior to commencement of work.*** Thank you!

Signature _____

Date _____



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Chain of Custody

EMSL Order Number (Lab Use Only):

072102821

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company: Anderson Environmental, Inc.		EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note Instructions in Comments**	
Street: 514 Speedway Blvd.		Third Party Billing requires written authorization from third party	
City: Hampton	State/Province: GA	Zip/Postal Code: 30228	Country: USA
Report To (Name): Vickie Davis		Fax #: 678-228-2026	
Telephone #: Office-770.707.1255 / Cell -404-723-7411		Email Address: andersonenv4@aol.com	
Project Name/Number: Jonesboro Police Dept			
Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email		Purchase Order: <input type="checkbox"/> U.S. State Samples Taken: <input type="checkbox"/>	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input checked="" type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For RUSH TAT's Please Call Ahead to Confirm Lab Hours and Availability. Not all TAT options are valid for every test. Materials Science and IAQ TATs are in Business Days rather than Hours (i.e. 24 Hour = End of Next Business Day)			
Asbestos			
PCM - Air <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ 8hr. TWA TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA ONLY) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Water Fibers $\geq 10\mu m$ <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking		PLM - Bulk <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 <input type="checkbox"/> PLM EPA NOB (<1%) <input type="checkbox"/> NYS 198.1 (friable-NY) <input type="checkbox"/> NYS 198.6 (non-friable-NY) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/ Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe-ASTM D6480	
Lead (Pb)		Materials Science	
Flame Atomic Absorption <input type="checkbox"/> Chips SW846-7000B or AOAC 974.02 <input type="checkbox"/> Soil SW846-7000B/7420 <input type="checkbox"/> Air NIOSH 7082 <input type="checkbox"/> Wastewater SM3111B or SW846-7000B/7420 <input type="checkbox"/> ASTM Wipe SW846-7000B/7420 <input type="checkbox"/> non ASTM Wipe SW846-7000B/7420 <input type="checkbox"/> TCLP SW846-1311/7420/SM 3111B		ICP <input type="checkbox"/> Air NIOSH 7300 Modified <input type="checkbox"/> non ASTM Wipe SW846-6010B or C <input type="checkbox"/> ASTM Wipe SW846-6010B or C <input type="checkbox"/> Soil SW846-6010 B or C <input type="checkbox"/> Waste Water SW846-6010B or C <input type="checkbox"/> TCLP SW846-6010B or C	
Graphite Furnace Atomic Absorption <input type="checkbox"/> Soil SW846-7421 <input type="checkbox"/> Wastewater EPA 200.9 <input type="checkbox"/> Air NIOSH 7105 <input type="checkbox"/> Drinking Water EPA 200.9		Other: <input type="checkbox"/>	
Microbiology			
Wipe and Bulk Samples <input type="checkbox"/> Mold & Fungi - Direct Examination <input type="checkbox"/> Mold & Fungi Culture (Genus Only) <input type="checkbox"/> Mold & Fungi Culture (Genus & Species) <input type="checkbox"/> Bacterial Count & ID (Up to Three Types) <input type="checkbox"/> Bacterial Count & ID (Up to Five Types) <input type="checkbox"/> MRSA <input type="checkbox"/> <i>Pseudomonas aeruginosa</i>		Air Samples <input type="checkbox"/> Mold & Fungi (Spore Trap) <input type="checkbox"/> Mold & Fungi Culture (Genus Only) <input type="checkbox"/> Mold & Fungi (Genus & Species) <input type="checkbox"/> Bacterial Culture & ID (Up to Three Types) <input type="checkbox"/> Bacterial Culture & ID (Up to Five Types) <input type="checkbox"/> Endotoxin Testing Real Time Q-PCR (See Analytical Guide for Code) Code: _____ Legionella <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 <input type="checkbox"/> Level 4 Other: <input type="checkbox"/>	
Water Samples <input type="checkbox"/> Total Coliform & E.coli (P/A) <input type="checkbox"/> Fecal Coliform (SM 9222D) <input type="checkbox"/> Sewage Screen <input type="checkbox"/> Heterotrophic Plate Count (SM 9215)		IAQ Nuisance Dust NIOSH <input type="checkbox"/> 0500 <input type="checkbox"/> 0600 Airborne Dust <input type="checkbox"/> PM10 <input type="checkbox"/> TSP Silica Analysis: <input type="checkbox"/> All Species Silica Analysis - Single Species <input type="checkbox"/> Alpha Quartz <input type="checkbox"/> Cristobalite <input type="checkbox"/> Tridymite <input type="checkbox"/> HVAC Efficiency <input type="checkbox"/> Carbon Black <input type="checkbox"/> Airborne Oil Mist Radon Testing: Call for Kit and COC Other: <input type="checkbox"/>	
**Comments/Special Instructions:			
Client Sample #'s		Total # of Samples:	
Relinquished (Client): VLD		Date: 4-16-21	
Received (Lab): SS		Date: 4/16/21	
		Time: 10:08	
		Time: 11:20 DB	

Analysis Completed In Accordance with EMSL's Terms and Conditions located in the Analytical Price Guide
Controlled Document-OneChain-R2-1/12/2010

Packet Pg. 39

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING**Chain of Custody**
EMSL Order Number (Lab Use Only):

10.3.a
EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1	Ext Caulk	Bulk	4-16-21

***Comments/Special Instructions:**

Analysis Completed In Accordance with EMSL's Terms and Conditions located in the Analytical Price Guide



EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

<http://www.EMSL.com> / atlantalab@emsl.com

EMSL Order: 072102821

Customer ID: ANDE50

Customer PO:

Project ID:

10.3.a

Attention: Vickie Davis
Anderson Environmental Co. (GA)
PO Box 1264
514 Speedway Blvd.
Hampton, GA 30228

Project: Jonesboro Poke Dept

Phone: (770) 707-1255

Fax: (770) 707-1256

Received Date: 04/16/2021 11:20 AM

Analysis Date: 04/16/2021

Collected Date: 04/16/2021

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1	Ext. Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

072102821-0001

Analyst(s)

Violedah Richardson (1)

Michael Murphy
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIS or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc Smyrna, GA NVLAP Lab Code 101048-1

Initial report from: 04/16/2021 12:19:34

SAFETY DATA SHEET

SECTION 1 : PRODUCT IDENTIFICATION



Product Name : Bioesque Botanical Disinfectant Solution

Product Use : Surface Disinfectant

Scent: Lemongrass Grapefruit

Supplier: Natureal, LLC

Address: 150 East Palmetto Park Road, Suite 150, Boca Raton, FL 33432

Telephone: 800-921-4634

Emergency phone: (866) 898-0697

E-Mail: info@bioesquesolutions.com

Web site: www.bioesquesolutions.com

SECTION 2 : HAZARD IDENTIFICATION

WHMIS Class : Exempt

TSCA: All the ingredients are listed or exempt from listing on the Chemical Substance Inventory.

SECTION 3 : COMPOSITION/INFORMATION ON INGREDIENTS

<u>Ingredients</u>	<u>CAS#</u>	<u>Wt %</u>	<u>TLV</u>	<u>LC₅₀</u>	<u>LD₅₀</u>
Thymol	89-83-8	0.23	N/A	N/A	980 mg/Kg (oral, rat)

SECTION 4 : FIRST AID MEASURES

Eye: Remove contact lenses. Rinse with plenty of water for several minutes, keeping eyelids open.

Skin: Rinse with water. Remove spoiled clothes and wash before wearing.

Inhalation : N/A

Ingestion: Seek medical attention if large quantities are ingested.

SECTION 5 : FIRE FIGHTING MEASURES

Flammability : No

Flash Point (ASTM D-93, °C) : >100

Hazardous Combustion Products: Carbon oxides, sulfur oxides.

Suitable extinguishing media: As per surrounding fire.

Special Fire Fighting Procedure: As per surrounding fire.

SECTION 6 : ACCIDENTAL RELEASE MEASURES

Leak and Spill Procedure: Stop leak, Rinse to drain or absorb with non-reactive adsorbent and dispose according to existing federal, state, provincial and municipal regulations. Resume cleaning by rinsing with water.

SECTION 7 : HANDLING AND STORAGE

Handling: Follow standard safe handling of materials. Keep out of reach of children.

Storage Requirements: Keep in original tightly closed containers, in a room below 30 °C.

SECTION 8 : EXPOSURE CONTROLS/PERSONAL PROTECTION

For use with mechanical, manual, or battery/power operated sprayers, follow standard safe handling of materials. For ULV Fogger applications, wear safety glasses with side shields or goggles to protect eyes. Face mask (N95) is also recommended for ULV Fogger applications.

SECTION 9 : PHYSICAL/CHEMICAL CHARACTERISTICS

Boiling Point (°C) : 100
Vapor Pressure (mm Hg) : N/A
Vapor Density (Air = 1) : N/A
Solubility in water : complete
Physical State : liquid
Appearance: transparent to translucent
Odour: spicy scent

Density (g/mL): 0.999 at 23 °C
VOC (Wt %) : calculated approx. <1%
Evaporation Rate (Water + 1) : water like
pH (as supplied) : 4.0 – 6.0
Viscosity : water like
Odour Threshold (ppm) : N/A

SECTION 10 : STABILITY AND REACTIVITY DATA

Conditions for Chemical Instability: This product is stable under normal conditions. It does not polymerize.

Conditions to Avoid: Excessive heat.

Incompatible Materials: Strong oxidizing agents, strong alkalis, strong acids.

Hazardous Decomposition Products: The thermal decomposition can produce carbon and sulfur oxides and other organic substances.

SECTION 11 : TOXICOLOGICAL INFORMATION

Routes of Entry: Eyes, skin, ingestion, inhalation.

EFFECTS OF ACUTE EXPOSURE :

Acute Oral Toxicity: LD50:>5000 mg/Kg (EPA Category IV).

Acute Dermal Toxicity: LD50:>5000 mg/Kg (EPA Category IV).

Acute Inhalation Toxicity: LC50:>2.01 mg/L (EPA Category IV).

Acute Eye Irritation: Minimal, all effects cleared in 24 hours (EPA Category IV).

Acute Dermal Irritation: Slight, no erythema or edema at 72 hours (EPA Category IV).

Skin Sensitization: Not a sensitizer (EPA Category IV).

Classified as a Category IV by the U.S. Environmental Protection Agency (EPA) per toxicity profile Review for all routes of exposure: no signal words, no precautionary statements or first aid statements required on product label.

EFFECTS OF CHRONIC EXPOSURE :

Irritancy: Frequent prolonged contact may result in dry skin, redness and dermatitis.

Carcinogenicity/Mutagenicity: No, not predictable.

SECTION 12 : ECOLOGICAL INFORMATION

Biodegradability: Readily Biodegradable (OECD 301E)

Aquatic toxicity: Not toxic to aquatic life (IC50 > 100 mg/L, report EPS 1 / RM / 24)

Method: Microtox® Acute Toxicity Test

Test organism: *Vibrio fischeri*

Results:

CI 50-5 min	560mg/l
IC 95 %-5 min	500-600 mg/L
CI 50-15 min	660 mg/L
IC 95 %-15 min	540-780 mg/L

SECTION 13 : DISPOSAL CONSIDERATIONS

Waste Disposal: Dispose according to existing federal, state/provincial and municipal regulations. This product is biodegradable.

SECTION 14 : TRANSPORT INFORMATION

D.O.T. Not regulated as dangerous goods.
Not regulated for **IATA**.

SECTION 15 : REGULATORY INFORMATION

U.S. EPA registration: 87742-1-92595

Health Canada: DIN 02486857

California Proposition 65: No chemicals in this material are subject to the reporting requirements.

NSF Registration No. 157263

SECTION 16 : OTHER INFORMATION

SDS Date of preparation/revision: 2020-03-31

Prepared by: LABORATOIRE M2 Inc.

Phone : 1-866-898-0697



Disclaimer

Information for this material safety data sheet was obtained from sources considered technically accurate and reliable. While every effort has been made to ensure full disclosure of product hazards, in some cases data is not available and is so stated. Since conditions of actual product use are beyond control of the supplier, it is assumed that users of this material have been fully trained according to the mandatory requirements of WHMIS. No warranty, expressed or implied, is made and supplier will not be liable for any losses, injuries or consequential damages which may result from the use of or reliance on any information contained in this form. If user requires independent information on ingredients in this or any other material, we recommend contact with the Canadian Center for Occupational Health and Safety (CCOHS) in Hamilton, Ontario (1-800-263-8276) or CSST in Montreal (514-873-3990).

The Environmental Institute

This is to certify that

Vickie Davis

*Has completed coursework and satisfactorily passed
an examination that meets all criteria
required for the course*

Mold Assessment and Remediation in Buildings

February 26-28, 2014

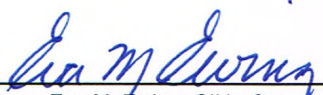
Course Date

2256

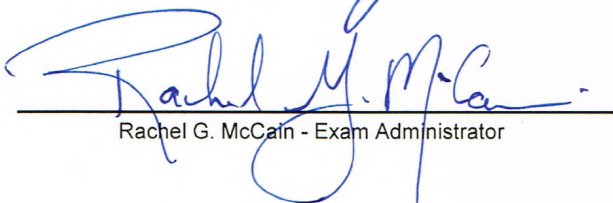
Certificate Number

February 28, 2014

Examination Date



Eva M. Ewing, CIH - Course Director



Rachel G. McCain - Exam Administrator



(Approved by the ABIH Certification Maintenance Committee for 3.26 CM points - Approval #11-338)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

EMSL ANALYTICAL, INC.

Certifies that

Vickie Davis

Has completed 7.5 hours of training

Microbial Investigations:

Sampling and Data Interpretation Workshop

Course Date: 10/17/2019

EMSL Certificate No. 94002353

Granted: 10/17/2019

Sponsored by:

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
Phone: (800) 220-3675
Fax: (856) 786-5973
www.emsl.com



Jason Dobranic, Ph.D.

Vice President of Microbiology & Life Sciences

The Environmental Institute

Vickie Davis

*Has completed coursework and satisfactorily passed
an examination that meets all criteria required for the Course*

Asbestos in Buildings: Air Sampling and Analysis
(NIOSH 582 EQUIVALENT)

January 13-17, 2014

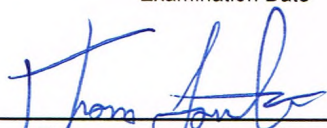
Course Date

2338

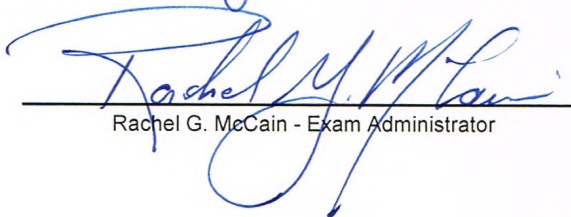
Certificate Number

January 17, 2014

Examination Date



Thomas G. Laubenthal - Course Director



Rachel G. McCain - Exam Administrator



(Approved by the ABIH Certification Maintenance Committee for 5 CM points - Approval #11-533)
(Florida Provider Registration Number FL49-0001342 - Course #FL49-0006277)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com



PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Anderson Environmental, Inc

Owner: Arthur Anderson

Address: 514 Speedway Boulevard

Hampton GA 30228

Primary Source License Information

Lic #: GCCO006138	Profession: Residential/General Contractor	Type: General Contractor Company
Secondary:	Method: Application	Status: Active
Issued: 11/6/2018	Expires: 6/30/2022	Last Renewal Date: 4/28/2020

Associated Licenses

Relationship: Supervisor

Licensee: Davis, Vickie Lynn Green

License Type: General Contractor Qualifying Agent

License #: GCQA006134

License Status: Active

Established: 11/6/2018

Association Date: 10/9/2018

Expiry:

Type: Prerequisite User

Public Board Orders

Please see Documents section below for any Public Board Orders

Other Documents

No Other Documents

Data current as of: September 4, 2020 8:21:26

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.



STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
 State Licensing Board for Residential and General Contractors
 LICENSE NO. GCQA006134
 Vickie Lynn Green Davis
 6356 Camp Rd
 Riverdale GA 30296

Company Name: Anderson Environmental, Inc
 Company License NO: GCCO006138
General Contractor Qualifying Agent

EXP DATE - 06/30/2022 Status: Active
 Issue Date: 11/06/2018

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.state.ga.us/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
 237 Coliseum Drive
 Macon GA 31217
 Phone: (844) 753-7825
www.sos.state.ga.us/plb

Vickie Lynn Green Davis
 6356 Camp Rd
 Riverdale GA 30296





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON
ANDERSON ENVIRON
514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

VICKIE LYNN DAVIS (fingerprinted on 02/16/2021) STA Approved 10/05/2013

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON
ANDERSON ENVIRON
514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

MICHAEL TERRY GREEN (fingerprinted on 03/26/2021) STA Approved 02/02/2016

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON
ANDERSON ENVIRON
514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

WILLIAM JAMES YORK (fingerprinted on 03/01/2021) STA Approved 10/04/2015

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON

514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

LEVI PIERCE VANDIVER (fingerprinted on 03/08/2021) STA Approved 03/09/2021

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON

514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

NOEL BENJAMIN HARRELL (fingerprinted on 03/08/2021) STA Approved 03/09/2021

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON

514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

TAYLOR MICHAEL DAVIS (fingerprinted on 03/01/2021) STA Approved 03/02/2021

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Keisha Lance Bottoms
Mayor

John Selden
Airport General Manager

CALVIN ANDERSON
ANDERSON ENVIRON
514 SPEEDWAY BLVD
HAMPTON, GA 30228

Dear CALVIN ANDERSON:

Re: Transportation Security Administration, Security Directive 1542.209(Access Investigation) [SIDA]

The Federal Bureau of Investigation (FBI) criminal history records check requested on the following individual(s) revealed no disqualifying information.

TERRY FRANK DAVIS (fingerprinted on 03/15/2021) STA Approved 07/28/2013

You are required to maintain a copy of this letter in your employee file for future reference i.e. (renewal, upgrade, replace lost/stolen, etc).

If we can be of further assistance, please contact security at (404) 530-6667 or by email SecurityID@Atl.com. For general information please visit the website at www.tinyurl.com/ATLSecurityServices.

Sincerely,

Jerome D. Woodard, C.M., ACE
Director of Security
JDW: je





Henry County Tax Commissioner

140 Henry Parkway McDonough, GA 30253
(770) 288-8180 option 5 - Fax (770) 288-8190
Website: www.henrytc.org
Email: occtax@co.henry.ga.us

10.3.a

2021 OCCUPATIONAL TAX CERTIFICATE

Business Name: **Anderson Environmental Inc** Account: **26617**
Business Type: **Asbestos Contractor**
Business Location: **514 SPEEDWAY BLVD, Hampton, GA 30228-1803**

ANDERSON ENVIRONMENTAL INC
VICKIE DAVIS
PO BOX 1264
HAMPTON, GA 30228-0908

Arthur Anderson

Unincorporated Henry County, Georgia for the period of **01/01/2021** to **12/31/2021**

Michael Harris
Henry County Tax Commissioner

This certificate is *not transferable* and must be posted in a conspicuous place.

IMPORTANT INFORMATION

- Detach and display certificate conspicuously at the place of business for which issued.
- This certificate is not transferable. Any change in ownership must be made in person.
- A change in location and/or nature of business will require additional approval by the Planning Department.
- This Occupational Tax Certificate is renewed annually on January 1st. 10% penalty applies after 90 days.

**Contact the Henry County Tax Commissioner's Office for additional information if needed at
(770) 288-8180 opt. 5**

Year	Amount Paid
2021	\$531.72
Date Paid	Paid By
12/29/2020	Web User



Henry County Tax Commissioner

140 Henry Parkway McDonough, GA 30253
(770) 288-8180 option 5 - Fax (770) 288-8190
Website: www.henrytc.org
Email: occtax@co.henry.ga.us

10.3.a

2021 OCCUPATIONAL TAX CERTIFICATE

Business Name: **Anderson Environmental Inc** Account: **45604**
Business Type: **General Contractor**
Business Location: **514 SPEEDWAY BLVD, Hampton, GA 30228-1803**

ANDERSON ENVIRONMENTAL INC
VICKIE DAVIS
PO BOX 1264
HAMPTON, GA 30228-0908

Arthur Anderson

Unincorporated Henry County, Georgia for the period of **01/01/2021** to **12/31/2021**

Michael Harris
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This certificate is *not transferable* and must be posted in a conspicuous place.

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- This Occupational Tax Certificate is renewed annually on January 1st. 10% penalty applies after 90 days.

**Contact the Henry County Tax Commissioner's Office for additional information if needed at
(770) 288-8180 opt. 5**

Year	Amount Paid
2021	\$111.49
Date Paid	Paid By
12/29/2020	Web User

Attachment: City of Jonesboro - Evidence Room City of Jonesboro Police Dept - 170 S Main St Jonesboro GA 30236 (003) (1908 : Mold

**License To Conduct Regulated Asbestos Activities in Georgia
Lead-Based Paint and Asbestos Program Certification, Accreditation, & Licensing Unit**

Richard E. Dunn, Director
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

ANDERSON ENVIRONMENTAL, INC.

Having satisfied the requirements of The Georgia Asbestos Safety Act, O.C.G.A. 12-12-1, et seq and the Rules for Asbestos Removal and Encapsulation, Chapter 391-3-14, Is Hereby Licensed as an ASBESTOS CONTRACTOR FIRM To Remove and Encapsulate Friable Asbestos Containing Materials Within the State of Georgia. This Certificate May Be Subject To Revocation, Suspension, Modification Or Amendment By The Director For Cause Including Evidence Of Noncompliance; Or For Any Misrepresentation Made In The Application, Supporting Data Entered Therein Or Attached Thereto, Or Any Subsequent Submittals Or Supporting Data; Or Any Alterations Affecting The Ability To Perform Duties Properly.

Company Owner/President	Arthur T Anderson	
Company Mailing Address	PO Box 1264	
	Hampton, GA 30228	
Phone: 7707071255	Fax: 6782282026	Email: andersonenv4@aol.com
Company License Number	ASBAR-519	
Principal Agent's Name	Vickie Davis	
Agent's Date of Birth	Agent's Height	Agent's Weight
09/19/1966	5'5"	185

The Company License and the Agent's Authorization are interconnected, and the issue and expiration dates run concurrently. The issue and expiration dates shown below apply to both the Company License and the Agent's Authorization. If the agent ceases his authorization to serve, a replacement agent must be submitted immediately for approval consideration.

ISSUE DATE	EXPIRATION DATE
6/5/2020	6/5/2023

*Jennifer Vogel, Program Manager
Lead-Based Paint and Asbestos Program
(404) 363-7026*

ISSUED BY Debbie Hammond



Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228

May 5, 2021

Richard Godfrey

Jonesboro Police Department

170 South Main Street

Jonesboro, GA 30236

Via Email – rgodfrey@jonesboroga.com

**Reference: City of Jonesboro Police Department
“EVIDENCE ROOM”
170 S Main St
Jonesboro, GA 30236
MOLD INSPECTION and REMEDIATION
REVISION 001**

MOLD INSPECTION

At the request of Richard Godfrey Mike Green and I (Vickie Davis) visited the site (170 S Main Street, Jonesboro GA) on April 16, 2021 at approximately 9:00 am to inspect the ‘suspected’ mold presence and evaluate and assess the extent of mold contamination in the “Evidence Room” located in the Lower Level of the City of Jonesboro Police Department as part of a pro-active facility management approach.

Building is a 2-story masonry brick commercial building approximately 4,784 square feet, gypsum board walls, acoustical ceiling, concrete floor with various interior finishes. **This inspection was non-invasive – no surface penetration(s) were completed.**





Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228

During the inspection of the facility, Safety and Security measures were followed. Face protection was worn by all and a police escort was provided throughout out the duration of the site visit and examination of the facility. Our inspection of the property consisted with a walk throughout the lower level and the exterior of the building. No noticeable mold presence on the interior of the building was observed in area outside of the evidence room. The exterior of the building showed signs of generally standard mold/mildew build up on the brick siding, nothing that would cause alarm and or require remediation activities.

Our observations identified *highly* visible Mold activity starting in the Northeast outer most corner of the Evidence room – black *active* mold spores are visible from above ceiling grid to the finished floor as well as visible mold activity on personal/evidence items located on the shelving in the NE corner area. Ceiling tile on the North wall were removed to reveal staining associated with water penetration, bubbling of paint on the East wall are further evidence of water penetration as well as staining on the acoustical ceiling tiles and rusting of the ceiling grid.

General industry protocols for mold evaluation and assessment confirm mold presence by 3 general practices; Sight, Smell and/or Direct Examination Analysis (direct examination is completed ‘*as needed*’ by swab and/or air sampling with Zefon Air-O-Cell spore trap cassettes). For this project we have confirmation of **VISIBLE MOLD** by Sight, smell was not achieved due to recent remediation attempt by others and items located within the area that distort smells. Direct examination was not completed and/or necessary with sight verification.

- ❖ visible mold spores (see attached photos)
- ❖ smell (not obtainable due to presence of items within the area)
- ❖ direct examination **NOT COMPLETED** – sight is more than sufficient for determination of activity

AEI has endeavored to perform site examination, observations and assessments as they pertain to general indoor air quality, including the use of project applicable portions of ASTM D 7338-14, *Standard Guide for Assessment of Fungal Growth in Buildings* and ASTM E 2418-06, *Standard Guide for Readily Observable Mold and Conditions Conductive to Mold in Commercial Buildings: Baseline Survey Process*. Regardless of the thoroughness of our survey, it is possible that some contributing factor has been overlooked or that circumstances have changed without our knowledge. There is always the potential for discovering additional mold in buildings in areas where water damage or other conditions leading to mold growth was not expected or could not be inspected, such as wall cavities or inside operating HVAC or mechanical equipment. AEI used reasonable care to assess the pot for impacted conditions on this property. However, the absence of a hazardous condition being found in this assessment, does not constitute a guarantee from AEI that no other hazardous conditions are present, nor does the discovery of hazardous conditions imply that all potentially hazardous conditions have



Anderson Environmental, Inc.

514 Speedway Boulevard Hampton, GA 30228

been found or identified. Our results and recommendations are based on the observations and testing conducted on the date(s) of our survey.

It is our opinion the mold activity is caused by water penetration into the evidence room on the North wall located under the sidewalk to the main entrance. The joint between the sidewalk and building foundation is deteriorated and noneffective for maintaining a moisture tight seal and is allowing water to penetrate through the joint. Thereby causing water infiltration into the evidence room.

Visible mold spores and mold growth are overwhelmingly present in the NE corner of the evidence room. During our site inspection we recommended the following immediate actions be taken until remediation could be completed.

- Limit access to the evidence room
- Discontinue use of air purifier located inside the evidence room

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish “safe” or “unsafe” levels (i.e., permissible exposure limits). There are currently no federal standards or regulations, e.g., NIOSH, OSHA, EPA, for airborne concentrations of mold or mold spores.

It is generally accepted in the construction and building/maintenance industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial type actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define conditions warranting mold remediation. OSHA has published a safety and health information bulletin titled:

A Brief Guide to Mold in the Workplace (SHIB 03-10-10) as well. These publications are advisory in nature, informational in content, and are intended to assist building managers, custodians, and others who are responsible for building maintenance. Contractors and other professionals (e.g., environmental consultants and health or safety professionals) who respond to mold and moisture situations in buildings, as well as members of the general public, also may want to refer to these guidelines as appropriate. Always remember that water is the key. Preventing water damage or water condensation will usually prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any



Anderson Environmental, Inc.

514 Speedway Boulevard Hampton, GA 30228

questions. Certain persons that may be at an elevated risk for infection or illness above the general population include: infants, the elderly, the chronically ill, the severely immuno-compromised, persons recovering from serious burns or major surgery, and persons being treated with anti-rejection drugs.

Notations from site visit –

- ❖ Overcast, site is dry
- ❖ Landscaping appear to be well maintained
- ❖ Housekeeping measures appear to be well maintained
- ❖ Site safety appears to be well maintained
- ❖ Site was accessed through rear entrance on Lower Level
- ❖ Did not observe any out of the ordinary existing conditions
- ❖ HEAVY mold on CMU wall in evidence room
- ❖ HEAVY mold on surfaces in the evidence room
- ❖ Air purifier running inside evidence room just inside the entry door
- ❖ No return air vent located inside evidence room
- ❖ 1 air vent located inside the evidence room
- ❖ Return air vent for lower level of building located outside the entry to the evidence room
- ❖ Moisture spots visible on CMU, Acoustical ceiling tiles, 2x4 shelving support and evidence items located on top shelf (item too large for containers)
- ❖ Smell was not present due to presence of marijuana storage
- ❖ Moisture spots on the CMU, acoustical ceiling tiles and ceiling grid
- ❖ Sidewalk at main entrance on top level settling
- ❖ Joint sealant at main entrance sidewalk top level deteriorated, missing, cracking
- ❖ Joint sealant at main entrance sidewalk grey in color indicative of asbestos presence. Sample obtained and analyzed by EMSL Laboratory Smyrna GA – no asbestos detected



Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228

10.3.b

EXISTING CONDITIONS



NORTHEAST CORNER OF EVIDENCE ROOM

ABOVE CEILING GRID - BLACK MOLD AND STAINING

TOP AND SECOND SHELF – BLACK MOLD

Purple staining suspicious of mold and chemical mixing



Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228

10.3.b



NORTHEAST CORNER OF EVIDENCE ROOM

ABOVE CEILING GRID - BLACK MOLD AND STAINING



Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228



NORTH WALL OF EVIDENCE ROOM

ABOVE CEILING GRID – WHITE COATING ON CMU BLOCK AND
ACOUSTICAL CEILING TILE
PREVIOUS MOLD TREATMENT BY OTHERS (THOUGHT TO BE KILZ)



Anderson Environmental, Inc.

514 Speedway Boulevard

Hampton, GA 30228

10.3.b



NORTHEAST CORNER OF EVIDENCE ROOM

SECOND SHELF – BLACK MOLD, WATER STAINING AND PURPLE
SUBSTANCE (PURPLE SUBSTANCE IS SUSPICIOUS OF A MOLD/CHEMICAL
REACTION)

Attachment: City of Jonesboro Police Dept - EVIDENCE ROOM - 170 S Main St Jonesboro GA 30236 Mold Inspection and Remediation -



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10.3.b



NORTHEAST CORNER OF EVIDENCE ROOM

ABOVE CEILING GRID – OPENING IN DECK THOUGHT TO BE LOCATION OF
BAPTISMAL POOL BY FORMER OCCUPANT – NOW REMOVED



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Hampton, GA 30228

10.3.b



NORTH WALL OF EVIDENCE ROOM

BELOW CEILING GRID – WHITE COATING ON CMU BLOCK AND
ACOUSTICAL CEILING TILE
PREVIOUS MOLD TREATMENT BY OTHERS (THOUGHT TO BE KILZ)



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ABOVE CEILING GRID – OPENING IN DECK



GENERAL PHOTO OF EVIDENCE ROOM



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Hampton, GA 30228



ACTIVE MOLD GROWTH ON STORED ITEMS WITHIN EVIDENCE ROOM



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Hampton, GA 30228



DETERIORATED JOINT SEALANT

FRONT ENTRANCE TOP LEVEL



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Due to the are and location of the mold, we recommend the following course of action

MOLD REMEDIAITON RECOMMENDATIONS/SCOPE OF WORK:

All remediation activities should be completed during the times when the building is LEAST occupied

DUE TO SENSITIVE OPERATIONS - ALL ACTIVITIES TO BE COMPLETED **Under direct supervision of by City of Jonesboro Police Dept**

Time and Date signature log and Daily "DETAILED" Activity Log shall be maintained by Superintendent and all personnel during remediation activities

AIR TEST –

Perform standardized air test prior to disturbance of mold and upon completion of remediation activities

TO BE COMPLETED BY OTHERS

FOUNDATION JOINT AT SIDEWALK –

- Scrape deteriorated joint sealant
- Clean surfaces
- Apply expansion joint sealant

SEAL CMU BLOCK WALL INSIDE EVIDENCE ROOM –

- Treat CMU Block on minimum North and Northeast corner with moisture sealant -

LOWER LEVEL -

Fog lower level with BIOESQUE BOTANICAL BROAD SPECTRUM DISINFECTANT – PROFESSIONAL GRADE kills 99.9% of bacteria, viruses, fungi & molds and eliminates 99.9% of allergens. ULV fogging method to be utilized; all critical barriers to be sealed prior to fogging procedures. Product information attached.

Fog method to be completed at critical stages –

- Entire lower level prior to disturbance of any mold contaminated area(s)
- Storage unit for temporary storage of evidence items –
 - prior to storage of items
 - upon completion of moving items to storage unit
- Evidence room to be fogged immediately upon containment completion
- Exit path utilized for removing items from evidence room



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- Evidence room to be fogged immediately upon completion of mold remediation and prior to containment removal
- Entire lower level to be fogged after mold remediation and containment is removed

HVAC SYSTEM –

During time of inspection the HVAC units were operational:

- HVAC units to be non-operational during containment construction
- HVAC units to be non-operational during fogging procedures
- Remove and dispose of all filters
- Clean all diffusers and grilles with Anti-Microbial
- Fog interior ductwork using ULV fog method with BIOESQUE BOTANICAL BROAD SPECTRUM DISINFECTANT. ULV fogging method to be utilized; all critical barriers to be sealed prior to fogging procedures. Allow area to be dormant for a period of no less than 12 hours, REPEAT MINIMUM 1 FULL PROCESS

EVIDENCE ROOM –

*ONLY AFTER INTIAL FOGGING PROCEDURES are completed

- **Remove contents of evidence room to a secured area provided by City of Jonesboro Police Dept**

- Personnel shall maintain PPE during all phases of mold remediation
 - Disposable clothing
 - Minimum half face respirator – **certified personnel only**
 - i. P100 filter recommended
 - ii. Non-certified personnel should wear minimum N95 face mask
 - Face covering/face mask
 - Eye protection
- Computer/Data equipment should be removed as a priority
 - Disconnect by others
- Seal vent/diffuser – using no less than 6 mil poly
- REMOVAL OF ITEMS SHOULD BE COMPLETED BY PERSONNEL **CERTIFIED** WITH THE USE OF MINIMUM HALF FACE RESPIRATOR
 - i. N95 face mask for non-certified personnel
 - Sealed containers to be removed first
 - Open items not in storage containers should be sealed in minimum 3 mil poly bags prior to removal from evidence room
 - Seal and remove as a whole file cabinet(s)
 - Seal and remove gun cabinet(s)
 - Remove furniture and fixtures



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- Remove and dispose of acoustical ceiling tiles necessary to contain openings above ceiling to deck – seal in plastic bags prior to removal from work area
 - Utilizing minimum 4 mil poly contain area above ceiling deck. Seal all openings and penetrations
 - Remove and dispose of carpet – seal in plastic prior to removal from work area
 - HEPA Vacuum all surfaces, walls, shelving, doors, etc remaining in work area
 - Above and below ceiling grid
 - Treat heavily contaminated surfaces with stripping solvent to remove build up
 - Removal of mold contaminants
 - Removal of previous applied chemicals/mold coatings (unknown origins)
 - Treat all surfaces with anti-microbial
 - Treat all surfaces with anti-fungal coating/encapsulant
 - Clean and treat acoustical ceiling grid
 - Clean concrete floor/slab with anti-microbial
 - Install negative air machines to scrub and exchange during all remediation activities. Exhaust air through exterior door opening
 - Upon completion of cleaning procedures prior to tear down of containment – fog evidence room and remain sealed minimum 4 hours prior to tearing down containment(s)
 - Replace new acoustical ceiling panels
-
- ❖ Allow 5 - 6 days for completion
 - ❖ All work to be completed AFTER 5pm
 - ❖ All sign in sheets, daily logs and lab analysis to be supplied to City of Jonesboro Police Dept and/or designees within 7 days of completion
 - ❖ All debris to be disposed of in a manner consistent with requirements and regulations
 - ❖ All AEI personnel to be trained and/or certified in Mold Remediation
 - ❖ All personnel utilized by AEI have submitted to and passed a 10 year TSI/FBI/Aviation background check within the last 12 months
 - ❖ All personnel utilized by AEI have received respirator certification within the last 12 months

REMEDATION OPTIONS –

- | | |
|---|-------------|
| A. Work Completed during Regular work hours 7am – 6pm | \$ 7,497.14 |
| B. Work Completed during Off hours 5pm - 4am | \$ 8,894.02 |



Anderson Environmental, Inc.

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Hampton, GA 30228

MOLD REMEDIATION –

- Allows for 1 - 10 hour shift with 5 employees to transfer items from evidence room
- Allows for 4 employees 4 - 10 hour shifts to perform remediation activities
- We recommend HVAC system to be dormant during remediation activities while transferring evidence items and until full containment of evidence room is achieved. If work is to be completed during normal operating hours we suggest prior communication with employees.

EXTREME CAUTION SHOULD BE TAKEN DUE TO EXTENT OF MOLD INFESTATION. RESTRICTION TO EVIDENCE ROOM SHOULD BE STRICTLY ADHERED TO UNTIL MOLD REMEDIATION IS COMPLETED

***Purchase order and/or signed proposal required prior to commencement of work.

Anderson Environmental, Inc. meets and/or exceeds all insurance requirements –

\$10MM Liability Insurance, \$10MM Environmental Insurance and \$10MM Automobile

Any questions and/or concerns please contact me at 404.723.7411 (mobile) or 770.707.1255 (office).

If you should have any questions, please contact our office.

Sincerely,

Anderson Environmental, Inc.

Vickie L Davis

Asbestos and Mold Inspector, NIOSH 7400

[Email: Vickie@AndersonEnvironmentalInc.com](mailto:Vickie@AndersonEnvironmentalInc.com)

Office: 770-707-1255

Fax: 678-228-2026

Mobile: 404-723-7411



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WORK AUTHORIZATION & ACCEPTANCE

The above price(s), specifications and conditions are satisfactory and are hereby accepted. Anderson Environmental, Inc. is authorized to do the work as specified. Payment will be made as outlined above. *THIS PROPOSAL MUST BE SIGNED, DATED AND RETURNED prior to commencement of work.* Thank you!

Signature _____

Date _____

**PAUL DAVIS**

Paul Davis of South Atlanta
201 Andrew Drive
Stockbridge, GA. 30281
Office 770-389-8808 Fax 770-389-3934
Lic#GCCO002481 Fed# 58-2298493 satl@pdr-usa.net

Insured: JONESBORO POLICE DEPT.
Property: 170 S MAIN ST
JONESBORO, GA 30236

Home: (404) 670-5347

Estimator: Danny Waits
Business: 201 Andrew Dr
Stockbridge, GA 30281

Business: (470) 246-9117

Contractor:
Company: Paul Davis
Business: 201 Andrew Dr
Stockbridge, GA 30281

Business: (770) 389-8808

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date of Loss:
Date Inspected:

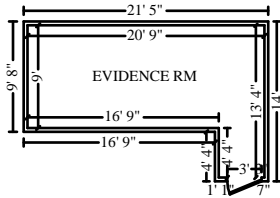
Date Received:
Date Entered: 4/28/2021 10:35 AM

Price List: GAAT8X_APR21
Restoration/Service/Remodel
Estimate: JONESBORO_POLICE_MO1

Attachment: JONESBORO_POLICE_MO1_Final Draft (1908 : Mold Remediation)

**PAUL DAVIS**

Paul Davis of South Atlanta
 201 Andrew Drive
 Stockbridge, GA. 30281
 Office 770-389-8808 Fax 770-389-3934
 Lic#GCCO002481 Fed# 58-2298493 satl@pdr-usa.net

JONESBORO_POLICE_MO1**Main Level****EVIDENCE RM****Height: 7' 10"**

533.97 SF Walls	204.08 SF Ceiling
738.06 SF Walls & Ceiling	204.08 SF Floor
22.68 SY Flooring	68.17 LF Floor Perimeter
68.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<u>CEILING</u>					
1. Remove wet suspended ceiling tile and bag - Cat 3	204.08 SF	0.52	0.00	0.71	106.83
2. Clean suspended ceiling grid	204.08 SF	0.00	0.27	0.14	55.24
3. Containment Barrier/Airlock/Decon. Chamber	204.08 SF	0.00	0.71	1.14	146.04
<u>WALLS</u>					
4. Clean the walls - Heavy	533.97 SF	0.00	0.39	0.37	208.62
5. Water Extraction & Remediation Technician - per hour	2.00 HR	0.00	47.20	0.00	94.40
6. HEPA Vacuuming - hourly charge	4.00 HR	0.00	69.58	0.00	278.32
7. Seal the walls w/anti-microbial coating - one coat	533.97 SF	0.00	1.34	29.90	745.42
8. Containment Barrier/Airlock/Decon. Chamber	27.00 SF	0.00	0.71	0.15	19.32
9. Peel & seal zipper - heavy duty	1.00 EA	0.00	15.60	0.87	16.47
10. Apply plant-based anti-microbial agent to the walls	533.97 SF	0.00	0.25	1.87	135.36
<u>FLOORS</u>					
11. Tear out wet non-salv. gluedn. cpt, cut/bag - Cat 3 water	204.08 SF	1.29	0.00	0.86	264.12
12. Apply plant-based anti-microbial agent to the floor	204.08 SF	0.00	0.25	0.71	51.73
13. Clean floor	204.08 SF	0.00	0.41	0.00	83.67
14. HEPA Vacuuming - hourly charge	2.00 HR	0.00	69.58	0.00	139.16
<u>EQUIP</u>					
15. Negative air fan/Air scrubber (24 hr period) - No monit.	5.00 DA	0.00	71.54	0.00	357.70
16. Dehumidifier (per 24 hour period) - Large - No monitoring	5.00 EA	0.00	74.54	0.00	372.70

Attachment: JONESBORO_POLICE_MO1_Final Draft (1908 : Mold Remediation)

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CONTINUED - EVIDENCE RM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: EVIDENCE RM				36.72	3,075.10
Total: Main Level				36.72	3,075.10

GENERAL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
MISC					
17. Hazardous Waste/Mold Cleaning Technician - per hour	8.00 HR	0.00	66.45	0.00	531.60
TO CLEAN CONTENTS					
18. Equipment setup, take down, and monitoring (hourly charge)	2.00 HR	0.00	47.20	0.00	94.40
19. Add for personal protective equipment - Heavy duty	4.00 EA	0.00	39.14	10.64	167.20
20. AIR TEST	1.20 EA	0.00	650.00	0.00	780.00
21. Equipment decontamination charge - HVY, per piece of equip	1.00 EA	0.00	172.60	0.33	172.93
Coronavirus Equipment Decontamination Protocol					
22. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	185.49	12.25	197.74
23. Add for HEPA filter (for canister/backpack vacuums)	2.00 EA	0.00	63.49	7.42	134.40
Totals: GENERAL				30.64	2,078.27
Line Item Totals: JONESBORO_POLICE_MO1				67.36	5,153.37

Grand Total Areas:

533.97 SF Walls	204.08 SF Ceiling	738.06 SF Walls and Ceiling
204.08 SF Floor	22.68 SY Flooring	68.17 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	68.17 LF Ceil. Perimeter
204.08 Floor Area	227.25 Total Area	533.97 Interior Wall Area
625.69 Exterior Wall Area	70.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	


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 Office 770-389-8808 Fax 770-389-3934
 Lic#GCCO002481 Fed# 58-2298493 satl@pdr-usa.net

Summary for Dwelling

Line Item Total	5,086.01
Material Sales Tax	67.36
Replacement Cost Value	\$5,153.37
Net Claim	\$5,153.37

 Danny Waits

Attachment: JONESBORO_POLICE_MO1_Final Draft (1908 : Mold Remediation)

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Recap of Taxes

	Material Sales Tax (7%)	Storage Rental Tax (7%)	Local Food Tax (3%)
Line Items	67.36	0.00	0.00
Total	67.36	0.00	0.00

Attachment: JONESBORO_POLICE_MO1_Final Draft (1908 : Mold Remediation)



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Recap by Room

Estimate: JONESBORO_POLICE_MO1

Area: Main Level

EVIDENCE RM

3,038.38 59.74%

Area Subtotal: Main Level

3,038.38 59.74%

GENERAL

2,047.63 40.26%

Subtotal of Areas

5,086.01 100.00%

Total

5,086.01 100.00%

Attachment: JONESBORO_POLICE_MO1_Final Draft (1908 : Mold Remediation)

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Recap by Category

Items	Total	%
CLEANING	347.02	6.73%
GENERAL DEMOLITION	369.38	7.17%
HAZARDOUS MATERIAL REMEDIATION	949.08	18.42%
PAINTING	715.52	13.88%
TRAUMA/CRIME SCENE REMEDIATION	172.60	3.35%
WATER EXTRACTION & REMEDIATION	2,532.41	49.14%
Subtotal	5,086.01	98.69%
Material Sales Tax	67.36	1.31%
Total	5,153.37	100.00%

Attachment: JONESBORO_POLICE_MO1_Final Draft (1908 : Mold Remediation)



Atlanta Mold and Environmental Testing, LLC

Atlanta Mold and Environmental Testing, LLC
3539 Dial Dr. Stone Mountain 30083
678-414-8083

Client: Jonesboro Police Department
Property: 170 South Main St
Jonesboro, GA 30236

Operator: ZACKARYS

Estimator: Zack
Position: Owner
Company: Atlanta Mold and Environmental Testing, LLC
Business: 3539 Dial Dr
Stone Mountain, GA 30083

Business: (678) 414-8083
E-mail: atlantamoldtesting20@gmail.com

Type of Estimate: Water Damage
Date Entered: 4/27/2021 Date Assigned:

Price List: GAAT8X_APR21
Labor Efficiency: Restoration/Service/Remodel
Estimate: JONESBORO-POLICE

Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)

Atlanta Mold and Environmental Testing, LLC

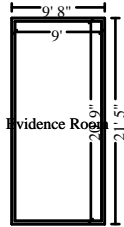
Atlanta Mold and Environmental Testing, LLC
3539 Dial Dr. Stone Mountain 30083
678-414-8083

JONESBORO-POLICE

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Add for personal protective equipment (hazardous cleanup)	2.00 EA	0.00	13.54	1.62	28.70
2. Equipment decontamination charge - per piece of equipment	2.00 EA	0.00	27.72	0.49	55.93
3. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	0.00	185.49	10.50	195.99
Total: Main Level				12.61	280.62



Evidence Room

Height: 8'

476.00 SF Walls	186.75 SF Ceiling
662.75 SF Walls & Ceiling	186.75 SF Floor
20.75 SY Flooring	59.50 LF Floor Perimeter
59.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
4. Content Manipulation charge - per hour	4.00 HR	0.00	36.82	0.00	147.28
5. Hazardous Waste/Mold Cleaning Technician - per hour	16.00 HR	0.00	66.45	0.00	1,063.20
<i>Clean storage containers</i>					
6. Remove wet ceiling tile & drywall and bag for disposal	186.75 SF	1.03	0.00	1.23	193.58
7. Tear out wet non-salvageable glue down carpet, cut/bag	186.75 SF	0.88	0.00	0.67	165.01
8. Scrape the surface area & prep for paint	170.00 SF	0.00	0.61	0.10	103.80
9. HEPA Vacuuming - Detailed - (PER SF)	662.75 SF	0.00	0.85	0.00	563.34
10. Dehumidifier (per 24 hour period) - XLarge - No monitoring	3.00 EA	0.00	104.27	0.00	312.81
11. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	71.54	0.00	214.62
12. Apply plant-based anti-microbial agent to more than the walls	662.75 SF	0.00	0.25	1.99	167.68
13. Deodorize building - Hot thermal fog	1,494.00 CF	0.00	0.06	0.00	89.64
14. Seal the surface area w/anti-microbial coating - one coat	170.00 SF	0.00	1.34	8.16	235.96

Atlanta Mold and Environmental Testing, LLC

Atlanta Mold and Environmental Testing, LLC
 3539 Dial Dr. Stone Mountain 30083
 678-414-8083

CONTINUED - Evidence Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Evidence Room				12.15	3,256.92
Total: Main Level				24.76	3,537.54
Line Item Totals: JONESBORO-POLICE				24.76	3,537.54

Grand Total Areas:

476.00 SF Walls	186.75 SF Ceiling	662.75 SF Walls and Ceiling
186.75 SF Floor	20.75 SY Flooring	59.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	59.50 LF Ceil. Perimeter
186.75 Floor Area	207.03 Total Area	476.00 Interior Wall Area
559.50 Exterior Wall Area	62.17 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)

Atlanta Mold and Environmental Testing, LLC

Atlanta Mold and Enviornmental Testing, LLC
 3539 Dial Dr. Stone Mountain 30083
 678-414-8083

Summary

Line Item Total	3,512.78
Material Sales Tax	24.76
Replacement Cost Value	\$3,537.54
Net Claim	\$3,537.54

Zack
 Owner

Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)

Atlanta Mold and Environmental Testing, LLC

Atlanta Mold and Enviornmental Testing, LLC
 3539 Dial Dr. Stone Mountain 30083
 678-414-8083

Recap of Taxes

	Material Sales Tax (6%)	Storage Rental Tax (6%)	Local Food Tax (2%)
Line Items	24.76	0.00	0.00
Total	24.76	0.00	0.00

Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)

Atlanta Mold and Environmental Testing, LLC

Atlanta Mold and Enviornmental Testing, LLC
 3539 Dial Dr. Stone Mountain 30083
 678-414-8083

Recap by Room

Estimate: JONESBORO-POLICE

Area: Main Level	268.01	7.63%
Evidence Room	3,244.77	92.37%
<hr/>		
Area Subtotal: Main Level	3,512.78	100.00%
<hr/>		
Subtotal of Areas	3,512.78	100.00%
<hr/>		
Total	3,512.78	100.00%

Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)

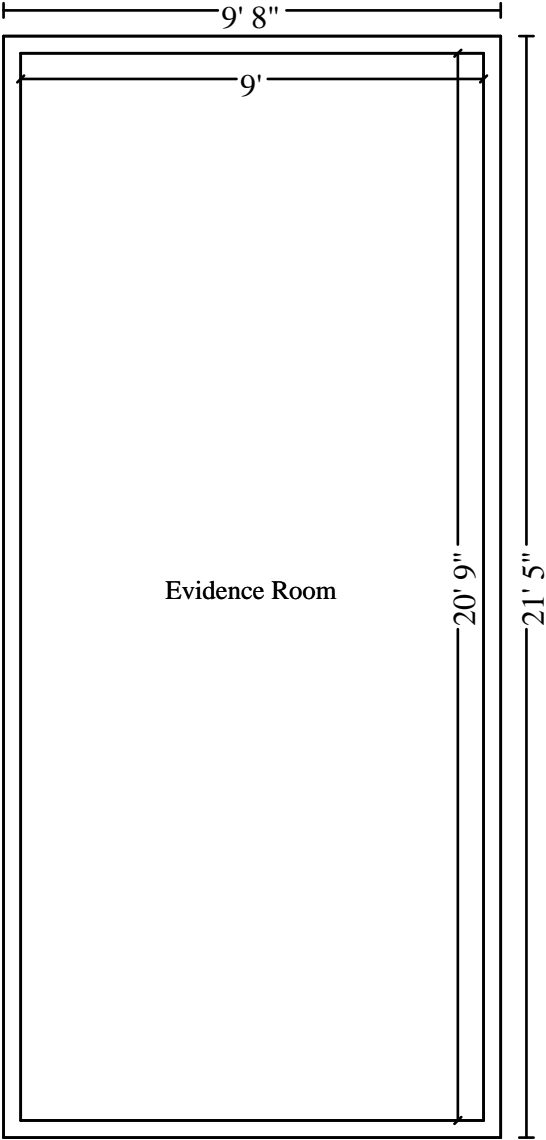
Atlanta Mold and Environmental Testing, LLC

Atlanta Mold and Enviornmental Testing, LLC
 3539 Dial Dr. Stone Mountain 30083
 678-414-8083

Recap by Category

Items	Total	%
CLEANING	89.64	2.53%
CONTENT MANIPULATION	147.28	4.16%
GENERAL DEMOLITION	356.69	10.08%
HAZARDOUS MATERIAL REMEDIATION	1,626.54	45.98%
PAINTING	331.50	9.37%
WATER EXTRACTION & REMEDIATION	961.13	27.17%
Subtotal	3,512.78	99.30%
Material Sales Tax	24.76	0.70%
Total	3,537.54	100.00%

Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)



Attachment: Jonesboro Police Department (Mold) (1908 : Mold Remediation)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

10.4

- 4

COUNCIL MEETING DATE
June 14, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of 2021 Georgia's Downtown Classic Main Street Memorandum of Understanding and the 2021 National Main Street Center's Affiliate sublicensing agreement.

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

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

Yes **Economic Development**

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.)

Main Street program started in 1980 and is overseen by the Office of Downtown Development at the Georgia Department of Community Affairs (DCA). Each community is required to be an Affiliate for a year before consideration for the Classic Main Street Program Designation as this will allow time to get several key elements completed. Georgia Main Streets represent some of the strongest central business districts in the state and in the Southeast. Since it started, the designated community programs have been instrumental in leading the state in historic preservation, small business development, expansion of the state's employment base, leveraging private investment, increasing tourism and providing a positive road map for public-private partnerships.

Based upon completion of the one-year cycle necessary for the affiliate membership and a successful program strategy, the City of Jonesboro has been awarded the Classic Main Street Designation. Each year the Department of Community Affairs (DCA) requests that the City approve a Memorandum of Understanding (MOU) to participate in the Classic Main Street Program. The MOU outlines the responsibilities of the community, Main Street Board of Directors (our DDA), Manager and the DCA associated with the Main Street Program. Some highlights from the MOU include:

- The Main Street Board will assist with the development of a Work Plan and provide opportunities for public engagement.
- The Downtown Manager will complete a monthly economic and programming activity reports and other data collection as well as attend training.
- DCA will provide Classic Main Street Communities with training, publicity, technical and other assistance at no or low cost.

As a member of the Georgia Main Street program, the Office of Downtown Development would offer design assistance for a nominal fee to property owners, Main Street Program Managers and municipalities who are interested in improving their downtown. The goal is to enhance downtown buildings, streetscapes, and public spaces so they attract new businesses, customers, residents and investors. Rehabilitated buildings, attractive storefronts, and well-designed pedestrian amenities provide a distinctive sense of place and draw people to shop, visit and live downtown.

As per the National Main Street Center requirements, all accredited Main Street cities must have a current signed MOU

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

06/07/21
ITEM

City Council
Next: 06/14/21

CONSENT AGENDA

Signature

City Clerk's Office

and sub-licensing agreement on file with the Georgia Department of Community Affairs in order to retain the service of our office along with the use of the Main Street name.

10.4

We are excited that our Jonesboro Main Street Program reported a total private/public investment of \$14,113,680 for 2020.

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.)*

- 2021-2022 Classic_Main Street MOU_Blank (002)
- 2021 National Main Street Sublicense Agreement

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

Approval



2021-2022 Classic Main Street MOU

Memorandum of Understanding

5/3/2021

This document should be signed by all local parties
(ACR, Board Chair, and Main Street Program Manager)
by **July 1, 2021**

Please email Elizabeth.Elliott@dca.ga.gov with any questions.



**National Main Street
Center**
a subsidiary of the
National Trust for Historic Preservation

GEORGIA CLASSIC MAIN STREETS PROGRAM MEMORANDUM OF UNDERSTANDING

2021 -2022 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA"), the City/Town of _____, Georgia (hereinafter referred to as "Community"), the Local Main Street Program Board of Directors, and the Downtown Manager for the Community. DCA will enter into this agreement with the above parties to provide services in return for active and meaningful participation in the Georgia Classic Main Streets Program by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Classic Main Streets Program for the stated term. DCA is the sponsoring state agency for the Georgia Classic Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA, the Community, the Board of Directors, and the Downtown Manager to maintain an active Local Main Street Program, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
2. Set and review boundaries for the target area of the local Main Street Program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
 - B. The Community should work with the Board of Directors to review boundaries at least once every three years.
3. Employ a full-time paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - A. The downtown manager must have a job description that identifies at least 75% of their duties that relate directly to the Main Street program. A copy of the job description should remain on file with DCA at all times.
 - B. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - C. The Community must notify DCA within one week of any downtown manager vacancy and the Community must appoint an interim downtown manager until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - D. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - A. If the downtown manager is an employee of the local Main Street Program and not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - B. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA recommends this space to be in the local Main Street program area.
 - C. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - A. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)
 - B. Review reported data submitted by the downtown manager to assure accuracy.

6. Use the “Main Street America™” name in accordance with the National Main Street Policy on the use of the name Main Street.
7. Notify DCA in writing prior to any wholesale changes in the local program, including staff changes, major funding changes, change in organizational structure/placement of the program or major turnover in the board of directors. Such notice should be received by DCA one month prior to said changes. Changes may result in program probation, the loss of accreditation or removal of program designation.

ARTICLE 2: THE BOARD OF DIRECTORS AGREES TO—

1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™ to downtown revitalization: Community Transformation Strategies, Organization, Design, Promotion and Economic Vitality.
 - A. The work plan should include specific tasks, assignments or a point of contact for the task, related budget needs, and a timeline.
 - B. The work plan will serve as a strategic plan for the local program for a period of three years or less.
 - C. A copy of the work plan must be on file and updated with DCA.
2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
 - A. DCA recommends a public downtown visioning event/town hall meeting annually.
 - B. The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - C. The Board should actively engage the community for financial and in-kind support of the local program.
3. Conduct, at least, one board training, orientation or planning retreat per year for the local program.
4. Meet a minimum of 10 times per year and insure that the minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
5. Attend training when possible to become better informed about the Main Street Approach™ and trends for downtown revitalization and to support the downtown manager.
6. All newly appointed Board Members are required to become Main Street 101 certified within their first year of their first term. All current Board Members, must be Main Street 101 certified through DCA's online testing system. A copy of each Board Member's Main Street 101 certification must be uploaded to the Standard 5 file in your program's shared DCA Dropbox folder.
7. Assure the financial solvency and effectiveness of the Local Main Street Program.
 - A. Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide for training and travel.
 - B. Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - C. Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

ARTICLE 3: THE DOWNTOWN MANAGER AGREES TO—

1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.
 - A. Complete monthly economic and programming activity reports, including portions of said reports that are required as part of the local program assessment process by DCA. These reports must be completed by the 30th of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation or removal of program designation.
 - B. Participate in the annual manager's survey provided by DCA. Failure to complete the annual manager's survey by the deadline may result in the loss of accreditation.
 - C. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - D. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - E. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community's downtown area.
2. Participate in training to broaden the impact of the local Main Street Program.
 - A. The downtown manager and/or board members are expected to attend at least one preservation or economic development-related training annually.
 - B. DCA requires managers to attend at least 30 hours of training annually (including webinars, annual trainings, statewide workshops, etc.) Eligible training hours can come from both DCA and non-DCA hosted training events.

Training must be relevant to the field of downtown development, historic preservation, planning, community development and economic development.

- C. Respond to requests by DCA in a timely manner.
- 3. Take advantage of the Georgia Main Street network of professional downtown managers.
- 4. All newly hired managers must complete Main Street 101 training with DCA within the first 6 months of employment in the local community. All existing downtown managers must be Main Street 101 certified through DCA's online testing system.
- 5. Provide regular updates between the local Main Street Program and the Community.
 - A. Managers are encouraged to provide at least quarterly reports to the local government.
 - B. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
- 6. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your local program, following the organization structure outlined in DCA's "A Visual Guide to Dropbox Management" document which is located in the "Resources" folder of the Georgia Main Street website. This is to help ensure a seamless transfer of project files to city representatives or successor manager in the event of personnel changes.

ARTICLE 4: DCA AGREES TO—

- 1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
- 2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
- 3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - B. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a major leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
- 4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - A. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - B. DCA may assist in training local staff or volunteers in the reporting process.
 - C. DCA will provide unlimited telephone consultations with local programs.
 - D. DCA will attempt to provide on-site assistance as feasible.
- 5. Provide ongoing press coverage of the Georgia Classic Main Streets Program, including social media outreach, to recognize and publicize the work of local programs.
- 6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
- 7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
- 8. Provide design services to the local program. Services may include phone consultations, site visits, design training, services for local property owners and merchants, conceptual drawings, property plans and layouts, corridor plans and strategies, historic preservation plans, and historic research, among other services as requested.
- 9. Provide economic development assistance to encourage small business development, real estate development and property rehabilitation within the downtown area.

ARTICLE 5: ALL PARTIES AGREE THAT—

- 1. This agreement shall be valid through June 30, 2022.
- 2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Main Street designation. Communities that choose to terminate their Georgia Classic Main Streets Program affiliation will be required to formally apply for and participate in the Start-Up process if they desire to regain their National Accreditation in the future.

3. If the Community, Board of Directors and/or Downtown Manager fail to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Main Street Program as it deems appropriate. Such course may include probation, loss of accreditation or termination of designation.
4. If at any point during the 2021-2022 program year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature certifying that person's understanding of the requirements of this relationship.
5. Any change in the terms of this agreement must be made in writing and approved by both parties.

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**GEORGIA CLASSIC MAIN STREET PROGRAM MEMORANDUM
OF UNDERSTANDING: 2021-2022 Program Year**

10.4.a

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): _____

Authorized City Representative (ACR) Signature

Date

ACR Name Printed

ACR Title

MAIN STREET BOARD OF DIRECTORS

Board Chair Signature

Date

Board Chair Printed Name

Date Term Expires

DOWNTOWN MANAGER

Manager's Signature

Date

Manager Printed Name

Date Hired

☐ Please check here if this position is vacant.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

ODD Director's Signature

Date

Jessica Reynolds
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-679-4859
Email: Jessica.reynolds@dca.ga.gov

Attachment: 2021-2022 Classic_Main Street MOU_Blank (002) (1907 : DCA - Main Street Memorandum of Understanding)

TRADEMARK SUBLICENSE AGREEMENT

This Trademark Sublicense Agreement ("Sublicense Agreement") is entered into between Georgia Department of Community Affairs ("**Coordinating Program**") and _____ ("**Sublicensee**"), effective as of the last date written below. For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Background.

A. The National Main Street Center, Inc. ("NMSC") operates a membership program called MAIN STREET AMERICA™. As a part of that program, MAIN STREET AMERICA™ Coordinating Program Membership is available to statewide, regional or citywide organizations that oversee multiple local downtown and neighborhood programs within their service area and work to preserve and revitalize commercial districts. Local Program membership in the MAIN STREET AMERICA™ program is available at the Affiliate or Accredited levels to individual programs or organizations that satisfy the membership eligibility criteria described on the NMSC website (currently located at: https://higherlogicdownload.s3.amazonaws.com/NMSC/390e0055-2395-4d3b-af60-81b53974430d/UploadedImages/Join/Main_Street_America_Tier_System_Overview_-_2019_Update.pdf).

B. Organization is a Coordinating Program member of NMSC in good standing and has entered into a Trademark License Agreement with the NMSC which grants to the Coordinating Program the right to sublicense to its Local Programs the use of the NMSC name and trademarks described below.

C. Sublicensee is a Local Program Member in good standing of the MAIN STREET AMERICA™ program at the Accredited level. Sublicensee is also located within the Coordinating Program's geographic service area. Therefore, Sublicensee has the opportunity to enter into this Trademark License Agreement, which grants certain rights to use the NMSC's name and trademarks, including MAIN STREET AMERICA™ and MAIN STREET®, as described below.

D. The NMSC's parent entity, the National Trust for Historic Preservation ("National Trust"), owns the following registered trademarks, which it has delegated to the NMSC the right to sublicense. NMSC and Coordinating Program have entered into a Trademark Licensing Agreement which grants the Coordinating Program the right to sublicense the following registered trademarks:

Mark	U.S. Registration Number
MAIN STREET	Reg. Nos. 3,365,568 and 2,057,207
NATIONAL MAIN STREET CENTER	Reg. No. 2,013,837

These registered trademarks owned by the National Trust, together with the MAIN STREET AMERICA™ word marks and logos referred to in Section 2.A.1 below, the NATIONAL MAIN STREET CENTER logo referred to in Section 2.A.ii below are referred to herein as the "Trademarks."

E. The Trademarks are well known and recognized by the general public and associated in the public mind with the NMSC and the National Trust. The Coordinating Program and the Sublicensee recognize the mutual benefits that accrue from the Sublicensee's use of the Trademarks in accordance with the terms and conditions of this Sublicense Agreement, including the recognition and credibility brought to the Sublicensee through its use of these Trademarks and the benefit to the Coordinating Program and NMSC from association with high-performing Local Programs.

National Main Street Center Local Program Accredited Member Sublicensing Agreement

2. Grant of Sub-License.

A. Subject to the terms and conditions of this Sublicense Agreement, the Coordinating Program hereby grants the Sublicensee the non-exclusive right and license to use the Trademarks to identify and promote its participation in the MAIN STREET AMERICA™ program, as well as its relationship and association with the Coordinating Program and NMSC, in connection with the following activities:

- i. **MAIN STREET AMERICA™ word and logo marks.** The Sublicensee's rights to use the MAIN STREET AMERICA™ word mark and the following MAIN STREET AMERICA logo are limited to Sublicensees which are members in good standing at the Accredited membership level of the MAIN STREET AMERICA™ program:

For use by Local Programs who are Designated Members at the Accredited Level:



As a Main Street America™ Accredited program, INSERT NAME HERE is a recognized leading program among the national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

- ii. **NATIONAL MAIN STREET CENTER® word and logo marks.** The Sublicensee's right to use the NATIONAL MAIN STREET CENTER word mark and the following NATIONAL MAIN STREET CENTER logo solely and exclusively to indicate its association with the National Main Street Center:



- iii. **MAIN STREET® word mark.** The Sublicensee's right to use the MAIN STREET trademark is limited to use made to identify Sublicensee and/or its activities, including as part of the name of the Licensee (e.g. "Main Street Iowa"), in connection with commercial district revitalization and related consultation, education, and training.

3. Scope of and Limitations on Use. Use of the Trademarks by the Sublicensee will be subject to the following limitations:

A. Sublicensee must display the Accredited level MAIN STREET AMERICA membership mark on their website. All uses of the MAIN STREET AMERICA word mark and logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

logos or designs (including any symbols or stylized presentations), in connection with the MAIN STREET AMERICA mark or logo. Use of the MAIN STREET AMERICA word mark and logos by Sublicensee is a mandatory condition of membership in the MAIN STREET AMERICA program.

B. The MAIN STREET mark, as part of the name and identity of Sublicensee's organization, programs, and activities, can be used on materials designed to promote the work of Sublicensee (e.g., website, brochures, newsletter, letterhead or other printed promotional materials). The right to use the MAIN STREET mark by the Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

C. All uses of the NATIONAL MAIN STREET CENTER logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations) in connection with the NATIONAL MAIN STREET CENTER mark. Use of the NATIONAL MAIN STREET CENTER logo by Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

D. This Sublicense Agreement is subject to the terms, conditions, and limitations of the Trademark License Agreement between NMSC and the Coordinating Program.

E. Sublicensee will not apply to register any of the Trademarks, or any other trademark that incorporates any part of the Trademarks or "National Trust for Historic Preservation." Sublicensee will not state or imply that it owns any such trademarks.

F. The Sublicensee will not use the Trademarks in combination with or in juxtaposition with other trademarks except as may be approved in writing by the NMSC. The Sublicensee will apply and display the ® symbol and the ™ symbol next to or with respect to the Trademarks as directed by the Coordinating Program.

G. Other than as specifically provided herein, Sublicensee is not granted any other rights to use, license or sublicense the Trademarks.

4. Term. This Sublicense Agreement will become effective immediately upon the date of last signature below, and, unless terminated early under Sections 5 or 10, will be effective through April 30, 2022, at which time it may be renewed by mutual written agreement of the parties hereto.

5. Conditions. This Sublicense Agreement between Coordinating Program and Sublicensee is conditioned upon Sublicensee having an active MAIN STREET AMERICA membership at the Accredited level with NMSC. The requirements of this membership are currently available at: [https://higherlogicdownload.s3.amazonaws.com/NMSC/390e0055-2395-4d3b-af60-81b53974430d/UploadedImages/Join/Main Street America Tier System Overview - 2019 Update.pdf](https://higherlogicdownload.s3.amazonaws.com/NMSC/390e0055-2395-4d3b-af60-81b53974430d/UploadedImages/Join/Main%20Street%20America%20Tier%20System%20Overview%202019%20Update.pdf), and are incorporated herein by reference.

6. Acknowledgment of Ownership. Use of the Trademarks indicates acknowledgment by the Sublicensee of the NMSC's and the National Trust's rights and title to the Trademarks, (i.e. MAIN STREET AMERICA, NATIONAL MAIN STREET CENTER, and MAIN STREET), and that Sublicensee will not at any time do, or permit to be done, any act or thing that will in any way impair the rights of the NMSC or the National Trust. All use of the Trademarks by the Sublicensee will inure to the benefit of the NMSC and the National Trust.

National Main Street Center
Local Program Accredited Member Sublicensing Agreement

7. Good will and promotional value. Sublicensee recognizes and acknowledges the value of good will associated with the Trademarks and agrees that it will not conduct any activity, provide any service, or produce or distribute goods which in any way damages or reflects adversely upon the NMSC or the National Trust.

8. Non-assignment. This Sublicense Agreement is personal to the Sublicensee, and may not be assigned to any other individual, program, organization, or agency. Any attempted assignment will be null and void.

9. Compliance Verification. It is the responsibility of the Sublicensee to verify compliance with the terms of this Sublicense Agreement, and to provide complete and accurate usage reports to the Coordinating Program. If the Coordinating Program or the NMSC has reason to believe that the Sublicensee is in violation of this Sublicense Agreement, the Coordinating Program or NMSC shall have the right to make inquiries with Sublicensee as necessary to determine compliance. In such case, the Sublicensee will cooperate with the Coordinating Program and/or NMSC in its investigation and provide in a timely fashion any and all information that is requested.

10. Termination.

A. Coordinating Program may terminate this Sublicense Agreement if the Sublicensee violates any of the provisions of this Sublicense Agreement or fails to satisfy the membership criteria established by the NMSC for Accredited Local Programs. Such termination will be effective thirty (30) days after the Coordinating Program sends written notice of such termination to Sublicensee. During this thirty (30) day period, Sublicensee may attempt to cure such violation. If the violation is not cured during this period, the termination will be effective upon the expiration of the thirty (30) day period.

B. This Sublicense Agreement will automatically terminate immediately without any notice required, notwithstanding the above paragraph, if the Coordinating Program or NMSC determines: (i) that sublicensee's actions could negatively affect the goodwill, image, or reputation of the NMSC, the National Trust for Historic Preservation, the Coordinating Program, or any of the Trademarks; (ii) the Sublicensee discontinues all or a significant portion of its business; (iii) the National Trust terminates, revokes, or fails to renew the NMSC's rights to use, license, or sublicense the Trademarks; or (iv) the NMSC terminates, revokes or fails to renew the Coordinating Program's rights to use, license or sublicense the Trademarks.

C. Upon the expiration or early termination of this Agreement, the Sublicensee will discontinue use of the Trademarks and will destroy and delete tangible and electronic documents and files containing any such marks, except for a limited number of copies retained for archival purposes only.

11. Governing Law. This Agreement is entered into in the District of Columbia and will be governed by and construed in accordance with the laws of the District of Columbia, USA, without giving effect to conflict of laws provisions.

12. Annual Report, Notices, Other Communication. Upon request by the Coordinating Program or NMSC, Sublicensee shall submit samples of any materials on which the Trademarks licensed under this agreement were used during the year. Such samples shall be submitted within ten business days of receipt of a written request from the Coordinating Program or NMSC.

13. Notices. Any notices which either party is required or may desire to serve upon the other party shall be in writing and may be served either personally or by depositing the same in the mail (first class

National Main Street Center
Local Program Accredited Member Sublicensing Agreement

postage prepaid, certified and return receipt requested) or with a reputable overnight express delivery service (with confirmed delivery, charge prepaid or billed to shipper), addressed to the party to be served as follows, unless a different address is designated in writing by the party to be served. Notice shall also be required to be given by electronic mail on the same date as deposited in the mail. Notice given by mail alone shall not be sufficient.

To Coordinating Program:

Name: Jessica Reynolds
 Address: 60 Executive Park South, NE
Atlanta, GA 30329
 Phone: 404.520.4271
 Email: Jessica.Reynolds@dca.ga.gov

To Sublicensee:

Name: _____
 Address: _____

 Phone: _____
 Email: _____

14. Successors. This Agreement shall be binding upon, and will inure to the benefit of, the parties and their respective permitted successors and assigns.

15. Modification. No amendment or modification of the terms or conditions of this License Agreement will be valid unless in writing and signed by both parties.

16. Waiver. The failure of either party to partially or fully exercise any right or the waiver by either party of any breach, shall not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same or any other term of this Sublicense Agreement. No waiver shall be valid or binding unless in writing and signed by the waiving party.

17. Severability. If any provision of this Sublicense Agreement or the application of any provision hereof to any person or circumstances is held to be void, invalid, or inoperative, the remaining provisions of this Agreement shall not be affected and shall continue in effect and the invalid provision shall be deemed modified to the least degree necessary to remedy such invalidity.

18. Entire Agreement. This Sublicense Agreement is the entire agreement between the parties with respect to the matters referred to herein and it supersedes and replaces all prior and contemporaneous oral and written understandings pertaining to the subject matter hereof.

Coordinating Program

By: _____
 Jessica Reynolds, Director
 Date: _____

Sublicensee

By: _____
 Date: _____



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

10.5

- 5

COUNCIL MEETING DATE
June 14, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of Budget Amendment #21-02 regarding an increase in Occupational Tax Revenues.

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

Discussion of Budget Amendment for Mold Remediation.

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

Yes Safety, Health and Wellbeing

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.)

It is recommended that the attached budget amendment be approved for funding of mold remediation. Urgent funding is needed for mold remediation at 170 Main Street.

Fiscal Impact

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

The budget increase of \$16,039 can be accommodated through increasing the estimated revenue for Business and Occupational Taxes. Year to date collection for those taxes has exceeded \$42,000.

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

- Budget Amendment 21-002

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

June, 14, 2021

06/07/21
ITEM

City Council
Next: 06/14/21
CONSENT AGENDA

Signature

City Clerk's Office

**CITY OF JONESBORO
FY 2021 BUDGET AMENDMENT**

Amendment Number

21-002

DEPARTMENT: Police DepartmentDATE: 05/28/21FUND: 100**BUDGET AMENDMENT RECOMMENDATION**

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Net Change Budget	Remaining Budget		
	31-6100	Business & Occupational Taxes	\$300,000.00	\$316,039.00	\$16,039.00	\$316,039.00		
TOTAL			\$300,000.00	\$316,039.00	\$16,039.00	\$316,039.00		


INCREASE TO:

Dept.	Account Number	Account Name	Transfer Amount	Original Budget	Amended Budget	Expenses to Date	Current Balance	Amended Balance
3200	52-1290	Other Professional Services	\$16,039.00	\$5,000.00	\$21,039.00	\$0.00	\$5,000.00	\$21,039.00
TOTAL			\$16,039.00	\$5,000.00	\$21,039.00	\$0.00	\$5,000.00	\$21,039.00

JUSTIFICATION: Urgent funding is needed for mold remediation at 170 Main Street. It is recommended that this budget increase be accommodated through increasing the estimated revenue for Business & Occupational Taxes. Year to date collections for those taxes has exceeded \$42,000.

Department Director:	City Clerk	Mayor	City Council
Date:	Recommend Approval: Yes / No Date:	Recommend Approval: Yes / No Date:	Meeting Date: _____ Action: _____ City Clerk:

Attachment: Budget Amendment 21-002 (1906 : Budget Amendment 21-002)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 11.1 - 1
		COUNCIL MEETING DATE June 14, 2021
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider an ordinance providing for regulations governing the use of skateboards in certain areas.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Community Planning, Neighborhood and Business Revitalization, Recreation, Entertainment and Leisure Opportunities, Safety, Health and Wellbeing		
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>City staff has identified a need to bolster ordinances which prohibit skateboarding, roller blading, hover boards and scooters in certain areas of the City. The current codes does not currently speak to skateboarding. In identifying the best way to combat this situation to protect our infrastructure and to ensure pedestrian safety, we checked some cities that we benchmarked to have active downtown areas like Alpharetta.</p> <p>This ordinance designates a "Skateboard Restriction Zone" that encompasses most of the area within our Downtown District and Lee Street Park. Within that zone the use of skateboards and other motorized items are prohibited on public sidewalks, parks and parking lots. The ordinance also prohibits their use on elevated surfaces such as rails, ramps, and steps.</p> <p>Individuals 17 years of age or older who violate the ordinance may be fined up to \$500 and receive up to 20 hours of community service. If someone under the age of 17 is caught in violation, that individual's parent or legal guardian will be subject to the penalty.</p> <p>One exception to the restriction is that children aged 10 or younger may use a skateboard or longboard within the "Skateboard Restriction Zone" provided such minor is under the direct supervision of their parent, guardian, or other adult.</p> <p>If approved, City Staff will work to place signage in key locations throughout the designated "Skateboard Restriction Zone" to notify the public of the prohibition and penalties for violation.</p>		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> •		
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 June, 14, 2021	06/07/21 City Council OLD BUSINESS Next: 06/14/21	
Signature	City Clerk's Office		

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA PROVIDING FOR
REGULATIONS GOVERNING THE USE OF SKATEBOARDS; TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and Council of the City of Jonesboro, Georgia (the "City Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Jonesboro, Georgia (the "City"); and

WHEREAS, the City Council finds that skateboards and long boards are acceptable modes of transportation when operated safely. The City Council further finds that persons operating skateboards and long boards create the potential for property damage and personal injury to themselves and others, when their conduct is not regulated. The City Council finds these problems and concerns are most acute in the downtown area (hereinafter the "Skateboard Restriction Zone") or where such signs are posted because of heavy pedestrian and vehicular traffic and because the unique physical features in the Skateboard Restriction Zone are attractive to persons using skateboards and long boards; and

WHEREAS, the City Council has determined that it is appropriate from time to time to modify regulations to comport with current conditions; and

WHEREAS, the City Council desires to amend Chapter _____ of The Code of the City of Jonesboro, Georgia (the "Code") in order to modify and add certain provisions regulating the use of skateboards in public areas;

Section 1 of Amendment. Chapter _____ of the Code is hereby amended by adding the following Article _____:

"ARTICLE III - Skateboards

Sec. 30-40. No person shall operate or propel skateboards or long boards (collectively "Skateboards"), roller skates, roller blades, hoover boards upon a public alley way, public sidewalk, public parking lot, public park, public parking garage or elevated surface (including rails, ramps, and steps) within the Skateboard Restriction Zone as shown on the map attached as Exhibit "A".

Sec. 30-41. The Chief of Police and the Department of Public Works, after approval of the City Manager, are authorized to erect or have

erected signs prohibiting skateboarding, roller skating or the operation of similar devices as provided in Sec. _____; provided, however, the absence of a sign shall not excuse a violation of this Ordinance.

Sec. 30-43. Any person violating any provision of this section is guilty of a violation of this Code and shall be punished as provided in this section; provided, however, that any offender under the age of seventeen (17) years shall be treated as provided by O.C.G.A. Title 15, Ch. 11 (O.C.G.A. § 15-11-1 et seq.). The parent of any child and the guardian of the person of any ward shall not knowingly, or through insufficient control, permit that child or ward to violate any provision of this section. The Police Department shall provide a written warning to the parent or guardian of a child who violates this section. If the child violates this section again within one (1) year of the warning, the parent or guardian shall be deemed to have authorized or permitted the child to commit such violation and shall be cited accordingly. The fine for a first violation of this section shall be \$100.00. Subsequent violations shall include a minimum fine of \$250.00 and maximum of \$500.00, and/or twenty (20) hours of community service.

Sec. 30-44. Nothing in this Ordinance shall be deemed to prohibit the City, in its sole discretion, to permit skateboarding in designated areas within a park."

Section 2 of Amendment. It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Jonesboro, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3 of Amendment. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4 of Amendment. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5 of Amendment. This Ordinance shall become effective immediately upon adoption.

ADOPTED this _____ day of _____, 2021.

CITY OF JONESBORO, GEORGIA

By: _____

Joy B. Day, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF ORDINANCE
PROVIDING FOR REGULATIONS GOVERNING USE OF SKATEBOARDS]

COUNCILMEMBERS

Patricia Sebo-Hand

Bobby Lester

Tracey Messick

Billy Powell

Donya Sartor

Ed Wise

(SEAL)

Approved as to form and

Attest:

legal sufficiency:

Ricky L. Clark, Jr., City Clerk

City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

11.2

- 2

COUNCIL MEETING DATE
June 14, 2021

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.)*

Council to consider approval of Zoning Appeal, 21-ZA-001, for specialty spa and salon services in the Historic District, by New and Associates, LLC, property owner, and Valencia Jenkins, applicant, for property at 112 Stockbridge Road (Parcel No. 13241B D002), Jonesboro, Georgia 30236.

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

Section 86-344 H2 Zoning Appeal; Table of Uses, Article VI, Sec. 86-204

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

Yes Economic Development, 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 Zoning Appeal**; In April, the applicant filed a zoning verification for spa and salon services at 112 Stockbridge Road, which is in the Historic District. Several years ago, the City prohibited beauty salons in the Historic District. I informed the applicant of her option of applying for a Zoning Appeal for the particular use. Per the applicant's enclosed letter of explanation, the business will be appointment only and will be focusing on a certain clientele – aftercare, beautifying, and body sculpting of those women who have had medical procedures or involved in certain situations. It will employ 2 hairstylists and about 2 makeup artists.

Points to consider:

1. The property is located at the very edge of the Historic District, in an existing house that has been used as a business office in the past.
2. The business should not be extremely active, being only for appointment for a certain clientele. There are about 6 parking spaces (including driveway) on the property, which can accommodate several employees and a couple of customers at a time, without parking on the road.
3. Approving this zoning appeal would not set a precedent in the Historic District due to the select nature of the clientele.

Update for 6.14.21 Council Meeting:

Hours of operation would be Monday through Saturday, 10 am to 6 pm.

She said she was going to have 2 licensed cosmetologists, 2 licensed aestheticians, and 2 makeup artists on staff.

There was discussion about the business being a basic salon or restricted to a specialty salon.

My correspondence with the applicant after June 7th Meeting:

So, the place would have to have the word "salon" in its title, if it had cosmetologists on staff. Since the applicant at the meeting stated that she did not have a desire to have cosmetologists on staff, I would

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

06/07/21

City Council

NO ACTION TAKEN

Signature

City Clerk's Office

recommend we return to the main intent of the request – specialized aftercare for a certain clientele of workers that have experience certain health situations.

11.2

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
- Zoning Info
- Letter of Explanation
- Property Info
- Site Pictures
- Zoning Appeal - 112 Stockbridge Road - Specialty Spa and Salon Services - Legal Notice
- Zoning Sign
- Acceptance Letter
- SALON OR SHOP ANSWER FROM SOS_000(1)

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

Approval

Attor David Allen



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

ZONING APPEAL

PROCEDURE:

Date: 4/30/2021

Sec. 86-344 An appeal to mayor and council may be brought by any person having a substantial interest in any decision of the code enforcement officer or by any officer, department, board or agency of the city affected by any decision of the code enforcement officer pursuant to enforcement of this chapter. Such appeal shall be filed within ten business days following notice of the decision being appealed by filing a written notice of appeal with the code enforcement officer and specifying the grounds, thereof. The code enforcement officer shall forthwith transmit to the secretary of the mayor and council all the documents related to the decision being appealed

Applicant's Information

Name of Applicant: Valencia Jenkins
 Name of Business: Crown Mae Spa & Salon
 Property's Address: 112 Stockbridge Rd, Jonesboro, GA 30236
 Email Address: Queen@Crownmae.com
 Phone: (Day): _____ (Evening): _____

Owner Information

Property Owner (Please Print): New & Associates, LLC
 Address: _____ City, State, Zip _____
 Email Address: _____
 Phone: (Day): 404-968-5313 (Evening): _____

Property Information

Address: 112 Stockbridge Rd City, State, Zip Jonesboro, GA 30236
 Current Use: None Current Zoning: H2
 Legal Description of Property (Please provide as an attachment)

Requirements

Please complete all attached forms, which must be typed or legibly printed; signatures must be in Blue Ink. The applicant or his agent must submit the ORIGINAL, SIGNED form to the Zoning Administrator located at City Hall, 124 North Avenue Jonesboro, Georgia.

Plans may or may not be appropriate to an appeal of a decision by a City official. If plans are appropriate, an accurate plan of the property drawn to a maximum scale of 1 inch = 50 feet must be submitted with the application. The plan must show the boundaries of the property, a North arrow, location and size of the property and the location, size height and use of all existing and proposed buildings, yards, driveways and parking areas. Such plans shall also identify the current use of each adjoining property. Please submit a signed, typed or legible printed original application and 7 copies along with 7 sets of plans.

Please explain the specific decision being appealed below. State the jurisdiction for the decision being overturned, citing any ordinance language or other information that supports your position. Attach additional pages as necessary. Please describe the expected outcome of the appeal.

SEE Attached


Attachment: Application (1904 : Zoning Appeal - 112 Stockbridge Road)

APPLICANT AFFIDAVIT

Personally appeared before me _____ who on oath deposes and says that the above is true to the best of his/her knowledge and belief:

Notary Public

Date


Signature of Applicant


Valencia Jenkins
Print Name

112 Stockbridge Rd
Address

Jonesboro, GA 30236
City, State, Zip

OWNERS AFFIDAVIT

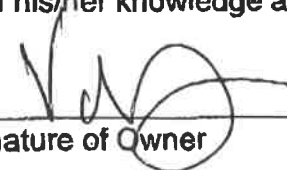
Personally appeared before me VALENCIA JENKINS who on oath agrees with the above request and states that the information is true to the best of his/her knowledge and belief.


Notary Public

05/18/2021
Date

Zoning Administrator

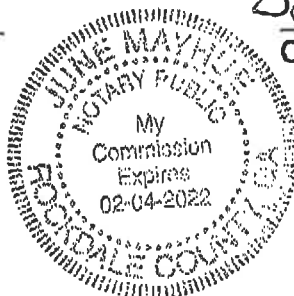
Date


Signature of Owner

Valencia Jenkins
Print Name

112 Stockbridge Rd.
Address

Jonesboro, GA 30236
City, State, Zip



Attachment: Application (1904 : Zoning Appeal - 112 Stockbridge 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:

Willie Acree III
PRINT NAME

[Signature] 3/26/21
SIGNATURE/DATE

APPLICANT:

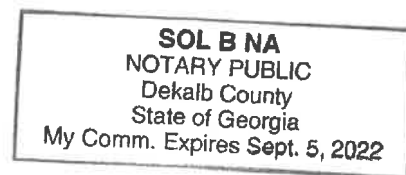
PRINT NAME

SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE 3/26/21

SEAL



Attachment: Application (1904 : Zoning Appeal - 112 Stockbridge Road)



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: Valencia Jenkins
 Name of Business: Crown Mae Enterprises Inc
 Property's Address: 112 Stockbridge Rd Jonesboro, GA 30236
 Email Address: Queen@crownmae.com
 Phone: (Day): 404-512-4914 (Evening): _____

Property Information

Current Use of Property: _____
 Proposed Use of Property (Please provide in great detail the intended use of the property):
Spa & Salon Services

Applicant's Signature _____

Date _____

FOR OFFICE USE ONLY:

Current Zoning: H2 NAICS Code: 812112
 Required Zoning: DT, MX, C1, C2 Conditional Use Needed? _____ Yes or ☒ No
 Comments: ☐ APPROVED ☒ DENIED IMPROPER ZONING

Zoning Official Signature _____

Date 4/28/21

Attachment: Zoning Info (1904 : Zoning Appeal - 112 Stockbridge Road)

Applicant – Valencia Jenkins
Name of Business – Crown Mae Enterprises, Inc.
Address - 112 Stockbridge Road
Zoning District – H2
NAICS – 812112

Proposed Use: Spa and Salon Services

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
812112	Beauty Salons, Including Skin Care Services	N	N	N	N	N	N	N	P	P	P	P	N	

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

Zoning Classifications



David D. Allen, Zoning Administrator / Community Development Director
 April 28, 2021

To whom it may concern;

I am writing this letter to explain why it is that I am appealing the decision given regarding my zoning application. My name is Valencia Jenkins and the name of my company is Crown Mae Enterprises Inc. This name means everything to me because, it was the middle names of both of my grandmother's. With that being said, I will do anything to protect the legacy that they left and instilled in me!

My business is focused on helping others especially women. I specialize in women who want cosmetic surgery yet, don't know what to do in order to maintain once their procedures are performed. You would be surprised if you found out how many women die from not receiving the proper aftercare. In our State there are a lot of Cosmetic procedures performed daily yet, not enough experienced people performing the proper aftercare. I help women who have suffered from a Mastectomy and have no choice but to receive cosmetic surgery in order to reshape and form the breast. I help women who have been victims of domestic violence and lost all their self-esteem, weight loss survivors who also suffer from low self-esteem. Majority of the women getting these procedures done are because they lack self confidence for various reasons. These procedures are called body-sculpting and currently in the State of Georgia no license is required. We will use state of the art equipment to help enhance the glutton, thighs, arms, legs etc. We will also specialize in non-invasive procedures for those who aren't wanting to go the surgical route. I am all about helping women regain control of their lives, by giving them back the confidence they lost. This makes them smile and cry. It also puts a big smile on my heart to know I could help accomplish their dream!

Crown Mae Spa & Salon will not be the ordinary spa nor salon. Everything will be done by appointment only no walk-ins to minimize traffic, as well as help

Attachment: Letter of Explanation (1904 - Zoning Appeal - 112 Stockbridge Road)

our staff stay efficient. We are definitely aware of our neighbors and are equally concerned with traffic in the neighborhood.

We will only have 2 hairstylists, one who specializes in hair loss, alopecia, damaged hair etc. Our other stylist will specialize in natural hair and protective styles. These particular areas of cosmetology will help women who again have lost their self-esteem for anything from domestic violence to health issues.

We also will have make-up artists to enhance the natural beauty of all women interested.

This has been a long dream of mine. All my life I have dedicated time to helping women. I love what I do. This Salon I feel is definitely needed in the city of Jonesboro. Currently, there is no one here doing what I am offering. This will definitely bring a lot

of happy faces to the women of Jonesboro and surrounding areas.

I plead with you all to at least give me a try even if it's on a trial basis. I will show you that this can be done respectfully and professionally in this wonderful Historic District. of Jonesboro!

Sincerely,

Valencia Jenkins



404-52-4964

Attachment: Letter of Explanation (1904 : Zoning Appeal - 112 Stockbridge Road)

Clayton County

GEORGIA

[Searches](#) [Tax Assessor](#) [Tax Commissioner](#)
[Real Property Search](#)[Advanced Search](#)[Sales Search](#)[Personal Property /
Mobile Home Search](#)[Map Search](#)**TAX COMMISSIONER****Tax Commissioner Summary**

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TAX ASSESSOR

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[Assessment Notices](#)
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[Income & Expense Values](#)
[Appeal Status](#)
[Sales](#)
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[Map](#)
[Permits](#)

PARID: 13241B D002

NBHD: JB

JONESBORO HOLDINGS LLC

112 STOCKBRIDGE RD

1 of 1

[Return to Search Results](#)

Year: 2021 ▼

Tax Commissioner Summary

Tax Year 2021
 Tax District/Description 4 - JONESBORO
 Alternate ID 1331574
 Legacy #
 Status ACTIVE

Actions

[Printable Summary](#)
[Printable Version](#)

Reports

[Attribute Export](#)
[Mailing List](#)
[Sales](#)
[Residential PRC](#)
[Property Tax Bill](#)
[Mobile Home Bill](#)
[Commercial PRC](#)
[Sketch Print](#)

[Go](#)**Parcel Status**

Parcel Status	Deferral Exist	Bank PayPlan	Exclusion Codes	Years Support	Total Millage Rate
Active	No				39.9950

Parcel Information

Property Class C3 - Commercial Lots
 Acres 0.4700
 Mortgage Company
 Exemptions

Most Current Owner (Mailing Address)

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
JONESBORO HOLDINGS LLC		4723 BELLWOOD DRIVE NE		OLYMPIA WA		98506

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
JONESBORO HOLDINGS LLC		4723 BELLWOOD DRIVE NE		OLYMPIA WA		98506

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2020	1	1,162.66	-1,162.66	0.00
2019	1	730.73	-730.73	0.00
2018	1	730.73	-730.73	0.00
2017	1	732.44	-732.44	0.00
2016	1	569.67	-569.67	0.00
2015	1	571.30	-571.30	0.00
2014	1	556.83	-556.83	0.00
2013	1	1,215.54	-1,215.54	0.00
2012	1	395.12	-395.12	0.00
Total:		6,665.02	-6,665.02	0.00

Values

	100%	40%
Original	88,300	35,320
Appeal Value	0	0
Status Flag		
Total Taxable/Billing Value	88,300	35,320

Attachment: Property Info (1904 : Zoning Appeal - 112 Stockbridge Road)

Clayton County

GEORGIA

[Searches](#) [Tax Assessor](#) [Tax Commissioner](#)

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[Tax Assessor Summary](#)
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[Pictometry](#)
[Income & Expense Values](#)
[Appeal Status](#)
[Sales](#)
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[Map](#)
[Permits](#)

PARID: 13241B D002

JONESBORO HOLDINGS LLC

NBHD: JB

112 STOCKBRIDGE RD

1 of 1

[Return to Search Results](#)

Year: 2021 ▼

Commercial Profile

Card	1
Year Built	1975
Effective Year Built	
Improvement Name	Office
Units	
Other Improvements	
Other Imp Value	
Square Footage	1,190
Building Value	47,100

Actions

[Printable Summary](#)
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Reports

[Attribute Export](#)
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[Sales](#)
[Residential PRC](#)
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[Sketch Print](#)

Go

TAX COMMISSIONER

Clayton County Administration
 Annex 3, 2nd Floor
 121 South McDonough Street
 Jonesboro, GA 30236

Property Tax: (770) 477-3311
 Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
 Monday-Friday



TAX ASSESSOR

P.K Dixon
 Annex 2, 2nd Floor
 121 South McDonough Street
 Jonesboro, GA 30236

Phone: (770) 477-3285
 Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
 Monday-Friday

Attachment: Property Info (1904 : Zoning Appeal - 112 Stockbridge Road)

Google Maps 111 Stockbridge Rd



Image capture: Jun 2019 © 2021 Google

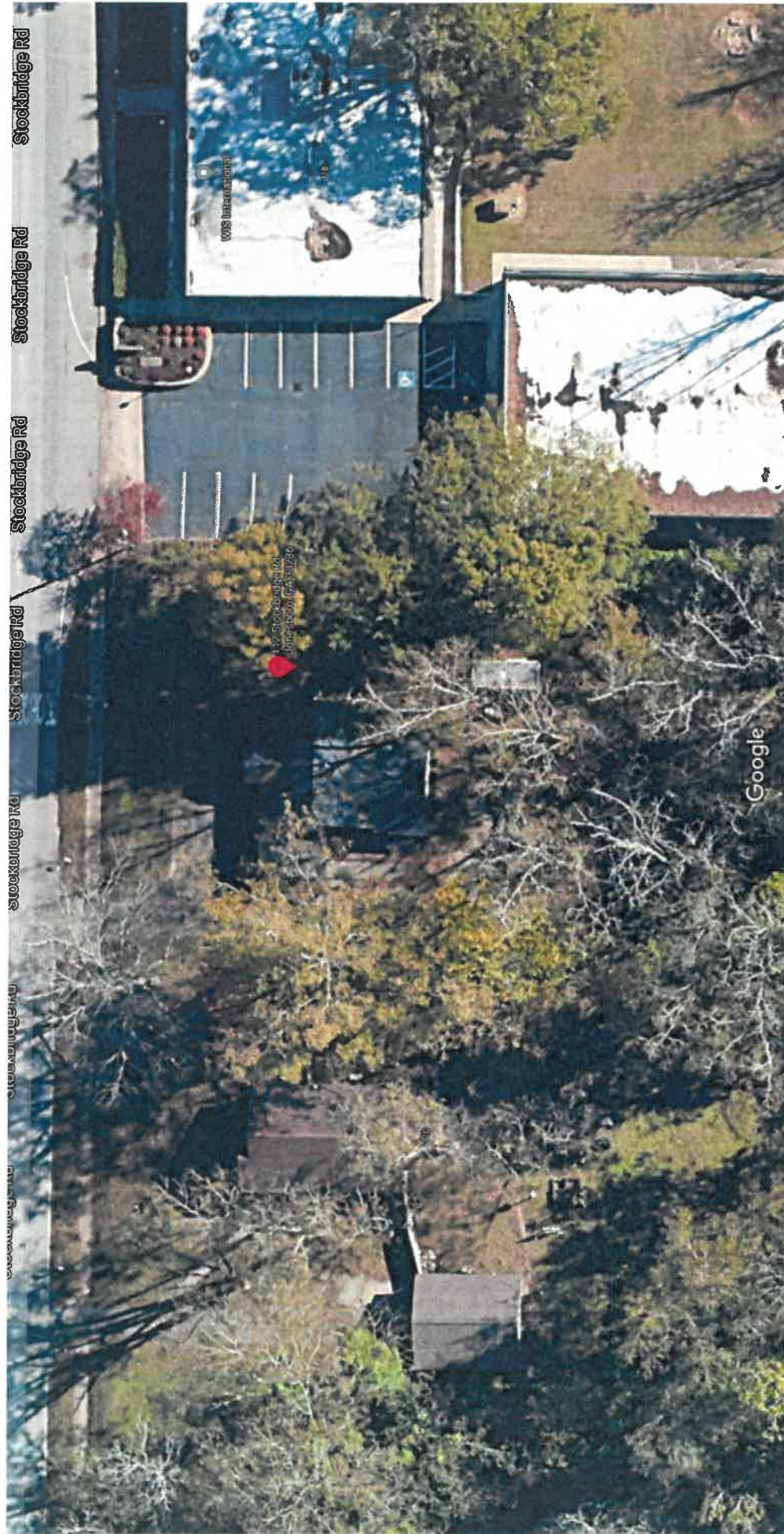
Jonesboro, Georgia



Street View



Attachment: Property Info (1904 : Zoning Appeal - 112 Stockbridge Road)



Map data ©2021, Map data ©2021 20 ft





Attachment: Site Pictures (1904 : Zoning Appeal - 112 Stockbridge Road)



Attachment: Site Pictures (1904 : Zoning Appeal - 112 Stockbridge Road)





Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on June 14, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Zoning Appeal for specialty spa and salon services in the Historic District, by New and Associates, LLC, property owner, and Valencia Jenkins, applicant, for property at 112 Stockbridge Road (Parcel No. 13241B D002), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on June 7, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 5/26/21



Attachment: Zoning Sign (1904 : Zoning Appeal - 112 Stockbridge Road)

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

ZONING APPEAL FOR SPECIALTY SPA AND SALON SERVICES
IN THE HISTORIC DISTRICT BY NEW AND ASSOCIATES, PROPERTY
OWNER, AND VALENCIA JENKINS, APPLICANT, FOR PROPERTY AT
112 STOCKBRIDGE RD, (PARCEL 13241B D002) JONESBORO 30236

LOCATION

170 SOUTH MAIN STREET JONESBORO GEORGIA 30236

DATE: 6-14-21 TIME: 6:00 PM

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





MEMORANDUM

To: Valencia Jenkins
112 Stockbridge Road
Jonesboro, GA 30236

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

Date: June 3, 2021

Re: Notification of Request for Zoning Appeal – Specialty Spa and Salon Services,
112 Stockbridge Road; Tax Map Parcel No. 13241B D002

Dear Applicant,

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

- Specialty Spa and Salon Services

A Public Hearing has been scheduled for Monday, June 14, 2021 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, June 7, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, 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 (1904 : Zoning Appeal - 112 Stockbridge Road)

Rules and Regulations of the State of Georgia

[Home](#) | [Browse](#) | [Help](#) | [Go to Georgia SOS](#) | [Download](#)Route : [GA R&R](#) » [Department 240](#) » [Chapter 240-12](#)[Search tips](#)**Chapter 240-12 APPLICATION FOR
COSMETOLOGY/BARBER SALON/SHOP****Rule 240-12-.01 Application for Cosmetology/Barber
Salon/Shop**

- (1) Any person or persons desiring to operate a salon/shop which offers and performs cosmetology or barber services shall submit a complete application with the required application processing fee for a license using the form furnished by the Georgia State Board of Cosmetology and Barbers and shall meet all the requirements of the law and rules of the Board.
- (2) Any salon/shop must be licensed by the Board prior to conducting business. Change of salon/shop ownership or change in the ownership or leasing must be registered with the Board by filing an application for licensure within thirty (30) days of the purchase of said salon /shop. The licenses of any salon/shop that is being sold or closed, must be returned to the board within 30 day of closing.
- (3) Business names of salon/shop shall include the word "Salon" or "Shop" and shall not contain terms which would tend to mislead the public as to the operation of a cosmetology, barber, esthetician, or nail care facility.
- (4) The salon/shop license or current copy of online verification shall be displayed within fifteen feet of the salon/shop entrance at all times in an open area of the registered salon/shop so as to be unobstructed and easily viewable for both customers to read and for inspection by the Board.
- (5) The salon/shop owner shall complete a board-approved course for health, safety and sanitation.
- (6) Salon/shop shall at all times comply with the rules for cleansing, disinfection, sanitization, health and safety required in all Board Rules of Georgia State Board of Cosmetology and Barbers.

[Rule 240-12-.01
Application for](#)

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CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

11.3

- 3

COUNCIL MEETING DATE
June 14, 2021

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.)

Council to consider approval of Conditional Use Permit Application, 21-CU-010, for an event center, by Patricia Okwuosa, property owner and applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.

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

Section 86-107 C-2 District Purpose and Standards; Additional Conditional Uses, Article VI, Sec. 86-532

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

Yes Economic Development, 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**; Last summer, the applicant completed a zoning verification form for an “event center” at her property on 242 Stockbridge Road. The property is zoned C-2, Highway Commercial, and is the site of the former Ingles shopping center complex. The proposed use is described by the applicant as an event space for weddings, parties, conferences, workshops, fashion shows, Broadway shows, musical shows and concerts. Events will be indoors and outdoors (in front parking lot). Number of employees: 10 initially. Alcoholic beverages will be served. Hours of operation will be Monday to Thursday: 11am to 2pm, and Friday to Sunday 8am **to 4am**.

The Table of Uses requires a conditional use permit for this particular kind of use in C-2 zoning, with the following conditions:

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

(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. 86-107. - C-2 highway commercial district.

(a) Purpose. **The C-2 highway commercial district is established to accommodate intense retail and service commercial uses along Jonesboro's arterial highways. A broad range of such uses anticipates traffic from surrounding areas traveling through the city and affords a broad segment of the business community access to the large customer volumes associated with such locations. The automobile is the principal means of transit for shoppers in this district, and convenient on-premises parking is a primary concern. Given the value of arterial locations intended to capture heavy retail traffic, such industrial uses as manufacturing, distribution and processing are prohibited in order to reserve high visibility and enhanced access locations for highway commercial uses.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

06/07/21

REQUIRED

City Council

PUBLIC HEARING

Next: 06/14/21

Signature

City Clerk's Office

(b) *Development standards.*

- (1) *Minimum lot area: 43,560 square feet (one acre)* **Existing developed property.**
- (2) *Minimum lot width: 100 feet*
- (3) *Minimum front yard: 40 feet*
- (4) *Minimum side yard: 30 feet, when adjoining a residential use, otherwise zero*
- (5) *Minimum rear yard: 40 feet, when adjoining a residential use, otherwise zero*
- (6) *Maximum building floor area per story: none* **Existing developed property.**
- (7) *Maximum building height: 40 feet* **Existing developed property.**
- (8) *Minimum building separation: per building codes* **Existing developed property.**
- (9) *Maximum lot coverage: 80 percent* **Existing developed property.**

(c) *Design standards. Unless otherwise provided in this chapter, uses permitted in a C-2 district shall conform to the following design standards:*

- (1) *Off-street parking shall be provided as specified in article XIII of this chapter.* **See below.**
- (2) *Buffers shall be provided as specified in article XV of this chapter.* **See below.**

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. Per Sec. 86-410 (28), *Theaters, auditoriums, places of worship, libraries, museums, art galleries, funeral homes, gymnasiums, stadiums and other places of assembly shall provide the larger of one space for each four fixed seats or one space for each 25 square feet of floor area available for the accommodation of moveable seats in the largest assembly room, whichever is greater, plus one space for each 150 square feet of ground area used for assembly.*

Suite 10, in which the event center will be located, contains 6800 square feet, including bathrooms and kitchen area. With 5000 / 25 for moveable seat area, plus one parking space per 150 square feet of assembly area, the number of required parking spaces for the event center would be about 234 spaces at full capacity. The entire commercial center parking lot contains about 250 parking spaces.

- (2) Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages.

The applicant has that the lounge area will provide alcohol service and the use must meet the minimum setbacks and other standards of Chapter 6 under the separate alcohol application.

- (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). **The applicant owns the entire building, and the only other business in the commercial center is a beauty salon at the opposite end of the building from the proposed event center. Therefore, the entire event center would be in a standalone building without competition from adjacent businesses on either side – for now.**

- (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. **All buildings and paving are pre-existing. The closest residential property (townhomes) is directly adjacent to the rear (south) of the commercial property, but the rear of the event center suite is 170 feet from the closest portion of the residential property.**

Staff recommendation: Approval; The event center can meet the zoning conditions of Section 86-532 and would have adequate parking for the fullest events. The shopping center is not currently active and is under single ownership, with no connecting storefronts needing to share parking at the moment. The applicant will need to consult with the County Fire Marshal to see if a sprinkler system is required. Any interior renovations must also be ADA compliant.

Should the Mayor and Council approve the use, the following minimum conditions should apply:

- 1. No outdoor events shall occur in the rear of the subject property, adjacent to the residential property.**
- 2. No events (indoor or outdoor) shall occur beyond 10 pm, per City Code Section 34-123.**
- 3. Any temporary items associated with outdoor event hosting (tents, tables, etc.) and litter shall be completely removed from the front parking area within a maximum of two days after the event has concluded.**

Sec. 34-123. - Noisy outdoor amusements; hours of operation.

It shall be unlawful for the owner of or any person employed at any place where an outdoor amusement is operated, to operate or conduct such business between the hours from 10:00 p.m. to 7:00 a.m. of each day, whereby noise emitting therefrom shall disturb the peace and quiet of inhabitants or occupants of any occupied building.

Update for 6.14.21 Council Meeting:**Correspondence with owner after 6.7.21 Meeting:**

So, per our phone conversation yesterday, you indicated that you wish to establish the event center before the lounge. Therefore, to avoid confusion at next Monday's meeting, the Mayor and Council should just focus on the event center requirements. (Lounges, bars, and taverns are not required to have a conditional use anyway.)

These were the approval conditions for the event center as they stood last Monday night:

1. No outdoor events shall occur in the rear of the subject property, adjacent to the residential property.
2. No events (~~indoor or~~ outdoor) shall occur beyond 10 pm, per City Code Section 34-123.
3. Any temporary items associated with outdoor event hosting (tents, tables, etc.) and litter shall be completely removed from the front parking area within a maximum of two days after the event has concluded.

Sec. 34-123. - Noisy outdoor amusements; hours of operation.

It shall be unlawful for the owner of or any person employed at any place where an outdoor amusement is operated, to operate or conduct such business between the hours from 10:00 p.m. to 7:00 a.m. of each day, whereby noise emitting therefrom shall disturb the peace and quiet of inhabitants or occupants of any occupied building.

It is also understood from our phone conversation yesterday that the kitchen area already in the suite will serve as primarily a staging area for event participants bringing their own food, and not an active kitchen such as you would have for the lounge / restaurant later. *Perhaps this should also be an approval condition.*

Could you still send me the proposed floor plan for the event center / lounge, even though it shows the lounge layout?

When the time comes for the lounge, it will have separate, more specific requirements than the event center, including:

1. Separate alcohol permit.
2. Minimum 55% of sales must be food in place that serves alcohol.
3. Kitchen upgrade.
4. Grease trap.

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
- Zoning Info
- Property Info
- Property Pictures
- Letter of Explanation
- Conditional Use - 242 Stockbridge Road - Event Center and Lounge - Legal Notice
- Zoning Sign

- Acceptance Letter
- 2021-05-21 The Emporium PRE Set

11.3

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: \$600.00 (Non-Refundable).

Date of Application: May 10th 2021

Property Owner Authorization

I (We) Patricia - I. Okwuosa the
 owner(s) of the following property located at: 242 Stockbridge
Rd Jonesboro, GA 30236

Tax Parcel Number: 120170 B003 Size of Property: 11.4 acres

Located in Zoning District C2 do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for

the following purposes: Event center and lounge

Attachment: Application (1903 : 242 Stockbridge Road)

Property Owner Information

Name: Patricia I. Okwuosa
 Mailing Address: 3003 Harts Ave, Conyers GA
 City: Conyers State: GA Zip: 30894
 Phone: (Day) 678 862 4556 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

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

Jonesboro Property Information

Existing Uses and Structures: Vacant
 Property address: 242 Stockbridge Rd, Jonesboro GA 30236
 Surrounding Uses and Structures: (See Official Zoning Map): _____
 Surrounding Zoning: _____
 North: C1 South: RM East: County West: RM
 Details of Proposed Use: EVENT CENTER
 Public Utilities: _____
 Access, Traffic and Parking: Stockbridge Rd.
 Special Physical Characteristics: _____

Attachment: Application (1903 : 242 Stockbridge 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: May 10th 2021

Signed: Jatkhana ---- (ms)

Notary: _____

SEAL

FOR OFFICE USE ONLY:

Date Received: 6/12/2021

Received By: [Signature]

Fee Amount Enclosed: \$ 1000.00

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 (1903 : 242 Stockbridge Road)



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: Patricia Okwuosa
 Name of Business: Empire Plaza LLC
 Property's Address: 242 Stockbridge, Jonesboro 30236
 Email Address: MOKWOSA11@gmail.com
 Phone: (Day): 678 862 4556 (Evening): 678 862 4556

Property Information

Current Use of Property: Value Services
 Proposed Use of Property (Please provide in great detail the intended use of the property):
Retail Services, Restaurant, Unit Center, Arcade, Congregation
Center, outdoor activities

Pat Okwuosa (Mrs) ... August 4th 2020
 Applicant's Signature Date

FOR OFFICE USE ONLY:

Current Zoning: C2

NAICS Code: 452210, 452319, 722511, 722519

Required Zoning: C2

Conditional Use Needed? Yes or No 5311

Comments:

☐ APPROVED

DENIED ☐

SEE ATTACHED SHEETS FOR PERMITTED USES AND THOSE
USES REQUIRING CONDITIONAL USES

D
 Zoning Official Signature

8/5/20
 Date

Attachment: Zoning Info (1903 : 242 Stockbridge Road)

**Applicant – Patricia I. Okwuosa
Name of Business – Empire Plaza, LLC
Address - 242 Stockbridge Road
Zoning District – C2**

NAICS – 452210, 452319, 722511, 722513, 531120, 71312, 7139

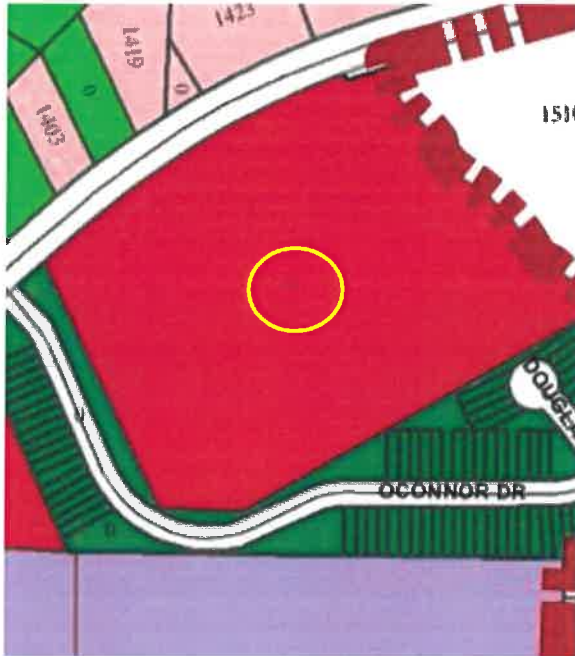
Proposed Uses: Retail Services, Restaurant, Event Center, Arcade, Congregation Center, Outdoor Activities
Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

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
452210	Department Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-583
452319	All Other General Merchandise Stores	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-167
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
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
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
71312	Amusement Arcades, Primarily Indoor	N	N	N	N	N	C	C	N	C	C	P	N	Sec. 86-130

7139	Other Amusement and Recreation Industries	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-521
------	---	---	---	---	---	---	---	---	---	---	---	---	---	-------------

David D. Allen, Zoning Administrator / Community Development Director
August 5, 2020

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.

86-532. NAICS 531120 – Lessors of Nonresidential Building (except Mini-warehouses), including Event Centers (Excluding funerals and wakes) The following conditions are assigned:

- (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. 86-521. 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.

Clayton County

GEORGIA

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Advanced Search

Sales Search

Personal Property /
Mobile Home Search

Map Search

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Tax Commissioner Summary

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Payment History

TAX ASSESSOR

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Commercial
Residential
Miscellaneous Structures
Personal Property
Sketch
Values
Value History
Assessment Notices
Pictometry
Income & Expense Values
Appeal Status
Sales
Land
Map
Permits

PARID: 12017D B003

OKWUOSA PATRICIA IFEANYI

NBHD: JBS

242 STOCKBRIDGE RD

1 of 1

Return to Search Results

Year: 2021 ▼

Tax Commissioner Summary

Tax Year 2021
Tax District/Description 4 - JONESBORO
Alternate ID 1267083
Legacy #
Status ACTIVE

Actions

Printable Summary
Printable Version

Reports

Attribute Export
Mailing List
Sales
Residential PRC
Property Tax Bill
Mobile Home Bill
Commercial PRC
Sketch Print

Parcel Status

Parcel Status	Deferral Exist	Bank PayPlan	Exclusion Codes	Years Support	Total Millage Rate
Active	No				39.9950

Parcel Information

Property Class C4 - Commercial Small Tracts
Acres 11.4020
Mortgage Company
Exemptions

Most Current Owner (Mailing Address)

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
OKWUOSA PATRICIA IFEANYI		3003 HEIGHTS AVE		CONYERS	GA	30094

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
OKWUOSA PATRICIA IFEANYI		3003 HEIGHTS AVE		CONYERS	GA	30094

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2020	1	24,371.93	-24,371.93	0.00
2019	1	12,178.80	-12,178.80	0.00
2018	1	12,178.80	-12,178.80	0.00
2017	1	12,207.30	-12,207.30	0.00
2016	1	14,648.76	-14,648.76	0.00
2015	1	8,801.54	-8,801.54	0.00
2014	1	16,386.48	-16,386.48	0.00
2013	1	22,491.43	-22,491.43	0.00
2012	1	28,448.64	-28,448.64	0.00
Total:		151,713.68	-151,713.68	0.00

Values

	100%	40%
Original	2,066,000	826,400
Appeal Value	0	0
Status Flag		
Total Taxable/Billing Value	2,066,000	826,400

Go

Attachment: Property Info (1903 : 242 Stockbridge Road)

TAX COMMISSIONER

TAX ASSESSOR

Clayton County Administration

P.K Dixon

Clayton County

GEORGIA

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[Map](#)

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PARID: 12017D B003

OKWUOSA PATRICIA IFEANYI

NBHD: JBS

242 STOCKBRIDGE RD

1 of 1

[Return to Search Results](#)

Year: 2021 ▼

Commercial Profile

Card	1
Year Built	1991
Effective Year Built	
Improvement Name	CREEKSIDE PLAZA
Units	
Other Improvements	
Other Imp Value	
Square Footage	71,692
Building Value	1,768,320

Actions

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[Printable Version](#)

Reports

[Attribute Export](#)

[Mailing List](#)

[Sales](#)

[Residential PRC](#)

[Property Tax Bill](#)

[Mobile Home Bill](#)

[Commercial PRC](#)

[Sketch Print](#)

Go

TAX COMMISSIONER

Clayton County Administration
Annex 3, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Property Tax: (770) 477-3311
Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
Monday-Friday



TAX ASSESSOR

P.K Dixon
Annex 2, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

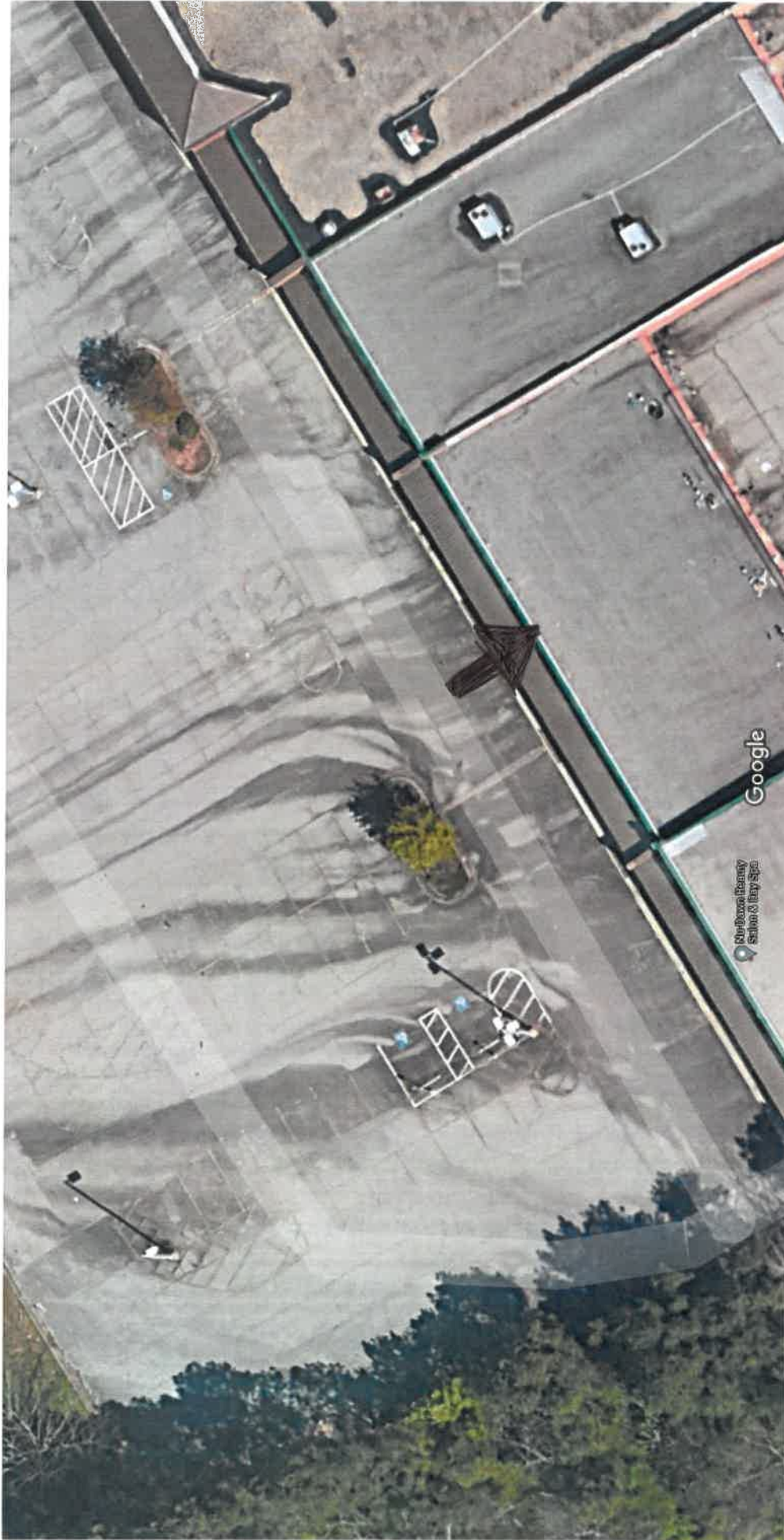
Phone: (770) 477-3285
Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
Monday-Friday

Attachment: Property Info (1903 : 242 Stockbridge Road)



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft



Map data ©2021, Map data ©2021 20 ft



Image capture: Jun 2016 © 2021 Google

Google
Street View





Image capture: Jun 2016 © 2021 Google

Google
Street View



David Allen

From: Major Okwuosa <mokwuosa11@gmail.com>
Sent: Tuesday, June 1, 2021 9:47 AM
To: David Allen
Subject: Re: Conditional Use Hearing

Good morning David.

Hours of operation;
 Monday to Thursday: 11am to 2pm
 Friday to Sunday 8am to 4am

Type of events;
 Weddings
 Parties
 Conferences
 Workshops
 Fashion shows
 Broadway shows
 Musical shows and concerts

Events will be indoors and outdoors

Number of employees; 10 to start

Alcoholic beverages will be served.

Kindly,
 Major Okwuosa

Sent from my iPhone

On May 29, 2021, at 4:18 PM, Joshua C. Okwuosa <okwuosajosh@gmail.com> wrote:

----- Forwarded message -----

From: David Allen <dallen@jonesboroga.com>
Date: Fri, May 28, 2021 at 4:42 PM
Subject: Conditional Use Hearing
To: Major Okwuosa <mokwuosa11@gmail.com>, Joshua C. Okwuosa <okwuosajosh@gmail.com>

Hello –

Attachment: Letter of Explanation (1903 : 242 Stockbridge Road)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on June 14, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for an event center and lounge, by Patricia Okwuosa, property owner and applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on June 7, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 5/19/21



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
CONDITIONAL Use Permit For Pat Doggett And
Lounge By Patrick O'Connell For Patrick Air
2422 Stockbridge Road, Parcel No. 12497D B003
JONESBORO 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 6-14-21 TIME: 6:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-474-3809

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL Use Permit For A Convenience

STORE W/LO GAS BY MICHAEL SANCHEZ, OWNER, AND

NICOLE NIKELY, APPLICANT, FOR PROPERTY AT 258 SOUTH

MAIN ST (PARCEL 05241D BOOI) JONESBORO 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 6-14-21

TIME: 6:00 P.M.

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



MEMORANDUM

To: Patricia Okwuosa
3003 Heights Avenue
Conyers, GA 30094

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

Date: June 2, 2021

Re: Notification of Request for Conditional Use – Event Center and Lounge, 242
Stockbridge Road; Tax Map Parcel No. 12017D B003

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:

- Event Center and Lounge

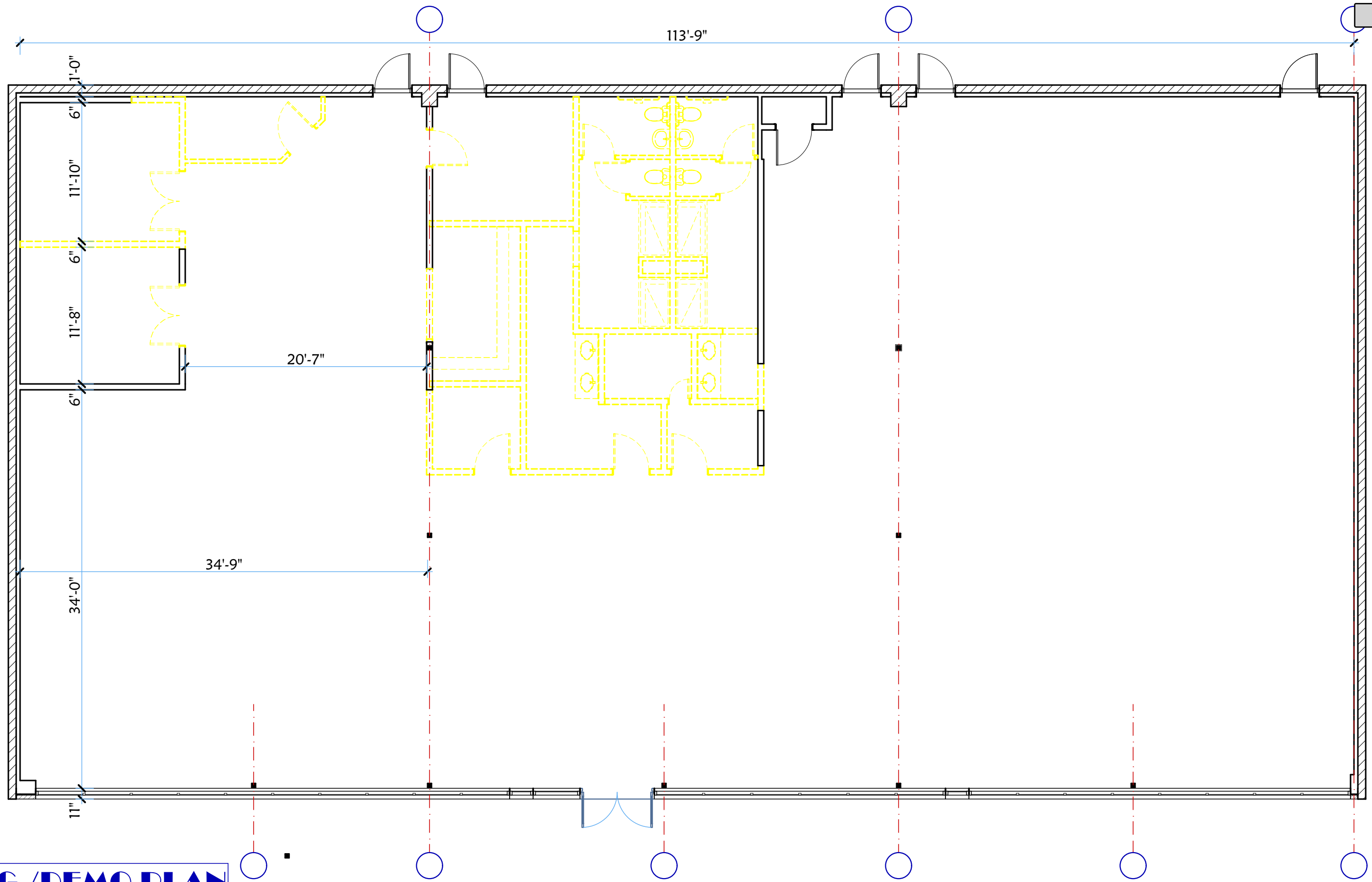
A Public Hearing has been scheduled for Monday, June 14, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, June 7, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Allen", is written over a light blue horizontal line.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (1903 : 242 Stockbridge Road)



EXISTING / DEMO PLAN

CONTACT PERSON:
Ousmane Cisse
TEL: 678-283-8521,
ousmane@cissexcontracting.com

THE **The Emporium**
242 STOCKBRIDGE RD, JONESBORO, GA

D1

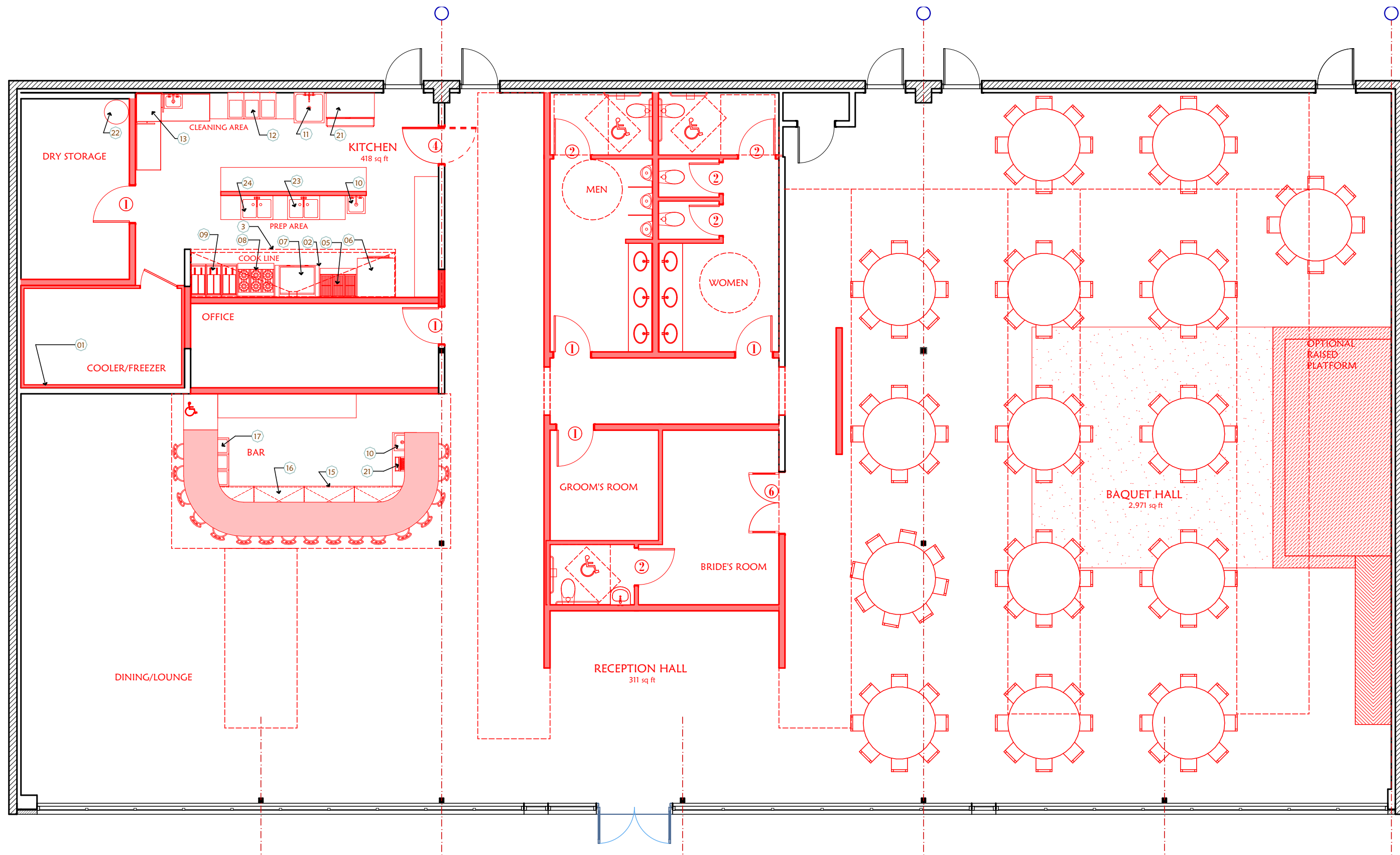
Architect
KSi
design group

228 GLENWOOD DR
CANTON, GA. 30115
Phone: (678) 438-4759
KSidesign@outlook.com

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Printed on:
5/21/2021

Packet Pg. 161



Attachment: 2021-05-21 The Emporium PRE Set (1903 : 242 Stockbridge Road)

FLOOR PLAN**PR.1**

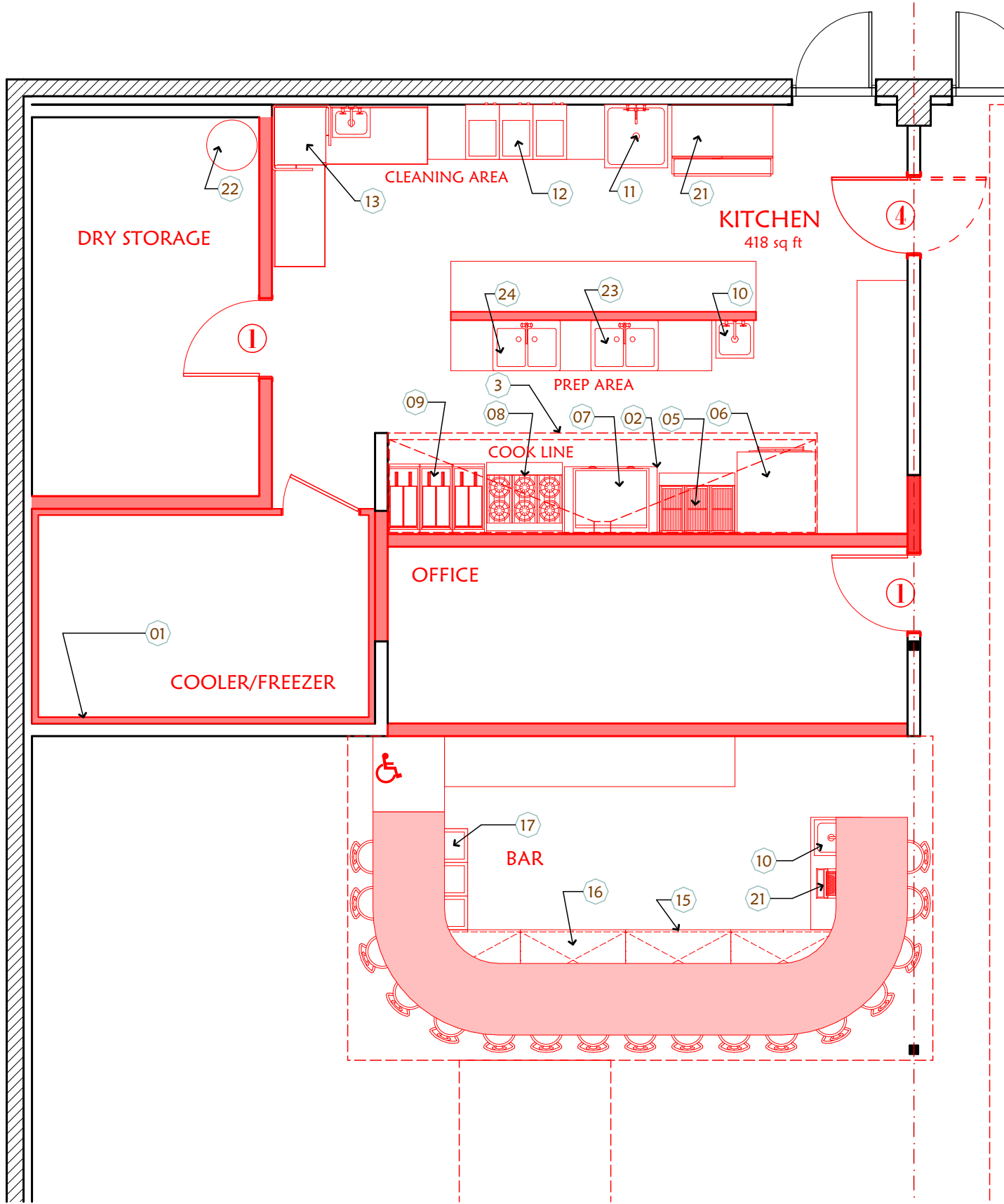
The Emporium
242 STOCKBRIDGE RD, JONESBORO, GA

Architect

KSi
design group
678-438-4759, KSidesign

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Packet Pg. 162



EQUIPMENT SCHEDULE		
ITEM NO.	DESCRIPTION	MANUF. AND/OR SPECS.
1	Walk In Cooler	American Panel Corporation - Model WALK IN COOLER/FREEZER
2	One Compartment Sink	SunFab - Model SFS1-181814-0
3	17ft Kitchen Hood	
4	30" x 84" Stainless Steel Table	Regency 18-Gauge 304 Commercial Work Table
5	Grill/Broiler	Imperial - Model IRB-36
6	Convectional Ovens	Blodgett - Model HV-100G
7	36" Countertop Gas Griddle	Star Manuf. - Model 836MA
8	36" Gas Range	Imperial - Model IR-8-XB
9	Fryer	American Range - Model AF25/25
10	Hand Sink	SunFab - Model SFHSSS-1715
11	Mop Sink	
12	Three Compartment Sink	SunFab - Model SFS3-181814-224
13	Dish Machine	Ecolab - Model Omega 5E
14	Ice Bin	Klinger's Trading - Model IC-1824
15	Bottle Cooler	Turbo Air - Model TBC-505B
16	Reach In Wine Refrigerator	Summit Commercial - Model SCR312LWC2
17	Underbar Three Compartment Sink	
18	Underbar Automatic Dishwasher	Noble Warewashing - Model UH30-FND
19	24" x 24" Table	
20	30" x 72" Table	
21	Ice Maker & Ice Bin	
22	Water Heater	
23	2-comp sink- Meat	
24	2-comp sink-Vegatables	

kitchen equipment list

PR.2

The Emporium
242 STOCKBRIDGE RD, JONESBORO, GA



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

11.4

- 4

COUNCIL MEETING DATE
June 14, 2021

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.)*

Council to consider approval of Conditional Use Permit Application, 21-CU-009, for pre-production makeup effects (movies, television) and associated classes, by Trent Bowen, current property owner, and Greg Solomon, applicant, for property at 9135 South Main Street (Parcel No. 06032A B009), Jonesboro, Georgia 30236.

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

City Code Section 86-106 – C-1 Zoning Purpose and Standards; Article VI Conditional Uses

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

Yes Economic Development, 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 9135 South Main Street for a pre-production makeup effects (movies and TV) studio, with associated classes. The property is currently the site of Bowen and Son HVAC business, with a functional building and paved parking lot. Sale of the property to the applicant would be conditional upon approval of the conditional use permit. The only access is South Main Street. Curiously, the property is zoned C-1 (Neighborhood Commercial District), in the midst of a M-1 Light Industrial area (part of the 2018 annexation). The specified use requires a conditional use permit in C-1 zoning and also per the newly adopted Gateway South Overlay District.

Sec. 86-106. - C-1 neighborhood commercial district.

- (a) Purpose. The C-1 neighborhood commercial district is established to promote **development of limited commercial and service establishments in close proximity to the neighborhoods they are intended to serve.** Beyond limiting the range of permitted uses and the scale of individual buildings, **the extent of the neighborhood commercial district itself is to be limited to ensure that consumer demand is not generated from outside the immediate neighborhood and that commercial encroachment into the neighborhood does not occur.** Parking standards are relaxed to encourage walking, and pedestrian amenities are required to create and enhance a neighborhood atmosphere. The C-1 district is envisioned as a destination environment in which shoppers may access a variety of goods and services, particularly entertainment services such as restaurants. Uses that foster "one-stop" shopping such as auto parts stores are prohibited as are site plans that feature extensive parking along the right-of-way.

While the specified use does not align totally with the purpose of the C-1 district, it is surrounded by industrial uses, and the activities inside the building will not significantly affect adjacent businesses.

Per the applicant:

- Hours and days of operation (including classes).

Our normal business hours will be Monday through Friday, a standard 8-to-5 with a 1-hour lunch break and two 15-minute breaks, one in the morning and one in the afternoon. A few additional weekday hours or an occasional Saturday could be added on at times due to workload and/or deadlines.

Classes, however, would almost always conform to the standard 8-hour day or less when we offer them.

- Number of employees.

We will be starting off with just myself and my wife, Sandra, handling whatever work that comes in. Later, as the business grows, we hope to add an office manager and perhaps 2 or 3 shop workers (sculptors, painters, mold makers, etc.) as needed, and perhaps an instructor for some of the classes.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

06/07/21

REQUIRED

City Council

PUBLIC HEARING

Next: 06/14/21

Signature

City Clerk's Office

- Estimated number of students attending classes.

The classes will all be hands-on type courses, so they will usually be limited to 8 students or less.

- Any sound effects or just makeup type effects?

Just makeup effects. Sound effects are handled by the Sound Department, or the Physical Effects Department, and are done either in Post, or on-set.

- Any plans for renovation of the inside or outside of building, and parking lot?

No major renovations will be necessary. The interior of the building, as-is, suits our needs very well. Just some cosmetic upgrades, inside and out, may be considered. No plans to do anything with the parking lot – just clean-up and trim some bushes & trees.

The specified use is subject to the conditions of Sec. 86-137:

Sec. 86-137. - NAICS 51219 Postproduction services and other motion picture and video industries.

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

- (1) No noise generated by the use shall be perceptible at the property boundary. **Per the applicant, sound effects will not be handled on the subject property. The makeup effects, and the classes, should not produce any significant noise outside or on adjacent properties.**

The classes associated with the specified use would be subject to the conditions of Sec. 86-198:

Sec. 86-198. - NAICS 6116 Other schools and instruction.

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

- (1) Must be located on a street having a classification of collector or greater. **South Main Street is a collector road.**
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The property is only 0.47 acres and is 121 feet wide. However, given the specialized nature of the instruction and the limited number of students, the property size should not be a problem.**
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **The property contains a stand-alone building.**
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation. **The property currently contains about 15 parking spaces; however, these are not striped.**
Although the use is not a vocational school in the strictest sense, vocational school parking requirements most closely fit the proposed model:
Colleges, universities, trade and vocational schools shall provide the larger of eight spaces for each classroom or one space for every 200 square foot of classroom, plus one space for every two employees or administrative personnel.
One classroom = equals 8 spaces, plus 6 employees = 3 spaces. 8 + 3 = 11 required; 15 spaces provided.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use. **All surrounding properties are zoned industrial.**
- (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. **The building is existing and is one-story.**

Since the proposed use will not be a nuisance or detriment to surrounding properties, will be relatively small-scale, and meets all but one of the zoning conditions for the use, staff recommends approval.

The applicant will need to consult with the Fire Marshal to make sure a sprinkler system is not required for the change in use. Also, any significant exterior modifications and / or new signage will be subject to review and approval by the Design Review Commission.

If approved, the following minimum conditions need to be assigned:

1. The parking spaces in the parking lot need to be clearly striped per City standards.
2. An ADA accessible entrance and interior route needs to be verified.

Update for 6.14.21 Council Meeting:

1. The Council briefly discussed limiting the number of students for the classes but took no action on it. The

applicant said that the classes will have 8 to 10 students maximum. Classes will not occur all the time.
 2. The applicant said there is an oven already in the building for working with costume parts, etc. This will need to be assessed with the typical Fire Marshal inspection.
 3. The applicant was fine with the two listed approval conditions above.

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
- Zoning Info
- Property Pictures
- Property Info
- Letter of Explanation
- Conditional Use - 9135 South Main Street - Pre-Production Effects - Legal Notice
- Zoning Sign
- Acceptance Letter

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: \$600.00 (Non-Refundable).

Date of Application: MAY 11, 2021

Property Owner Authorization

I (We) Pamela Brown Trent Bowen the
 owner(s) of the following property located at: 9135 S. Main St.

Jonesboro GA

Tax Parcel Number: 06032A B009 Size of Property: 0.4200

Located in Zoning District C1 do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

HVAC Company

MAKEUP EFFECTS
(MAKEUP TV)

Property Owner Information

Name: Tamela Bawen
 Mailing Address: 9135 S. Main St.
 City: Jonesboro State: GA Zip: 30236
 Phone: (Day) 770-478-0628 (Evening) 678 923-9309

Applicant's Information

(If Different from Owner's Information)

Name: GREG SOLOMON
 Mailing Address: 139 CANTERBURY DR.
 City: CARROLLTON State: GA Zip: 30117
 Phone: (Day) 678-675-5554 (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: 1
 Property address: 9135 S. Main St.
 Surrounding Uses and Structures: (See Official Zoning Map): _____
 Surrounding Zoning:
 North: MI South: MI East: County West: MI
 Details of Proposed Use: SPECIAL MAKEUP EFFECTS PRE PRODUCTION
 Public Utilities: LCWA, GA POWER & TRAINING
 Access, Traffic and Parking: SOUTH MAIN ST
 Special Physical Characteristics: _____

Attachment: Application (1902 : 9135 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: 5-11-2021

Signed: _____

Notary: Pat Daniel

SEAL

Pat Daniel
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 02/03/2024

FOR OFFICE USE ONLY:

Date Received: 5/11/21

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 (1902 : 9135 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:

Trent Bowen
PRINT NAME

Trent Bowen
SIGNATURE/DATE

APPLICANT:

Greg Solomon
PRINT NAME

[Signature]
SIGNATURE/DATE

NOTARY:

Pat Daniel
SIGNATURE/DATE

5-11-21

SEAL

Pat Daniel
NOTARY PUBLIC
Clayton County, GEORGIA
My Commission Expires 02/03/2024

Attachment: Application (1902 : 9135 South Main Street)



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

MARIA

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: Greg Solomon
 Name of Business: FXetc
 Property's Address: 9135 S. Main St., Jonesboro
 Email Address: effectsmakeup@yahoo.com
 Phone: (Day): 678-625-3554 (Evening): _____

Property Information

Current Use of Property: A/C Shop
 Proposed Use of Property (Please provide in great detail the intended use of the property):
Makeup Effects Shop (Possibly teach a few classes later)

[Signature]
 Applicant's Signature

5-7-21
 Date

FOR OFFICE USE ONLY:

Current Zoning: C1

NAICS Code: 51219

Required Zoning: H-1, H-2, Mx, C2, M1

Conditional Use Needed? ☒ Yes or ☐ No

☐ APPROVED

DENIED ☐

Comments:

REQUIRES CONDITIONAL USE PERMIT AND MUST COMPLY WITH SEC 96-137

[Signature]
 Zoning Official Signature

5/7/21
 Date

Attachment: Zoning Info (1902 : 9135 South Main Street)

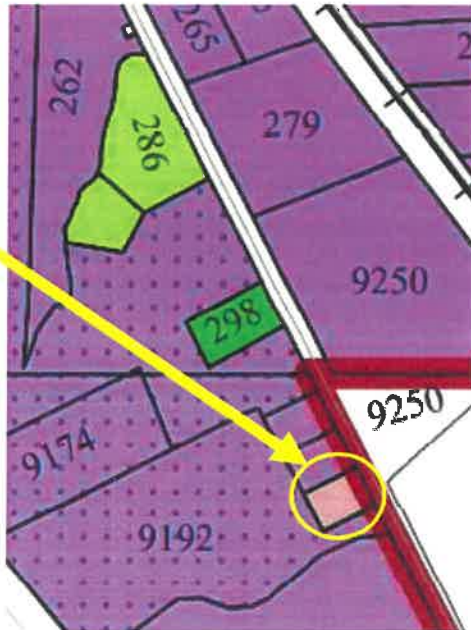
Applicant – Greg Solomon
 Name of Business – FXetc
 Address - 9135 South Main Street
 Zoning District – C1
 NAICS: 51219

Proposed Use: Makeup Effects Shop and Classes

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 Services and Other Motion Picture and Video Industries	N	N	N	N	N	P	P	C	P	C	P	P	Sec. 86-137

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

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-I 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. 86-137. - NAICS 51219 Postproduction services and other motion picture and video industries.

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

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



Map data ©2021, Map data ©2021 20 ft

Google Maps 9250 S Main St



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View

Clayton County

GEORGIA

[Searches](#) [Tax Assessor](#) [Tax Commissioner](#)
[Real Property Search](#) [Advanced Search](#) [Sales Search](#) [Personal Property / Mobile Home Search](#) [Map Search](#)

TAX COMMISSIONER

Tax Commissioner Summary

[Make A Payment](#)
[Tax by Authority](#)
[Payment History](#)

TAX ASSESSOR

[Tax Assessor Summary](#)
[Commercial](#)
[Residential](#)
[Miscellaneous Structures](#)
[Personal Property](#)
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[Values](#)
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[Pictometry](#)
[Income & Expense Values](#)
[Appeal Status](#)
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[Permits](#)

PARID: 06032A B009

BOWEN TAYLOR TRENT

NBHD: JB

9135 S MAIN ST

1 of 1

[Return to Search Results](#)

Year: 2021 ▼

Tax Commissioner Summary

Tax Year 2021
 Tax District/Description 4 - JONESBORO
 Alternate ID 1252907
 Legacy #
 Status ACTIVE

Actions

[Printable Summary](#)
[Printable Version](#)

Reports

[Attribute Export](#)
[Mailing List](#)
[Sales](#)
[Residential PRC](#)
[Property Tax Bill](#)
[Mobile Home Bill](#)
[Commercial PRC](#)
[Sketch Print](#)

Go

Parcel Status

Parcel Status	Deferral Exist	Bank PayPlan	Exclusion Codes	Years Support	Total Millage Rate
Active	No				39.9950

Parcel Information

Property Class C3 - Commercial Lots
 Acres 0.4710
 Mortgage Company
 Exemptions

Most Current Owner (Mailing Address)

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
BOWEN TAYLOR TRENT		9135 S MAIN ST		JONESBORO	GA	30236

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
BOWEN TAYLOR TRENT		9135 S MAIN ST		JONESBORO	GA	30236

Levy Information

Case Status	Tax Sale File #	Collector	Levy Date	Sale Date
Case Status - ACTIVE		-		

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2020	1	3,004.67	0.00	3,004.67
2019	1	2,839.04	-2,839.04	0.00
2018	1	2,825.48	-2,825.48	0.00
2017	1	2,577.96	-2,577.96	0.00
2016	1	2,495.56	-2,495.56	0.00
2015	1	2,489.24	-2,489.24	0.00
2014	1	2,426.15	-2,426.15	0.00
2013	1	2,391.87	-2,391.87	0.00
2012	1	2,410.23	-2,410.23	0.00
Total:		23,460.20	-20,455.53	3,004.67

Values

	100%	40%
Original	280,400	112,160
Appeal Value	0	0
Status Flag		
Total Taxable/Billing Value	280,400	112,160

Attachment: Property Info (1902 : 9135 South Main Street)

Clayton County

GEORGIA

[Searches](#) [Tax Assessor](#) [Tax Commissioner](#)
[Real Property Search](#)[Advanced Search](#)[Sales Search](#)[Personal Property /
Mobile Home Search](#)[Map Search](#)**TAX COMMISSIONER**[Tax Commissioner Summary](#)[Make A Payment](#)[Tax by Authority](#)[Payment History](#)**TAX ASSESSOR**[Tax Assessor Summary](#)**Commercial**[Residential](#)[Miscellaneous Structures](#)[Personal Property](#)[Sketch](#)[Values](#)[Value History](#)[Assessment Notices](#)[Pictometry](#)[Income & Expense Values](#)[Appeal Status](#)[Sales](#)[Land](#)[Map](#)[Permits](#)

PARID: 06032A B009

BOWEN TAYLOR TRENT

NBHD: JB

9135 S MAIN ST

1 of 1

[Return to Search Results](#)

Year: 2021 ▼

Commercial Profile

1 of 3 >

Card	1
Year Built	1965
Effective Year Built	1970
Improvement Name	BOWEN & SON HTG & COOLING
Units	
Other Improvements	
Other Imp Value	
Square Footage	2,779
Building Value	114,250

Actions[Printable Summary](#)[Printable Version](#)**Reports**[Attribute Export](#)[Mailing List](#)[Sales](#)[Residential PRC](#)[Property Tax Bill](#)[Mobile Home Bill](#)[Commercial PRC](#)[Sketch Print](#)

Go

TAX COMMISSIONER

Clayton County Administration
Annex 3, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Property Tax: (770) 477-3311
Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
Monday-Friday

**TAX ASSESSOR**

P.K Dixon
Annex 2, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Phone: (770) 477-3285
Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
Monday-Friday

Attachment: Property Info (1902 : 9135 South Main Street)

David Allen

From: Greg Solomon <effectsmakeup@yahoo.com>
Sent: Monday, May 31, 2021 9:10 AM
To: David Allen
Subject: Re: Conditional Use Hearing

Hi David,

Of course! I am happy to answer any questions about the business that may arise prior to, or during, the conditional use hearing.

- Hours and days of operation (including classes).
Our normal business hours will be Monday through Friday, a standard 8-to-5 with a 1-hour lunch break and two 15-minute breaks, one in the morning and one in the afternoon. A few additional weekday hours or an occasional Saturday could be added on at times due to workload and/or deadlines. Classes, however, would almost always conform to the standard 8-hour day or less when we offer them.
- Number of employees.
We will be starting off with just myself and my wife, Sandra, handling whatever work that comes in. Later, as the business grows, we hope to add an office manager and perhaps 2 or 3 shop workers (sculptors, painters, mold makers, etc.) as needed, and perhaps an instructor for some of the classes.
- Estimated number of students attending classes.
The classes will all be hands-on type courses, so they will usually be limited to 8 students or less.
- Any sound effects or just makeup type effects?
Just makeup effects. Sound effects are handled by the Sound Department, or the Physical Effects Department, and are done either in Post, or on-set.
- Any plans for renovation of the inside or outside of building, and parking lot?
No major renovations will be necessary. The interior of the building, as-is, suits our needs very well. Just some cosmetic upgrades, inside and out, may be considered. No plans to do anything with the parking lot – just clean-up and trim some bushes & trees.

If you have any more questions or concerns, please do not hesitate to ask.
 Thanks!

Greg Solomon
 FX etc...
 678-675-5554

On Friday, May 28, 2021, 04:45:29 PM EDT, David Allen <dallen@jonesboroga.com> wrote:

Hello –

Attachment: Letter of Explanation (1902 : 9135 South Main Street)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on June 14, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for pre-production makeup effects (movies, television) and associated classes, by Trent Bowen, current property owner, and Greg Solomon, applicant, for property at 9135 South Main Street (Parcel No. 06032A B009), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on June 7, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 5/19/21

CITY OF JONESBORO, GEORGIA

PIIRI IC HEARING FOR:
 CONDITIONAL USE PERMIT FOR Pre-Production Makeup
 EFFECTS (MOVIES, TV) AND ASSOCIATED CLASSES, BY TRENT BOWEN
 PROPERTY OWNER, AND GREG SALOMON, APPLICANT, FOR PROPERTY AT
 9135 SOUTH MAIN ST. (PARCEL No. 06032A B009)

9135 SOUTH MAIN ST. (PARCEL No. 06032A B009)

JONESBORO, GA 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 6-14-21 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 PRE-PRODUCTION MAKEUP
EFFECTS (MOVIES, TV) AND ASSOCIATED CLASSES BY TRENT BOWEN
PROPERTY OWNER, AND GREG SOLOMON, APPLICANT, FOR PROPERTY AT
9135 SOUTH MAIN ST. (PARCEL NO. 06032A B009)
JONESBORO, GA 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 6-14-21 TIME: 6:00 PM

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



MEMORANDUM

To: Greg Solomon
139 Canterbury Drive
Carrollton, GA 30117

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

Date: June 2, 2021

Re: Notification of Request for Conditional Use – Pre-Production Effects, 9135 South Main Street; Tax Map Parcel No. 06032A B009

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:

- Pre-Production Effects

A Public Hearing has been scheduled for Monday, June 14, 2021 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, June 7, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Allen", is written over a horizontal line.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (1902 : 9135 South Main Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

11.5

- 5

COUNCIL MEETING DATE
June 14, 2021

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.)

Council to consider approval of proposed text amendment, 21-TA-009, Ord. 2021-015, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

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)

Economic Development, 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 updates and revisions to Article XVII; The Additional Conditional Uses Code Section has been revised as a response to certain zoning situations that need to be addressed:

- 1. Incorporating the allowed and prohibited uses of the newly adopted City Center Mixed Use District into the Section.**
- 2. Deleting references in the Section to R-A zoning, of which no parcels in the City are currently zoned and the zoning does not appear in the zoning map legend.**
- 3. Correcting clerical errors (references to certain zoning districts in the Section that were not aligned with the Table of Uses).**
- 4. Reflecting changes made in the re-evaluation of the allowability of certain uses through recent experience and trying to establish a better balance of “business friendliness” and responsibility to the overall community.**

All changes are in bold red on the revised Code Section enclosed.

Update for 6.14.21 Council Meeting:

Further changes to the Table of Uses were made at the last Council meeting and are reflected in this revised document – Additional Conditional Use REV June 2021 2.

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.)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

**06/07/21
REQUIRED**

**City Council PUBLIC HEARING
Next: 06/14/21**

Signature

City Clerk's Office

- Additional Conditional Uses REV - June 2021

11.5

- Legal Notice - Additional Conditional Uses Revision June 2021

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 **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. 86-507. 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, **H-2** 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, **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) 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, H-2 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, **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. 86-515. NAICS 711120 – Dance Company Studios, without Theaters

The following conditions are assigned in the **CCM and** 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 **M-X 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 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 **CCM**, 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) 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~~ 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. 86-526. 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 H-1, H-2, O&I, M-X, 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) 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~~ district:

(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-1**, H-2, M-X, **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).

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

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.

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

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) 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, **H-2**, 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 **and M-1** districts:

- (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 **and O&I** 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, **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) 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 **and M-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 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 **and M-1** districts:

(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-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.

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

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).

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 **CCM**, 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 **CCM**, 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-1**, 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, H-2 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.

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, **Gasoline Stations, Full Service and with Convenience Stores**

The following conditions are assigned in the M-X, **C-2 and M-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 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 **H-1, H-2**, 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 **CCM 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) 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 **CCM**, 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 **H-1, H-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) 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 **H-1, H-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) 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 **and Georgia Highway 138 Spur**).
- (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.

Sec. 86-643. – NAICS 551114 Corporate management office

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. 86-644. – NAICS 561591 Convention Centers, Convention and Visitors Bureaus

The following conditions are assigned in the CCM 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 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, non-commercial use.

(5) Height regulations. The maximum height for buildings abutting a non-commercial use shall be three stories or 45 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 60 feet.

Sec. 86-645. – NAICS 62191 Ambulance services (transportation)

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

(1) A minimum 25-foot wide buffer shall be maintained between the facility (including ambulance parking areas) and any adjacent, residentially-zoned properties.

(Ord. No. 6-14-21)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on June 14, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances. Mayor & Council will first discuss the item at their Work Session, to be held on June 7, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Zoning Administrator / Community Development Director

Publish 5/19/21



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

11.6

- 6

COUNCIL MEETING DATE
June 14, 2021

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.)

Council to consider approval of proposed text amendment, 21-TA-007, Ord. 2021-013, 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 (Cite specific Council policy, statute or code requirement)

Section 86-204, Table of Uses

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

Economic Development, Beautification

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 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:

- 1. Incorporating the allowed and prohibited uses of the newly adopted City Center Mixed Use District into the Table.**
- 2. Deleting references in the Table of Uses to R-A zoning, of which no parcels in the City are currently zoned and the zoning does not appear in the zoning map legend.**
- 3. Correcting clerical errors (references to certain zoning districts in the Table of Uses that were not reflected in the Conditional Uses and Additional Conditional Uses sections.**
- 4. Re-evaluating the allowability of certain uses through recent experience and trying to establish a better balance of "business friendliness" and responsibility to the overall community.**

All changes are in bold red on the revised Table of Uses enclosed.

(Note: Based on the revisions above, the conditional use standards have been revised accordingly as a separate agenda item at this same meeting.)

Update for 6.14.21 Council Meeting:

Further changes to the Table were made mostly per Mayor Day and Councilwoman Messick and are reflected in the revised document – Table_of_Uses_REV 6.14.21 2.

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.)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

**06/07/21
REQUIRED**

**City Council PUBLIC HEARING
Next: 06/14/21**

Signature

City Clerk's Office

- Table_of_uses_REV 6.14.21
- Legal Notice - Table of Uses Update June 2021
- Table_of_uses_REV 6.14.21 2

11.6

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

Approval

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 **permit** (code section indicated)N = Use is not permitted in **the** Zoning District **indicated**

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-117
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	N	C	N	N	N	C	N	N	N	Article VII; Sec. 86-117; Sec. 86-118
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; Sec. 86-117; Sec. 86-118
n/a	Multifamily (Apartments)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118
n/a	Mixed Use Dwelling, including Lofts	N	N	N	C	P	C	C	C	P	C	N	N	Sec. 86-182; Sec. 86-117; Sec. 86-118

Attachment: Table_of_uses_REV 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	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	C	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

Attachment: Table_of_uses_REV 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	N	Sec. 86-209; Sec. 86-118
62422	Community Housing Services	C	C	N	N	C	N	N	C	N	N	N	N	Sec. 86-210; Sec. 86-118
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	N	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	N	C	N	N	N	N	N	N	N	Sec. 86-123
62412	Adult Day Care (In Home)	C	C	C	N	C	N	N	N	N	N	N	N	Sec. 86-124
624120	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 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
6232	Residential Mental Health Facilities	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-214; Sec. 86-118
62321	Residential Developmental Disability Homes (Major Disability)	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-215; Sec. 86-118
62322	Residential Mental and Substance Abuse Care	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-216; Sec. 86-118
62331	Continuing Care, Assisted Living Facilities	N	N	N	N	N	N	N	C	C	N	C	N	Sec.-86-217; Sec. 86-118
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

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	P	Sec. 86-118; Sec. 86-645
621991	Blood and Organ Banks	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-140; Sec. 86-118
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; Sec. 86-118
6222	Psychiatric and Substance Abuse Hospitals	N	N	N	N	N	N	N	C	N	N	N	N	Sec.-86-505; Sec. 86-118
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; Sec. 86-118
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; Sec. 86-118
623990	Other Residential Care Facilities Care, Youth Homes	C	C	N	N	N	N	N	N	N	N	N	N	Sec. 86-507; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	N	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	N	P	N	C	P	P	N	N	N	Sec. 86-129
8133	Social Advocacy Organizations	N	N	N	N	N	C	C	P	C	N	N	N	Sec. 86-508
813312	Environment and Conservation Organizations	N	N	N	N	N	C	C	P	C	N	C	N	Sec. 86-509
6241	Social Services Assistance, including Individual and Family Services	N	N	N	N	N	C	C	P	P	N	C	N	Sec. 86-510
923	Administration of Human Resource Programs, Including Education, Public Health, and Veterans' Affairs	N	N	N	P	N	C	C	P	P	N	P	N	Sec. 86-511
924	Administration of Environmental Quality Programs	N	N	N	P	N	C	C	P	P	N	P	N	Sec. 86-511
925	Administration of Housing Programs, Urban Planning, Rural, and Community Development	N	N	N	P	N	C	C	P	P	N	P	N	Sec. 86-511
9261	Administration of Economic Programs	N	N	N	P	N	C	C	P	C	N	P	N	Sec. 86-511

Attachment: Table_of_uses_REV 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
92612	Administration of Transportation Programs	N	N	N	P	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	C	P	C	N	C	N	Sec. 86-514
	ARTS, ENTERTAINMENT, AND RECREATION													
7111	Performing Arts Theaters: Drama, Dance, Music	N	N	N	C	N	C	C	C	C	N	C	N	Sec. 86-193; 86-114
711110	Dinner Theaters, Cabaret, Concert Hall, Live Entertainment	N	N	N	C	N	C	C	N	C	N	C	N	Sec. 86-195; 86-114
711120	Dance Company Studios, without Theaters	N	N	N	C	N	P	P	P	P	C	P	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	C	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; Sec. 86-118

Attachment: Table_of_uses_REV 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	P	P	N	P	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	P	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; Sec. 86-118
71312	Amusement Arcades, Primarily Indoor	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-130, Sec. 86-109 (c)(5); Sec. 86-118
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; Sec. 86-118
713991	Billiard and Pool Halls	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-131, 86-109 c5; Sec. 86-118

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
713990	Non-governmental Shooting Galleries and Shooting Ranges	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86-118
713990	Hookah Lounge (Smoking Bar, but not Cigar Lounge)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 18-92; Sec. 86-118
713950	Bowling Centers	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-118
713940	Fitness and Recreational Sports Centers, Health Clubs	N	N	N	C	N	C	C	C	P	C	P	N	Sec. 86-522
71391	Golf Courses and Country Clubs	C	C	C	N	C	N	N	C	C	N	N	N	Sec. 86-190; Sec. 86-118
512131	Motion Picture Theaters (except Drive-Ins)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-133; Sec. 86-118
512132	Drive-In Motion Picture Theaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-134; Sec. 86-118
712110	Museums	N	N	N	P	N	P	P	C	C	N	P	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	P	N	C	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; Sec. 86-118
71399	Neighborhood Rec. Centers, incl. Tennis, Pools & Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)	N	N	N	N	C	N	N	C	C	C	C	N	Sec. 86-192

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	N	C	C	C	C	C	C	C	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; Sec. 86-118
51224	Sound Recording Studios	N	N	N	N	N	C	C	C	C	N	P	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; Sec. 86-118
	GENERAL OFFICE USES													
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	N	N	N	P	N	P	P	P	P	P	P	N	
5413	Architectural, Engineering, Land Planning, Drafting, Surveying, Mapping and Related Services	N	N	N	P	N	P	P	P	P	P	P	N	

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
54135	Building Inspection Services	N	N	N	P	N	P	P	P	P	P	P	N	
5221	Banks, Credit Unions and Savings Institutions	N	N	N	P	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	P	N	Sec. 86-525
236	General Building Construction / Development, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	C	P	N	N	P	P	Sec. 86-141; Sec. 86-118
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; Sec. 86-118
237	Heavy and Civil Engineering Construction, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	C	C	N	N	C	P	Sec. 86-141; Sec. 86-118
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; Sec. 86-118
238	Specialty Trade Contractors, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	C	P	N	N	P	P	Sec. 86-141; Sec. 86-118
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; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	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; Sec. 86-118
551114	Corporate Management Offices, Office Only	N	N	N	P	N	P	P	P	P	C	P	P	Sec. 86-643
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; Sec. 86-118
561311	Employment Placement Agencies (Staffing)	N	N	N	N	N	P	P	P	C	N	P	N	Sec. 86-527
561330	Professional Employer Organizations (Staff Leasing Services)	N	N	N	N	N	P	P	P	C	N	P	N	Sec. 86-527
9211	Executive, Legislative, and Other General Government Support	N	N	N	P	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; Sec. 86-118
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	N	N	N	N	N	N	C	P	N	N	N	N	Sec. 86-530

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	P	P	N	P	N	
524	Insurance Carriers and Related Activities	N	N	N	P	N	P	P	P	P	N	P	N	
5414	Interior Design, Graphic Design & Other Specialized Design Services	N	N	N	P	N	P	P	P	P	P	P	N	
9221	Justice, Public Order and Safety Activities	N	N	N	P	N	P	P	P	P	P	P	N	
621492	Kidney Dialysis Centers	N	N	N	N	N	N	P	P	C	N	P	N	Sec. 86-531; Sec. 86-118
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; Sec. 86-118
5511	Management of Companies and Enterprises	N	N	N	N	N	P	P	P	P	N	P	P	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting	N	N	N	N	N	P	P	P	P	N	P	N	
812199	Massage Therapy, State Licensed Only	N	N	N	N	N	P	P	C	P	P	P	N	Sec. 86-109 ©(5); 86-533; Sec. 86-118
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	C	C	P	P	N	P	P	Sec. 86-534

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6212	Offices of Dentists	N	N	N	P	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	P	N	P	P	P	P	N	P	N	
5111	Newspaper, Periodical, Book, and Database Publishers	N	N	N	P*	N	P	P	P	P	N	P	N	*Excluding Adult Entertainme nt
511199	All Other Publishers	N	N	N	N	N	P	P	P	P	N	P	N	
5611	Office Administrative Services	N	N	N	P	N	P	P	P	P	P	P	P	
53132	Offices of Real Estate Appraisers	N	N	N	P	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	P	Sec. 86- 536
5312	Real Estate Agents and Brokers Offices	N	N	N	P	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	C	C	P	C	N	C	C	Sec. 86- 537

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54172	Research and Develop- ment in the Social Sci- ences and Humanities	N	N	N	N	N	P	P	P	C	N	C	C	Sec. 86- 537
5417	Scientific Research and Development Services	N	N	N	N	N	C	C	P	C	N	C	C	Sec. 86- 537
523	Securities, Commodity Contract, and Other Fi- nancial Investments and Related Activities	N	N	N	N	N	P	P	P	C	N	P	N	Sec. 86- 538
5112	Software Publishers	N	N	N	P	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); Sec. 86-118
54194	Veterinary Services, in- cluding Animal Hospitals, No Outdoor Runs or Cages	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86- 144; Sec. 86-118
541940	Veterinary Services, including Animal Hospitals, With Outdoor Runs or Cages	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86- 539; Sec. 86-118
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	P	N	P	P	P	P	P	P	N	
621112	Office of Mental Health Specialists	N	N	N	N	N	C	C	P	C	C	P	N	Sec. 86-540

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	COMMERCIAL / RETAIL USES													
5418	Advertising, Public Relations, and Related Services (Indoor Only)	N	N	N	P	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	C	Sec. 86-541; Sec. 86-118
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
812990	All Other Personal Services	N	N	N	N	N	C	C	C	C	C	C	N	Sec. 86-145, Sec. 86-109 (c)(5); Sec. 86-118
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; Sec. 86-118
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	Sec. 86-118
561613	Armored Car Services	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	Sec. 86-118
811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
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	N	C	P	P	C	P	P	N	N	Sec. 86-543; Sec. 86-118
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	P	N	P	P	P	P	C	P	N	Sec. 86-544
561439	Other Business Service Centers, Including Internet Cafe	N	N	N	P	N	P	P	P	P	C	P	N	Sec. 86-544
811192	Car Washes	N	N	N	N	N	N	N	N	C	N	C	C	Sec. 86-545 Sec. 86-118;
81222	Cemeteries	C	C	C	N	C	N	N	C	N	C	C	N	Sec. 86-146; Sec. 86-118
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; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	Sec. 86-547; Sec. 86-118
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	Sec. 86-118
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
53241	Heavy Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-548; Sec. 86-118
53221	Consumer Electronics and Appliances Rental	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-118
532283	Home Health Equipment Rental	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-549; Sec. 86-118
532284	Recreational Goods Rental, including golf cart rentals	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-550; Sec. 86-118
532289	All Other Consumer Goods Rental	N	N	N	N	N	N	N	N	N	C	P	N	Sec. 86-147; Sec. 86-118
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; Sec. 86-118
561591	Convention Centers, Convention and Visitors Bureaus	N	N	N	C	N	P	P	P	P	N	P	N	Sec. 86-644

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492	Couriers and Messenger Services	N	N	N	N	N	P	P	P	N	N	P	N	
561492	Court Reporting and Stenotype Services	N	N	N	N	N	P	P	P	N	N	P	N	
56145	Credit Bureaus	N	N	N	P	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	N	C	C	C	N	N	N	N	N	Sec. 86-123
812191	Diet and Weight Reducing Centers	N	N	N	N	N	C	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; Sec. 86-118
812320	Dry-cleaning and Laundry Services (except Coin-Operated)	N	N	N	N	N	C	C	C	P	C	P	P	Sec. 86-148
8112	Electronic and Precision Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
454110	Electronic Shopping and Mail-Order Houses	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86-552; Sec. 86-118
532281	Formal Wear & Costume Rental	N	N	N	P	N	P	P	N	P	C	P	N	Sec. 86-553

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81221	Funeral Homes and Funeral Services	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-203; Sec. 86-118
5323	General Rental Centers	N	N	N	N	N	N	N	C	C	N	P	P	Sec. 86-150; Sec. 86-118
811411	Home and Garden Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-151; Sec. 86-118
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	C	N	C	C	C	C	N	C	N	Sec. 86-554; Sec. 86-118
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 copyrighted works)	N	N	N	N	N	P	P	P	P	N	P	N	
81233	Linen and Uniform Supply	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
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); Sec. 86-118

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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); Sec. 86-118
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	Sec. 86-118
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	Sec. 86-118
81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
5191	Other Information Services	N	N	N	N	N	P	P	P	P	N	P	N	
81219	Other Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-109 (c)(5); Sec. 86-118
81293	Parking Lots and Garages, Commercial	N	N	N	C	N	C	C	C	C	C	C	C	Article XIII; Sec. 86-555; Sec. 86-118
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	P	
53211	Passenger Car Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-109 ©(5); Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	P	P	P	P	N	Sec. 86-118
81291	Pet Care, Grooming, Training, Pet Sitting (except Veterinary Services)	N	N	N	N	N	C	C	C	N	C	P	P	Sec. 86-174; Sec. 86-118
812910	Animal Kennels / Boarding	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-556; Sec. 86-118
812910	Animal Rescue Shelter, Public or Private	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-557; Sec. 86-118
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	P	N	P	P	P	N	C	P	P	Sec. 86-559
6115	Technical and Trade Schools	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-197; Sec. 86-118
611513	Apprenticeship Training	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-560; Sec. 86-118
561491	Repossession Services	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-153, Sec. 86-109 (c)(5); Sec. 86-118
81142	Re-upholstery and Furniture Repair	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86-154; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	Sec. 86-561
721310	Rooming and Boarding Houses	N	N	N	N	C	N	N	N	N	N	N	N	Sec. 86-562; Sec. 86-118
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; Sec. 86-118
81143	Shoe Repair	N	N	N	P	N	P	P	N	P	P	P	P	
81149	Other Household Goods Repair and Maintenance	N	N	N	N	N	P	P	N	P	P	P	P	Sec. 86-118
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; Sec. 86-118
561422	Telemarketing Bureaus	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86-565; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	
5615	Travel Agencies and Reservation Services	N	N	N	P	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; Sec. 86-118
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 ©(5); Sec. 86-567; Sec. 86-118
4542	Vending Machine Operators	N	N	N	N	N	N	C	C	N	N	P	N	Sec. 86-157; Sec. 86-118
532282	Video Tape and Disc Rental	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-177; Sec. 86-118
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-198; Sec. 86-118
61161	Fine Arts Schools	N	N	N	N	N	P	P	C	C	N	P	N	Sec. 86-568
611610	Small-scale Pottery and Ceramics Shop	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-569
61162	Sports and Recreation Instruction, including Exercise and Yoga	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-570

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	C	C	C	P	N	Sec. 86-571
6117	Educational Support Services	N	N	N	N	N	C	C	P	P	N	C	N	Sec. 86-572
6243	Vocational Rehabilitation Services	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-158; Sec. 86-118
5621	Waste Collection	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-573; Sec. 86-118
562119	Other Waste Collection, Except Hazardous Waste	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-573; Sec. 86-118
5622	Waste Treatment and Disposal	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-574; Sec. 86-118
5629	Remediation and Other Waste Services	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-575; Sec. 86-118
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; Sec. 86-118
562991	Septic Tank and Related Services	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-576; Sec. 86-118
4431	Electronics and Appliance Stores, Including Computers and Cameras	N	N	N	P	N	P	P	N	P	N	P	N	
45392	Art Dealers	N	N	N	P	N	P	P	P	C	C	P	N	Sec. 86-577
453920	Art Gallery	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-578
453920	Temporary, Outdoor Arts Market	N	N	N	N	N	C	C	C	N	N	N	N	Sec. 86-579

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	Sec. 86-118
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; Sec. 86-118
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	P*	N	P	P	P	P	P	P	N	*Excluding Adult Entertainmt
4441	Building Material and Supplies Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-161; Sec. 86-118
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	C	Sec. 86-163; Sec. 86-118
441110	Car Dealers, New or Used Vehicles	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-163, Sec. 86-109 (c)(5); Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	Sec. 86-163, Sec. 86-109 (c)(5); Sec. 86-118
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, Incl. Automobile Brokers (Office Only)	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-163.1; Sec. 86-118
72232	Caterers	N	N	N	N	N	P	P	N	P	N	P	N	
4481	Clothing Stores	N	N	N	P	N	P	P	N	C	P	P	N	Sec. 86-164
44815	Clothing Accessories Stores	N	N	N	P	N	P	P	N	C	P	P	N	Sec. 86-164
44512	Convenience Food Stores with fuel pumps	N	N	N	N	N	N	N	N	C	N	C	C	Sec. 86-582; Sec. 86-118
445120	Convenience Food Stores without fuel pumps	N	N	N	N	N	N	N	N	C	C	P	P	Sec. 86-165; Sec. 86-118
44612	Cosmetics, Beauty Supplies, and Perfume Stores	N	N	N	P	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, Incl. Fireworks Shops but not Tobacco Stores	N	N	N	N	N	N	N	N	C	P	P	P	Sec. 86-584; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
4531	Florists	N	N	N	P	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; Sec. 86-118
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	P	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	Sec. 86-118
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	C	C	Sec. 86-118; Sec. 86-582
44711	Gasoline Stations with Convenience Stores	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-118; Sec. 86-582
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	P	Sec. 86-587; Sec. 86-118
45112	Hobby, Toy and Game Stores	N	N	N	P	N	P	P	N	P	P	P	N	
451120	Arts & Crafts Retail Sales, Supply Stores	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-588

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
4483	Jewelry, Luggage, and Leather Goods Stores	N	N	N	P	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	P	Sec. 86-170; Sec. 86-118
44422	Nursery, Garden, and Farm Supply Stores	N	N	N	N	N	N	C	N	N	C	P	P	Sec. 86-170; Sec. 86-118
44619	Miscellaneous Health and Personal Care Stores, including Health Foods and Specialty Health Products.	N	N	N	P	N	P	P	N	P	P	P	N	
72233	Mobile Food Services, Including Carts and Individual Food Trucks	N	N	N	C	N	C	C	C	N	N	C	N	86-114; 86-590; Sec. 86-118
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; Sec. 86-118
441228	Motorcycle, ATV, and Other Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-592; Sec. 86-118
45114	Musical Instrument and Supplies Stores	N	N	N	P	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

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	C	P	C	P	N	Sec. 86-171; Sec. 86-168
44613	Optical Goods Stores	N	N	N	P	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; Sec. 86-118
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; Sec. 86-118
44611	Pharmacies and Drug Stores	N	N	N	N	N	C	C	N	P	P	P	N	Sec. 86-175
443142	Music Stores (Prerecorded Tape, Compact Disc, and Records)	N	N	N	P	N	C	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	P	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; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	C	P	P	P	P	Sec. 86-598
45113	Sewing, Needlework, and Piece Goods Stores	N	N	N	P	N	P	P	N	P	N	P	N	
4482	Shoe Stores	N	N	N	P	N	P	P	N	P	P	P	N	
722515	Snack and Nonalcoholic Beverage Bars, including cafes and coffee shops	N	N	N	P	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	P	N	P	P	N	P	P	P	N	
445230	Outdoor Farmers Market	N	N	N	C	N	P	P	N	P	N	C	N	86-114; Sec. 86-600; Sec. 86-118
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; Sec. 86-118
484	Truck Transportation (Freight)	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-179; Sec. 86-118
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; Sec. 86-118
45331	Consignment Stores	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-602

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	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; Sec. 86-118
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; Sec. 86-118
453991	Tobacco Stores, Cigar Shops, and Vape Shops, but not Cigar Lounge	N	N	N	C	N	C	C	N	C	N	P	N	Sec. 86-605; Sec. 86-118
	MANUFACTURING, WHOLESALE, AND WAREHOUSING													
337	Furniture and Related Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
337	Furniture and Related Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
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

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
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	Sec. 86-118
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; Sec. 86-118
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; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
512191	Preproduction and Other Related Industries	N	N	N	N	N	P	P	C	P	C	P	P	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	Sec. 86-118
31211	Soft Drink and Ice Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
31212	Breweries, Large-Scale	N	N	N	N	N	C	C	N	N	N	N	C	Sec. 86-612; Sec. 86-118
312120	Micro-breweries	N	N	N	P	N	C	C	N	N	N	C	C	86-114; Sec. 86-613
312120	Brew Pubs and Growler Shops	N	N	N	P	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; Sec. 86-118
312140	Micro-distilleries	N	N	N	P	N	C	C	N	N	N	N	C	86-114; Sec. 86-616

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
493	Warehousing and Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-617; Sec. 86-118
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	Sec. 86-118

Attachment: Table_of_uses_REV 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
313	Textile Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
313	Textile Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606; Sec. 86-118
314	Textile Product Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
314	Textile Product Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606; Sec. 86-118
315	Apparel and Apparel Accessories Manufacturing, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
315	Apparel and Apparel Accessories Manufacturing, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606; Sec. 86-118
316	Leather and Allied Product Manufacturing, Including footwear, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
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; Sec. 86-118
321	Wood Product Manufacturing, Including Millwork, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118

Attachment: Table_of_uses_REV 6.14.21 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
324	Petroleum & Coal Products Manufact.	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
325	Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-619; Sec. 86-118
326	Plastics and Rubber Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-620; Sec. 86-118
327	Non-metallic Mineral Product Manufact.	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
331	Primary Metal Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
332	Fabricated Metal Product Manufact. With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
332	Fabricated Metal Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
333	Machinery Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
333	Machinery Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
334	Computer and Electronic Product Manufactur., With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
335	Electrical Equipment and Appliance Manufacturing With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
335	Electrical Equipment and Appliance Manufacturing With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
336	Transportation Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
	TRANSPORTATION, COMMUNICATION, AND UTILITIES													
4855	Charter Bus Industry	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-621; Sec. 86-118
4885	Freight Transportation Arrangement	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-622; Sec. 86-118
488991	Packing and Crating	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-180; Sec. 86-118
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	P	N	P	P	P	P	P	P	P	Sec. 86-201; Chapter 70

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
487	Scenic and Sightseeing Transportation	N	N	N	N	N	C	C	N	N	N	N	P	Sec. 86- 624; Sec. 86-118
485991	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
4852	Interurban and Rural Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86- 625; Sec. 86-118
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-181; Sec. 86-118
4851	Urban Transit Systems, except Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	P	P	
4854	School & Employee Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86- 626; Sec. 86-118
4882	Support Activities for Rail Transportation	N	N	N	N	N	C	C	C	N	N	N	C	Sec. 86-627; Sec. 86-118
4884	Support Activities for Road Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-628; Sec. 86-118

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
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	N	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; Sec. 86-118
111421	Nursery and Tree Production	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-631; Sec. 86-118
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); Sec. 86-118
1123	Poultry and Egg Production, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86-118
	Other Poultry Production, Personal Use, Non-Commercial	P	P	N	N	N	P	P	N	N	N	N	N	Sec. 14-51; Sec. 86-118
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

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
22132	Sewage Treatment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 635; Sec. 86-118
	ADULT ENTERTAINMENT													
713990	Adult Entertainment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 641; Sec. 86-118

(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) **(6-14-21)**

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on June 14, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, 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. Mayor & Council will first discuss the item at their Work Session, to be held on June 7, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Zoning Administrator / Community Development Director

Publish 5/19/21

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 **permit** (code section indicated)N = Use is not permitted in **the** Zoning District **indicated**

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86- 117
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	N	C	N	N	N	C	N	N	N	Article VII; Sec. 86- 117; Sec. 86-118
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; Sec. 86-117; Sec. 86-118
n/a	Multifamily (Apartments)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118
n/a	Mixed Use Dwelling, including Lofts	N	N	N	C	P	C	C	C	P	C	N	N	Sec. 86-182; Sec. 86-117; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	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	C	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	C C M	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	C	N	Sec. 86-209; Sec. 86-118
62422	Community Housing Services	C	C	N	N	C	N	N	C	N	N	N	N	Sec. 86-210; Sec. 86-118
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	C	N	N	C	C	C	C	C	N	Sec. 86-122
624410	Family Day Care (In Home)	C	C	C	N	C	N	N	N	N	N	N	N	Sec. 86-123
62412	Adult Day Care (In Home)	C	C	C	N	C	N	N	N	N	N	N	N	Sec. 86-124
624120	Day Care Center (Out of Home)	N	N	N	C	N	N	C	C	C	C	C	N	Sec. 86-125

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
6232	Residential Mental Health Facilities	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-214; Sec. 86-118
62321	Residential Developmental Disability Homes (Major Disability)	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-215; Sec. 86-118
62322	Residential Mental and Substance Abuse Care	N	N	N	N	N	N	N	C	N	N	N	N	Sec. 86-216; Sec. 86-118
62331	Continuing Care, Assisted Living Facilities	N	N	N	N	N	N	N	C	C	N	C	N	Sec.-86-217; Sec. 86-118
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

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	C	P	Sec. 86-118; Sec. 86-645
621991	Blood and Organ Banks	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-140; Sec. 86-118
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; Sec. 86-118
6222	Psychiatric and Substance Abuse Hospitals	N	N	N	N	N	N	N	C	N	N	N	N	Sec.-86-505; Sec. 86-118
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; Sec. 86-118
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; Sec. 86-118
623990	Other Residential Care Facilities Care, Youth Homes	C	C	N	N	N	N	N	N	N	N	N	N	Sec. 86-507; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	N	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	N	P	N	C	P	P	N	N	N	Sec. 86-129; Sec. 86-118
8133	Social Advocacy Organizations	N	N	N	N	N	N	C	P	C	N	N	N	Sec. 86-508
813312	Environment and Conservation Organizations	N	N	N	N	N	C	C	P	C	N	C	N	Sec. 86-509
6241	Social Services Assistance, including Individual and Family Services	N	N	N	N	N	N	C	P	P	N	C	N	Sec. 86-510
923	Administration of Human Resource Programs, Including Education, Public Health, and Veterans' Affairs	N	N	N	P	N	C	C	P	P	N	P	N	Sec. 86-511
924	Administration of Environmental Quality Programs	N	N	N	P	N	C	C	P	P	N	P	N	Sec. 86-511
925	Administration of Housing Programs, Urban Planning, Rural, and Community Development	N	N	N	P	N	C	C	P	P	N	P	N	Sec. 86-511
9261	Administration of Economic Programs	N	N	N	P	N	C	C	P	C	N	P	N	Sec. 86-511

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
92612	Administration of Transportation Programs	N	N	N	P	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	C	P	C	N	C	N	Sec. 86-514
	ARTS, ENTERTAINMENT, AND RECREATION													
7111	Performing Arts Theaters: Drama, Dance, Music	N	N	N	C	N	C	C	C	C	N	C	N	Sec. 86-193; 86-114
711110	Dinner Theaters, Cabaret, Concert Hall, Live Entertainment	N	N	N	C	N	C	C	N	C	N	C	N	Sec. 86-195; 86-114
711120	Dance Company Studios, without Theaters	N	N	N	C	N	P	P	P	P	C	P	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	C	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; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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	P	N	P	P	P	P	N	P	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	P	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; Sec. 86-118
71312	Amusement Arcades, Primarily Indoor	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-130, Sec. 86-109 (c)(5); Sec. 86-118
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; Sec. 86-118
713991	Billiard and Pool Halls	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-131, 86-109 c5; Sec. 86-118

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713990	Recreational Shooting Clubs	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-636; Sec. 86-118
713990	Non-governmental Shooting Galleries and Shooting Ranges	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86-118
713990	Hookah Lounge (Smoking Bar, but not Cigar Lounge)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 18-92; Sec. 86-118
713950	Bowling Centers	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-118
713940	Fitness and Recreational Sports Centers, Health Clubs	N	N	N	C	N	C	C	C	P	C	P	N	Sec. 86-522
71391	Golf Courses and Country Clubs	C	C	C	N	C	N	N	C	C	N	N	N	Sec. 86-190; Sec. 86-118
512131	Motion Picture Theaters (except Drive-Ins)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-133; Sec. 86-118
512132	Drive-In Motion Picture Theaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-134; Sec. 86-118
712110	Museums	N	N	N	P	N	P	P	C	C	N	P	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	P	N	C	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; Sec. 86-118
71399	Neighborhood Rec. Centers, incl. Tennis, Pools & Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)	N	N	N	N	C	N	N	C	C	C	C	N	Sec. 86-192

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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	N	C	C	C	C	C	C	C	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; Sec. 86-118
51224	Sound Recording Studios	N	N	N	N	N	C	C	C	C	N	P	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; Sec. 86-118
	GENERAL OFFICE USES													
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	N	N	N	P	N	P	P	P	P	P	P	N	
5413	Architectural, Engineering, Land Planning, Drafting, Surveying, Mapping and Related Services	N	N	N	P	N	P	P	P	P	P	P	N	

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54135	Building Inspection Services	N	N	N	P	N	P	P	P	P	P	P	N	
5221	Banks, Credit Unions and Savings Institutions	N	N	N	P	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	P	N	Sec. 86-525
236	General Building Construction / Development, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	C	P	N	N	P	P	Sec. 86- 141; Sec. 86-118
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; Sec. 86-118
237	Heavy and Civil Engineering Construction, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	C	C	N	N	C	P	Sec. 86- 141; Sec. 86-118
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; Sec. 86-118
238	Specialty Trade Contractors, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	C	C	P	N	N	P	P	Sec. 86- 141; Sec. 86-118
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; Sec. 86-118

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5415	Computer Systems Design and Related Services	N	N	N	P	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; Sec. 86-118
551114	Corporate Management Offices, Office Only	N	N	N	P	N	P	P	P	P	C	P	P	Sec. 86-643
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; Sec. 86-118
561311	Employment Placement Agencies (Staffing)	N	N	N	N	N	C	P	P	C	N	P	N	Sec. 86-527
561330	Professional Employer Organizations (Staff Leasing Services)	N	N	N	N	N	C	P	P	C	N	P	N	Sec. 86-527
9211	Executive, Legislative, and Other General Government Support	N	N	N	P	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; Sec. 86-118
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	N	N	N	N	N	N	C	P	N	N	N	N	Sec. 86-530

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525	Funds, Trust, and Other Financial Vehicles	N	N	N	P	N	P	P	P	P	N	P	N	
524	Insurance Carriers and Related Activities	N	N	N	P	N	P	P	P	P	N	P	N	
5414	Interior Design, Graphic Design & Other Specialized Design Services	N	N	N	P	N	P	P	P	P	P	P	N	
9221	Justice, Public Order and Safety Activities	N	N	N	P	N	P	P	P	P	P	P	N	
621492	Kidney Dialysis Centers	N	N	N	N	N	N	P	P	C	N	P	N	Sec. 86-531; Sec. 86-118
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; Sec. 86-118
5511	Management of Companies and Enterprises	N	N	N	N	N	P	P	P	P	N	P	P	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting	N	N	N	N	N	P	P	P	P	N	P	N	
812199	Massage Therapy, State Licensed Only	N	N	N	N	N	C	C	C	P	P	P	N	Sec. 86-109 ©(5); 86-533; Sec. 86-118
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	C	C	P	P	N	P	P	Sec. 86-534

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6212	Offices of Dentists	N	N	N	P	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	P	N	P	P	P	P	N	P	N	
5111	Newspaper, Periodical, Book, and Database Publishers	N	N	N	P*	N	P	P	P	P	N	P	N	*Excluding Adult Entertainme nt
511199	All Other Publishers	N	N	N	N	N	P	P	P	P	N	P	N	
5611	Office Administrative Services	N	N	N	P	N	P	P	P	P	P	P	P	
53132	Offices of Real Estate Appraisers	N	N	N	P	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	P	Sec. 86- 536
5312	Real Estate Agents and Brokers Offices	N	N	N	P	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	C	C	P	C	N	C	C	Sec. 86- 537

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54172	Research and Develop- ment in the Social Sci- ences and Humanities	N	N	N	N	N	C	C	P	C	N	C	C	Sec. 86- 537
5417	Scientific Research and Development Services	N	N	N	N	N	C	C	P	C	N	C	C	Sec. 86- 537
523	Securities, Commodity Contract, and Other Fi- nancial Investments and Related Activities	N	N	N	N	N	P	P	P	C	N	P	N	Sec. 86- 538
5112	Software Publishers	N	N	N	P	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); Sec. 86-118
54194	Veterinary Services, in- cluding Animal Hospitals, No Outdoor Runs or Cages	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86- 144; Sec. 86-118
541940	Veterinary Services, including Animal Hospitals, With Outdoor Runs or Cages	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86- 539; Sec. 86-118
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	P	N	P	P	P	P	P	P	N	
621112	Office of Mental Health Specialists	N	N	N	N	N	C	C	P	C	C	P	N	Sec. 86-540

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	COMMERCIAL / RETAIL USES													
5418	Advertising, Public Relations, and Related Services (Indoor Only)	N	N	N	P	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	C	Sec. 86-541; Sec. 86-118
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
812990	All Other Personal Services	N	N	N	N	N	C	C	C	C	C	C	N	Sec. 86-145, Sec. 86-109 (c)(5); Sec. 86-118
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; Sec. 86-118
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	Sec. 86-118
561613	Armored Car Services	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118

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811191	Automotive Oil Change and Lubrication Shops	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
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	N	C	P	P	C	P	P	N	N	Sec. 86-543; Sec. 86-118
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	P	N	P	P	P	P	C	P	N	Sec. 86-544
561439	Other Business Service Centers, Including Internet Cafe	N	N	N	P	N	P	P	P	P	C	P	N	Sec. 86-544
811192	Car Washes	N	N	N	N	N	N	N	N	C	N	C	C	Sec. 86-545 Sec. 86-118;
81222	Cemeteries	C	C	C	N	C	N	N	C	N	C	C	N	Sec. 86-146; Sec. 86-118
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; Sec. 86-118

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81231	Coin-Operated Laundries and Drycleaners, drop-off	N	N	N	N	N	N	N	N	N	C	P	C	Sec. 86-547; Sec. 86-118
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	Sec. 86-118
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
53241	Heavy Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-548; Sec. 86-118
53221	Consumer Electronics and Appliances Rental	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-118
532283	Home Health Equipment Rental	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-549; Sec. 86-118
532284	Recreational Goods Rental, including golf cart rentals	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-550; Sec. 86-118
532289	All Other Consumer Goods Rental	N	N	N	N	N	N	N	N	N	C	P	N	Sec. 86-147; Sec. 86-118
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; Sec. 86-118
561591	Convention Centers, Convention and Visitors Bureaus	N	N	N	C	N	P	P	P	P	N	P	N	Sec. 86-644

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492	Couriers and Messenger Services	N	N	N	N	N	P	P	P	N	N	P	N	
561492	Court Reporting and Stenotype Services	N	N	N	N	N	P	P	P	N	N	P	N	
56145	Credit Bureaus	N	N	N	P	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	N	C	C	C	N	N	N	N	N	Sec. 86-123
812191	Diet and Weight Reducing Centers	N	N	N	N	N	C	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; Sec. 86-118
812320	Dry-cleaning and Laundry Services (except Coin-Operated)	N	N	N	C	N	C	C	C	P	C	P	P	Sec. 86-148
8112	Electronic and Precision Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
454110	Electronic Shopping and Mail-Order Houses	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86-552; Sec. 86-118
532281	Formal Wear & Costume Rental	N	N	N	P	N	P	P	N	P	C	P	N	Sec. 86-553

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81221	Funeral Homes and Funeral Services	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-203; Sec. 86-118
5323	General Rental Centers	N	N	N	N	N	N	N	C	C	N	P	P	Sec. 86-150; Sec. 86-118
811411	Home and Garden Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-151; Sec. 86-118
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	C	N	C	C	C	C	N	C	N	Sec. 86-554; Sec. 86-118
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 copyrighted works)	N	N	N	N	N	P	P	P	P	N	P	N	
81233	Linen and Uniform Supply	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
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); Sec. 86-118

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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); Sec. 86-118
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	Sec. 86-118
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	Sec. 86-118
81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
5191	Other Information Services	N	N	N	N	N	P	P	P	P	N	P	N	
81219	Other Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-109 (c)(5); Sec. 86-118
81293	Parking Lots and Garages, Commercial	N	N	N	C	N	C	C	C	C	C	C	C	Article XIII; Sec. 86-555; Sec. 86-118
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	P	
53211	Passenger Car Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-109 ©(5); Sec. 86-118

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8114	Personal & Household Goods Repair & Maintenance, including jewelry, garments, watches, musical instruments and bicycles; No Outdoor Storage	N	N	N	P	N	P	P	P	P	P	P	N	Sec. 86-118
81291	Pet Care, Grooming, Training, Pet Sitting (except Veterinary Services)	N	N	N	N	N	C	C	C	N	C	P	P	Sec. 86-174; Sec. 86-118
812910	Animal Kennels / Boarding	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-556; Sec. 86-118
812910	Animal Rescue Shelter, Public or Private	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-557; Sec. 86-118
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	P	N	P	P	P	N	C	P	P	Sec. 86-559
6115	Technical and Trade Schools	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-197; Sec. 86-118
611513	Apprenticeship Training	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-560; Sec. 86-118
561491	Repossession Services	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-153, Sec. 86-109 (c)(5); Sec. 86-118
81142	Re-upholstery and Furniture Repair	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86-154; Sec. 86-118

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811420	Antique Furniture Repair and Restoration Shop	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86-561
721310	Rooming and Boarding Houses	N	N	N	N	C	N	N	N	N	N	N	N	Sec. 86-562; Sec. 86-118
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; Sec. 86-118
81143	Shoe Repair	N	N	N	P	N	P	P	N	P	P	P	P	
81149	Other Household Goods Repair and Maintenance	N	N	N	N	N	P	P	N	P	P	P	P	Sec. 86-118
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; Sec. 86-118
561422	Telemarketing Bureaus	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86-565; Sec. 86-118

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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	P	N	
5615	Travel Agencies and Reservation Services	N	N	N	P	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; Sec. 86-118
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 ©(5); Sec. 86-567; Sec. 86-118
4542	Vending Machine Operators	N	N	N	N	N	N	C	C	N	N	P	N	Sec. 86-157; Sec. 86-118
532282	Video Tape and Disc Rental	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-177; Sec. 86-118
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-198; Sec. 86-118
61161	Fine Arts Schools	N	N	N	P	N	P	P	C	C	N	P	N	Sec. 86-568
611610	Small-scale Pottery and Ceramics Shop	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-569
61162	Sports and Recreation Instruction, including Exercise and Yoga	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-570

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611620	Sports and Recreation Instruction, including Gymnastics and Martial Arts	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-571
6117	Educational Support Services	N	N	N	N	N	C	C	P	P	N	C	N	Sec. 86-572
6243	Vocational Rehabilitation Services	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-158; Sec. 86-118
5621	Waste Collection	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-573; Sec. 86-118
562119	Other Waste Collection, Except Hazardous Waste	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-573; Sec. 86-118
5622	Waste Treatment and Disposal	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-574; Sec. 86-118
5629	Remediation and Other Waste Services	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-575; Sec. 86-118
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; Sec. 86-118
562991	Septic Tank and Related Services	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-576; Sec. 86-118
4431	Electronics and Appliance Stores, Including Computers and Cameras	N	N	N	P	N	P	P	N	P	N	P	N	
45392	Art Dealers	N	N	N	P	N	P	P	P	C	C	P	N	Sec. 86-577
453920	Art Gallery	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-578
453920	Temporary, Outdoor Arts Market	N	N	N	N	N	C	C	C	N	N	N	N	Sec. 86-579

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44131	Automotive Parts and Accessories Stores, With No Outdoor Storage, Excluding Tires	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
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; Sec. 86-118
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	P*	N	P	P	P	P	P	P	N	*Excluding Adult Entertainmt
4441	Building Material and Supplies Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-161; Sec. 86-118
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	C	Sec. 86-163; Sec. 86-118
441110	Car Dealers, New or Used Vehicles	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-163, Sec. 86-109 (c)(5); Sec. 86-118

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44112	Car Dealers, Used Vehicles Only	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-163, Sec. 86-109 (c)(5); Sec. 86-118
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, Incl. Automobile Brokers (Office Only)	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-163.1; Sec. 86-118
72232	Caterers	N	N	N	N	N	P	P	N	P	N	P	N	
4481	Clothing Stores	N	N	N	P	N	P	P	N	C	P	P	N	Sec. 86-164
44815	Clothing Accessories Stores	N	N	N	P	N	P	P	N	C	P	P	N	Sec. 86-164
44512	Convenience Food Stores with fuel pumps	N	N	N	N	N	N	N	N	C	N	C	C	Sec. 86-582; Sec. 86-118
445120	Convenience Food Stores without fuel pumps	N	N	N	N	N	N	N	N	C	C	P	P	Sec. 86-165; Sec. 86-118
44612	Cosmetics, Beauty Supplies, and Perfume Stores	N	N	N	P	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, Incl. Fireworks Shops but not Tobacco Stores	N	N	N	N	N	N	N	N	C	P	P	P	Sec. 86-584; Sec. 86-118

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4531	Florists	N	N	N	P	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; Sec. 86-118
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	P	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	Sec. 86-118
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	C	C	Sec. 86-118; Sec. 86-582
44711	Gasoline Stations with Convenience Stores	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-118; Sec. 86-582
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	P	Sec. 86- 587; Sec. 86-118
45112	Hobby, Toy and Game Stores	N	N	N	P	N	P	P	N	P	P	P	N	
451120	Arts & Crafts Retail Sales, Supply Stores	N	N	N	P	N	P	P	C	C	C	P	N	Sec. 86-588

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44411	Home Centers (Building Materials and Supplies)	N	N	N	N	N	N	N	N	P	N	P	C	Sec. 86-589; Sec. 86-118
4483	Jewelry, Luggage, and Leather Goods Stores	N	N	N	P	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	P	Sec. 86-170; Sec. 86-118
44422	Nursery, Garden, and Farm Supply Stores	N	N	N	N	N	N	C	N	N	C	P	P	Sec. 86-170; Sec. 86-118
44619	Miscellaneous Health and Personal Care Stores, including Health Foods and Specialty Health Products.	N	N	N	P	N	P	P	N	P	P	P	N	
72233	Mobile Food Services, Including Carts and Individual Food Trucks	N	N	N	P	N	C	C	C	N	N	C	N	86-114; 86-590; Sec. 86-118
722330	Food Truck Courts	N	N	N	P	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; Sec. 86-118
441228	Motorcycle, ATV, and Other Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-592; Sec. 86-118
45114	Musical Instrument and Supplies Stores	N	N	N	P	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

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4532	Office Supplies, Stationery, and Gift Stores	N	N	N	P	N	P	P	C	P	C	P	N	Sec. 86-171; Sec. 86-168
44613	Optical Goods Stores	N	N	N	P	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; Sec. 86-118
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; Sec. 86-118
44611	Pharmacies and Drug Stores	N	N	N	C	N	C	C	N	P	P	P	N	Sec. 86-175
443142	Music Stores (Prerecorded Tape, Compact Disc, and Records)	N	N	N	P	N	C	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	P	N	P	P	C	P	P	P	N	Sec. 86-597
722511	Restaurants, Full-Service, Quality Restaurants	N	N	N	P	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; Sec. 86-118

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722513	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.	N	N	N	P	N	P	P	C	P	P	P	P	Sec. 86-598
45113	Sewing, Needlework, and Piece Goods Stores	N	N	N	P	N	P	P	N	P	N	P	N	
4482	Shoe Stores	N	N	N	P	N	P	P	N	P	P	P	N	
722515	Snack and Nonalcoholic Beverage Bars, including cafes and coffee shops	N	N	N	P	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	P	N	P	P	N	P	P	P	N	
445230	Outdoor Farmers Market	N	N	N	P	N	P	P	N	P	N	C	N	86-114; Sec. 86-600; Sec. 86-118
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; Sec. 86-118
484	Truck Transportation (Freight)	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-179; Sec. 86-118
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; Sec. 86-118
45331	Consignment Stores	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-602

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453310	Antique Shops, but not Flea Markets	N	N	N	P	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; Sec. 86-118
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; Sec. 86-118
453991	Tobacco Stores, Cigar Shops, and Vape Shops, but not Cigar Lounge	N	N	N	C	N	C	C	N	C	N	P	N	Sec. 86-605; Sec. 86-118
	MANUFACTURING, WHOLESALE, AND WAREHOUSING													
337	Furniture and Related Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
337	Furniture and Related Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
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

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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; Sec. 86-118
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	Sec. 86-118
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; Sec. 86-118
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; Sec. 86-118

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512191	Preproduction and Other Related Industries	N	N	N	N	N	P	P	C	P	C	P	P	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	Sec. 86-118
31211	Soft Drink and Ice Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
31212	Breweries, Large-Scale	N	N	N	N	N	C	C	N	N	N	N	C	Sec. 86-612; Sec. 86-118
312120	Micro-breweries	N	N	N	P	N	C	C	N	N	N	C	C	86-114; Sec. 86-613
312120	Brew Pubs and Growler Shops	N	N	N	P	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; Sec. 86-118
312140	Micro-distilleries	N	N	N	P	N	C	C	N	N	N	N	C	86-114; Sec. 86-616

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3122	Tobacco Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
493	Warehousing and Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-617; Sec. 86-118
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	Sec. 86-118

Attachment: Table_of_uses_REV 6.14.21 2 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
313	Textile Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
313	Textile Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606; Sec. 86-118
314	Textile Product Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
314	Textile Product Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606; Sec. 86-118
315	Apparel and Apparel Accessories Manufacturing, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
315	Apparel and Apparel Accessories Manufacturing, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 606; Sec. 86-118
316	Leather and Allied Product Manufacturing, Including footwear, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
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; Sec. 86-118
321	Wood Product Manufacturing, Including Millwork, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
324	Petroleum & Coal Products Manufact.	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
325	Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-619; Sec. 86-118
326	Plastics and Rubber Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-620; Sec. 86-118
327	Non-metallic Mineral Product Manufact.	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
331	Primary Metal Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
332	Fabricated Metal Product Manufact. With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
332	Fabricated Metal Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
333	Machinery Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
333	Machinery Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
334	Computer and Electronic Product Manufactur., With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118

Attachment: Table_of_uses_REV 6.14.21 2 (1898 : Revised Table of Uses)

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
335	Electrical Equipment and Appliance Manufacturing With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-118
335	Electrical Equipment and Appliance Manufacturing With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
336	Transportation Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-606; Sec. 86-118
	TRANSPORTATION, COMMUNICATION, AND UTILITIES													
4855	Charter Bus Industry	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-621; Sec. 86-118
4885	Freight Transportation Arrangement	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-622; Sec. 86-118
488991	Packing and Crating	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-180; Sec. 86-118
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	P	N	P	P	P	P	P	P	P	Sec. 86-201; Chapter 70

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
487	Scenic and Sightseeing Transportation	N	N	N	N	N	C	C	N	N	N	N	P	Sec. 86- 624; Sec. 86-118
485991	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118
4852	Interurban and Rural Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86- 625; Sec. 86-118
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-181; Sec. 86-118
4851	Urban Transit Systems, except Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	P	P	
4854	School & Employee Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86- 626; Sec. 86-118
4882	Support Activities for Rail Transportation	N	N	N	N	N	C	C	C	N	N	N	C	Sec. 86-627; Sec. 86-118
4884	Support Activities for Road Transportation	N	N	N	N	N	N	N	C	N	N	N	C	Sec. 86-628; Sec. 86-118

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2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
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	N	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; Sec. 86-118
111421	Nursery and Tree Production	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-631; Sec. 86-118
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); Sec. 86-118
1123	Poultry and Egg Production, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86-118
	Other Poultry Production, Personal Use, Non-Commercial	P	P	N	N	N	P	P	N	N	N	N	N	Sec. 14-51; Sec. 86-118
1125	Aquaculture	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-646
11291	Apiculture (Beekeeping)	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-647
1152	Support Activities for Animal Production	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-648
	UTILITIES													
2211	Power Generation and Supply	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-632

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	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; Sec. 86-118
22132	Sewage Treatment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 635; Sec. 86-118
	ADULT ENTERTAINMENT													
713990	Adult Entertainment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 641; Sec. 86-118

(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) **(6-14-21)**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

11.7

- 7

COUNCIL MEETING DATE
June 14, 2021

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.)

Council to consider approval of proposed text amendment, 21-TA-008 Ord. 2021-014, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

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

Chapter 86, Article VI – Conditional Uses

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

Economic Development, 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 updates and revisions to Article VI; The Conditional Uses Code Section has been revised as a response to certain zoning situations that need to be addressed:

- 1. Incorporating the allowed and prohibited uses of the newly adopted City Center Mixed Use District into the Section.**
- 2. Deleting references in the Section to R-A zoning, of which no parcels in the City are currently zoned and the zoning does not appear in the zoning map legend.**
- 3. Correcting clerical errors (references to certain zoning districts in the Section that were not aligned with the Table of Uses).**
- 4. Reflecting changes made in the re-evaluation of the allowability of certain uses through recent experience and trying to establish a better balance of “business friendliness” and responsibility to the overall community.**

All changes are in bold red on the revised Code Section enclosed.

Update for 6.14.21 Council Meeting:

Further changes to the Table of Uses were made at the last Council meeting and are reflected in this revised document – Conditional Use REV June 2021 2.

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.)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

June, 14, 2021

**06/07/21
REQUIRED**

**City Council PUBLIC HEARING
Next: 06/14/21**

Signature

City Clerk's Office

- Conditional Uses REV - June 2021
- Legal Notice - Conditional Uses Revision June 2021
- Conditional Uses REV - June 2021 2

11.7

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

Approval

ARTICLE VI. - CONDITIONAL USES

Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by Mayor and Council that the proposed use conforms to the minimum listed conditions and the standards of review of this article. Approval of conditional uses is subject to the procedural requirements of property rezoning of Article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the Mayor and Council pursuant to the provisions of this chapter, once activity authorized by a conditional use has been discontinued for a period of 60 days, the conditional use shall expire without further action by the Mayor and Council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the Mayor and Council. In making the decision regarding whether or not a conditional use has been discontinued, the Zoning Administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

The following conditional uses may be permitted in the zoning districts specified. The listed conditions and standards below are minimum requirements, and the Mayor and Council may elect to impose additional conditions and standards on proposed uses based on the context of each case.

Sec. 86-122. – NAICS 62441, 6244 Child day care.

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

GROUP DAY CARE HOME

Any place operated by any person or group wherein are received for pay not less than seven nor more than 18 children under 18 years of age for care and supervision for less than 24 hours per day.

Day care centers and group day care homes may be permitted as a conditional use in an H-2, O&I, C-1, C-2 or MX district, subject to the following conditions:

(1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

(1) For Centers with a licensed capacity of 19 or more children first licensed after March 1, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times one-third (1/3) of the Center's licensed capacity for children.

(2) For Centers with a licensed capacity of 18 or fewer children first licensed after April 21, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times the center's licensed capacity for children.

(b) Playground Occupancy. At least one hundred (100) square feet shall be available for each child occupying the outside play area at any one time. Groups of children may be rotated if necessary so that one hundred (100) square feet per child is provided at all times.

(c) Location. Playgrounds shall be adjacent to the Center or in an area which can be reached by a safe route or method approved by the Department. Except in School-age Centers, the playground shall have shaded areas.

(d) Fence or Approved Barriers. Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area.

(e) Playground Surfaces. Except in School-age Centers, the playground shall have a surface suitable for varied activities. Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth (1/4) of the total playground area.

(f) Equipment. Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children.

(g) Anchoring of Certain Equipment. Climbing and swinging equipment shall be anchored.

(h) Fall Zones and Surfacing. Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency.

(i) Safety and Upkeep of Playground. Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No on-street parking shall be permitted in conjunction with any child day care facility. Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon finding that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic

beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas.

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.

Sec. 86-123. - NAICS 624410, 6244 Family day care.

FAMILY DAY CARE HOME

A private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three, but not more than six children under 18 years of age who are not related to such person and whose parents or guardians are not residents in the same private residence.

Family day care homes may be permitted as a conditional use in an R-2, R-4, R-C, ~~R-A~~ R-M, H-1 or **H-2** district, subject to the following conditions:

- (1) The exterior of the dwelling shall not be altered in a manner inconsistent with dwellings in the immediate neighborhood that are occupied in single-family use.
- (2) No parking facility shall be installed in the front yard.
- (3) Must provide an outdoor play area containing a minimum area of 500 square feet. Such play area shall be fenced using a minimum fence height of four feet and established in the rear yard. A stockade type fence shall be installed along any boundary with a residential use. Such fencing shall comply with the building setback of the adjoining residential property, as appropriate.

Sec. 86-124. – NAICS 62412 Services for the elderly and persons with disabilities.

ADULT DAY CARE HOME

A facility in which for compensation at least three, but not more than six persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day care homes may be permitted as a conditional use in an R-2, R-4, R-C, ~~R-A~~ or R-M district, subject to the following conditions:

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

(2) The exterior of the dwelling shall not be altered in a manner inconsistent with dwellings in the immediate neighborhood that are occupied in single-family use.

(3) No parking facility shall be installed in the front yard. (4) An outdoor seating area comprised of a porch, deck, gazebo or similar structure suitable for no fewer than four adults must be provided.

Sec. 86-125. - NAICS 624120 Adult day care center.

A facility in which for compensation seven or more persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day-care centers may be permitted as a conditional use in an H-2, O&I, M-X, C-1, or C-2 district, subject to the following conditions:

- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided.
- (5) Mayor and Council may attach conditions to approval of a facility which have as their purpose protection of the public health, safety, morals, and general welfare, or Mayor and Council may deny approval of an adult day care facility upon a finding that conditions on or near such proposed facility render it unsuitable for establishment of an adult day care facility.

Sec. 86-126. - NAICS 6239 Continuing care retirement communities.

PERSONAL CARE HOME

Any dwelling that provides or arranges for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. Personal services include, but are not limited to, individual assistance with and supervision of self-administered medications and essential activities or daily living such as eating, bathing, grooming, dressing, and toileting.

Personal care homes may be permitted as a conditional use in an ~~H-2~~, O&I, MX or C-2 district, subject to the following conditions:

- (1) The personal care home shall provide on-site parking and/or drop-off space adequate to meet the needs of the proposed facility;

(2) The operator of the personal care home shall provide the Jonesboro Police and Clayton County Fire Departments a current list of residents living in the facility who have disabilities, and information concerning special needs, so as to ensure each resident's safety and evacuation from the premises in the event of a fire or similar emergency.

(3) The personal care home shall obtain all required federal and state permits and/or licenses.

Sec. 86-127. - Other residential care facilities.

GROUP HOME FOR THE DISABLED

Any dwelling unit designed for single family occupancy and occupied by no more than eight disabled individuals. Group homes do not include boarding houses, halfway houses, homeless shelters or similar occupancy, nor shall the term include occupancy by any releases of any penal institution or place for persons convicted of a crime, persons found to be juvenile delinquents or juveniles found to be persons in need of supervision. In addition to disabled individuals, up to two additional occupants acting as house parents or guardians may reside in a group home.

Group homes may be permitted as a conditional use in an R-2 or R-4 district, subject to the following conditions:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the group home is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator of the group 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) The operator of the group home shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (5) A group home shall not be established within 1,500 feet of an existing group home.
- (6) The group home shall not require occupancy of individual bedrooms by more than two individuals.
- (7) Group homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

Sec. 86-128. - NAICS 51912 Libraries and archives.

Libraries may be permitted as a conditional use in an R-2, R-4, ~~R-A~~, RM, H-1, H-2, MX, C-1, ~~or~~ C-2 district, subject to the following condition:

- (1) A landscaped buffer having a minimum horizontal dimension of 20 feet and an average horizontal dimension of 30 feet shall be maintained when abutting a residential use.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-129. - NAICS 6233 Retirement community.

The following conditions are assigned in the ~~R-C, R-A and~~ H-2 district:

- (1) A maximum of 90 dwelling units shall be permitted.
- (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.

Sec. 86-130. - NAICS 71312 Amusement arcades, **indoor**.

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

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

Sec. 86-131. - NAICS 713990 Billiard and pool halls (all uses permitted except shooting ranges).

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

- (1) The sale or on-premises consumption of alcoholic beverages is prohibited.

Sec. 86-132. - NAICS 515 Broadcasting.

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

- (1) No transmission towers may be located on the property.

Sec. 86-133. - NAICS 512132 Motion picture theaters (except drive-ins).

The following conditions are assigned in the H-1, H-2, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (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. 86-134. - NAICS 512132 Motion picture theaters: drive ins.

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) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) No screen shall be visible from any street.
- (4) No central loudspeaker system shall be permitted.
- (5) No outdoor theater shall be permitted adjacent to any residential district.
- (6) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (7) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (8) 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. 86-135. - NAICS 711130 Musical groups and artist.

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

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

Sec. 86-136. - NAICS 712190 Nature parks and other similar institutions.

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

- (1) No parking facilities shall be permitted with 50 feet of a residential property.

Sec. 86-137. - NAICS 51219 **Pre-production and** Postproduction services and other **related** motion picture and video industries.

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

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

Sec. 86-138. - NAICS 51224, 51225 Sound recording industries.

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

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

Sec. 86-139. - 5221 Banks, credit unions, and saving institutions.

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

- (1) No drive-thru teller or drive-thru ATM machines shall be permitted.

Sec. 86-140. - NAICS 621991 Blood and organ banks.

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

- (1) Blood plasma donor facilities are prohibited.
- (2) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

Sec. 86-141. - NAICS 236, 237, 238 Construction and Contractors, **Specialty and General, With No Outdoor Storage**

The following condition is assigned in the H-1, H-2, O&I, ~~and C-2~~ districts:

- (1) No outdoor storage of materials is permitted.

Sec. 86-142. - NAICS 236, 237, and 238 Construction and contractors, **Specialty and General**, with outdoor storage.

The following condition is 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.

Sec. 86-143. - NAICS 561320 Temporary help services.

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

- (1) No client of any such facility may report to the facility more than one hour prior to the opening of the business or remain on the premises more than one hour following closing of the business.
- (2) The building located on the property shall contain sufficient area, either inside or outside, configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property.
- (3) The proposed site for a labor pool shall not be located within 1,000 feet of an existing labor pool.
- (4) The labor pool shall provide a safe area on the property where the day laborers may be picked up and dropped off. Any such area shall not include any right-of-way immediately adjacent to the property or on any adjoining property not owned or leased by the labor pool.
- (5) The labor pool shall be limited to commercial locations on Tara Boulevard that are zoned C-2.

Sec. 86-144. - NAICS 54194 Veterinary services including animal hospital.

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

- (1) No outdoor runs shall be permitted.

Sec. 86-145. - NAICS 812990 All other personal services.

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

- (1) Dating and escort services shall be prohibited.

Sec. 86-146. - NAICS 81222 Cemeteries

The following conditions are assigned in the R-2, R-4, R-C, **R-A**, RM, O&I, C-1, and C-2 districts:

- (1) No associated crematorium facilities shall be permitted.
- (2) The lot shall be a minimum of five acres.
- (3) No dwelling, other than a one-family dwelling for a caretaker, shall be permitted.
- (4) No building shall be located within 100 feet of any property boundary.
- (5) The lot shall have direct access to an arterial or major collector road.
- (6) All gravesites shall be a minimum of (50) 50 feet from any property boundary.

Sec. 86-147. - NAICS 532284 Consumer goods rental.

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

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-148. - NAICS 812320 Dry-cleaning and laundry services (except coin operated).

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

- (1) No dry-cleaning plants shall be permitted. Such establishments shall be limited to customer drop off and pick-up.

Sec. 86-149. - NAICS 4543 Direct selling establishments, including fuel dealers.

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

- (1) No on-site storage of fuels shall be permitted.

Sec. 86-150. - NAICS 5323 General rental centers.

The following conditions are assigned in the MX and O&I districts:

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-151. - NAICS 811411 Home and garden equipment repair and maintenance.

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

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

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.

Sec. 86-153. - NAICS 561491 Repossession services.

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

- (1) No outdoor storage of repossessed vehicles, equipment or materials of any sort shall be permitted.

Sec. 86-154. - NAICS 81142 Re-upholstery and furniture repair.

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.

Sec. 86-155. - NAICS 5617 Services to buildings and dwellings.

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

- (1) No on-site storage of chemicals or other potentially toxic or hazardous materials or supplies shall be permitted.
- (2) No trucks shall be stored on site for 24-hour periods or overnight.
- (3) No on-site 24-hour storage of chemical compounds used in the conduct of businesses classified under this NAICS code shall be permitted.

Sec. 86-156. - NAICS 541380 Testing laboratories.

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

(1) No testing 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. 86-157. - NAICS 4542 Vending machine operators.

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

(1) No on premises vending machine sales shall be permitted.

(Ord. No. 05-08, § 2(6.36), 8-15-05, 2-11-19)

Sec. 86-158. - NAICS 6243 Vocational rehabilitation services.

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

(1) No client of any such facility may report to the facility more than one hour prior to the opening of the business or remain on the premises more than one hour following closing of the business.

(2) The building located on the property shall contain sufficient area, either inside or outside, configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property.

Sec. 86-159. - NAICS 7224 Bars, taverns, and other drinking places (alcohol).

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

(1) See chapter 6, Alcoholic beverages.

Sec. 86-160. - NAICS 44122 Boat dealers.

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

(1) No outdoor storage or display of used boats, used trailers or any equipment, motors or accessories shall be permitted.

Sec. 86-161. - NAICS 444 Building material and garden equipment and supplies dealers.

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-162. - NAICS 44419 Building material dealers, lumber yards.

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

(1) Outdoor storage shall be screened utilizing a ten-foot landscaped buffer and opaque fencing having a minimum height of six feet; landscaping as prescribed in article XV shall be maintained outside the fencing.

Sec. 86-163. - NAICS 441110/44112 Car dealers, new or used and car dealers, used.

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

- (1) The primary use of the property shall be retail sales of vehicles.
- (2) All vehicle servicing shall be performed in an entirely enclosed structure.
- (3) No vehicles that are in a state of disrepair shall be displayed.
- (4) Automotive repair shall be operated only as an accessory to a new car dealership.
- (5) No outdoor storage of parts, materials or equipment shall be permitted.

Sec. 86-163.1. - NAICS 425120 Automobile brokers—Office only.

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

- (1) Automobile brokers assigned in the C-2 districts shall operate in an "office only" capacity.
- (2) "Office only" shall mean: a. No vehicle to be brokered for sale, lease, or otherwise, shall be delivered to, displayed, or parked at any time on the premises; b. Vehicles for sale or lease, whether directly or indirectly, shall not be delivered to, displayed, or parked on the premises at any time; c. Maintenance, repair, refurbishing, washing, or detailing of automobiles on the premises is prohibited.

Sec. 86-164. - NAICS 4481 Clothing stores.

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

- (1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-165. - NAICS 445120 Convenience food stores, without fuel pumps.

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

- (1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-166. - NAICS 4421 Furniture and home furnishing stores.

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 6,000 square feet.

Sec. 86-167. - NAICS 452319 General merchandise stores.

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-168. - NAICS 45322 Gift, novelty, and souvenir stores.

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

(1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-169. - NAICS 44511 Grocery stores and supermarkets.

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 20,000 square feet.

Sec. 86-170. - NAICS 4442, 44422 Lawn and garden equipment and supply stores, nursery, and farm supply

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-171. - NAICS 4532 Office supplies and stationery stores, gifts.

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-172. - NAICS 44613 Optical goods stores

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-173. - NAICS 45391 Pet and pet supplies stores.

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

(1) No outdoor runs shall be permitted.

Sec. 86-174. - NAICS 81291 Pet care, grooming, training, pet sitting, and boarding (except veterinary services).

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

(1) No outdoor runs shall be permitted.

Sec. 86-175. - NAICS 44611 Pharmacies and drug stores.

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

(1) Establishments shall be limited to a maximum floor area of 8,000 square feet.

Sec. 86-176. - NAICS 443142 Music stores - Prerecorded tape, compact disc and record 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 4,000 square feet.

Sec. 86-177. - NAICS 53223 Video tape and disc rental.

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

(1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-178. - NAICS 4533 Used merchandise stores, including thrift stores.

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-179. - NAICS 484 Truck Transportation (Freight)

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

(1) Trucks shall not be stored in the front yard.

Sec. 86-180. - NAICS 488991 Packing and crating.

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

(1) Pallets shall be screened from view from the public right-of-way and adjacent property and shall be stacked no higher than the screening or ten feet above grade, whichever height is most restrictive.

(2) Such screening shall be accomplished utilizing a ten-foot landscaped buffer and opaque fencing having a minimum height of eight feet; landscaping as prescribed in article XV shall be maintained outside the fencing.

Sec. 86-181. - NAICS 4853 Taxi and limousine service.

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

(1) No on-site vehicle maintenance, other than washing, shall be permitted.

Sec. 86-182. - Mixed family, including lofts.

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

(1) No residential unit shall occupy a street level space.

Sec. 86-183. - NAICS 8131, 81311 Churches, other places of worship, and religious organizations.

The following conditions are assigned in the **CCM**, H-1, H-2, O&I, MX, C-1, 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 conform to Chapter 6 setbacks, Alcoholic Beverages.

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

(5) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(6) Must meet applicable buffer requirements of Article XV – Landscaping and Buffers.

(7) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(8) 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. 86-184. - NAICS 8134 Civic and social organizations, with provisions for bar or restaurant.

The following conditions are assigned in the H-1, H-2, O&I, MX, C-1, 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 conform to Chapter 6 standards, Alcoholic Beverages.

Sec. 86-185. - NAICS 81341 Civic and social organizations, without private bar or restaurant.

The following conditions are assigned in the H-1, H-2, O&I, MX, C-1, 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.

Sec. 86-186. - NAICS 6113 Private schools: colleges and universities.

The following conditions are assigned in the H-2, O&I, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-187. - NAICS 6111 Private schools: elementary and secondary.

The following conditions are assigned in the R-2, R-4, ~~R-A~~, **RC**, RM, H-1, H-2, O&I, MX, C-1, 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 stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(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. 86-188. - NAICS 6112 Private schools: junior colleges.

The following conditions are assigned in the O&I, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(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. 86-189. - NAICS 71399 Community Recreation Facility Buildings (non-profit) including YMCA, Senior Centers, and City Recreational Centers

The following conditions are assigned in the R-C, ~~R-A~~, RM, H-1, H-2, O&I, MX, C-1, 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(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. 86-190. - NAICS 71391 Golf courses and country clubs.

The following conditions are assigned in the R-2, R-4, R-C, ~~R-A~~, RM, O&I and MX 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.

Sec. 86-191. - NAICS 712110 Museums.

The following conditions are assigned in the O&I ~~and~~ MX ~~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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(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. 86-192. - NAICS 71399 Neighborhood Rec. Centers, incl. Tennis, Pools and Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)

The following conditions are assigned in the ~~R-A~~, RM, ~~H-2~~, O&I, MX, C-1, 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) All other applicable standards of Section 86-113 shall be met.

Sec. 86-193. - NAICS 7111 Performing arts theaters: drama, dance, music.

The following conditions are assigned in the CCM, H-1, H-2, O&I, MX, 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (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. 86-194. - NAICS 711211 Stadiums, coliseums, arenas, amphitheaters.

The following conditions are assigned in the CCM, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (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. 86-195. - NAICS 711110 Theater companies and dinner theaters.

The following conditions are assigned in the **CCM**, H-1, H-2, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-196. - NAICS 6114 Business schools and computer and management training.

The following conditions are assigned in the H-2, O&I, MX 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.

Sec. 86-197. - NAICS 6115 Technical and trade schools.

The following conditions are assigned in the **H-1**, H-2, O&I, MX, 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) Truck driving schools shall be restricted to the M-1 district.
- (4) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

- (5) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (6) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-198. - NAICS 6116 Other schools and instruction.

The following conditions are assigned in the H-1, H-2, 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-199. - NAICS 5151 Radio and television broadcasting.

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

- (1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Cross reference— Telecommunications, Chapter 70.

Sec. 86-200. - NAICS 51913, 519130 Internet publishing, broadcasting, and web search portals.

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

- (1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-201. - NAICS 517 Telecommunications.

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

- (1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-202. - Townhouses and condominiums.

The following conditions are assigned in the **CCM**, ~~R-A~~, R-M, H-1, H-2, and MX districts:

- (1) The standards of the R-A district shall control development of townhouses and condominiums.

Sec. 86-203. - Funeral homes and funeral services.

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.
- (3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-204. – Table of Uses (**Revised June 14, 2021**)

Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, **CCM**, R-M, H-1, H-2 and M-X districts:

- (1) The standards of the R-M district shall control development of apartments.
- (2) Must be located off a street having a classification of collector or greater.
- (3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

Sec. 86-206. - NAICS 8139 Business, Professional, Labor, Political and Similar Organizations.

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) The sale or on-premises consumption of alcoholic beverages is prohibited.

Sec. 86-207. - NAICS 8132 Charitable Organization Offices, including Grantmaking and Giving Services.

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.

Sec. 86-208. - NAICS 62411 Child Youth Services, including Adoption and Foster 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) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) No lodging for children or workers shall be provided on the premises.

Sec. 86-209. - NAICS 624210 Community Food Services, such as Food Banks, with no Meals Prepared or Served on Premises (i.e. Soup Kitchens)

The following conditions are assigned in the O&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 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 or connected storefronts).
- (5) A minimum 50-foot wide buffer shall be maintained between built elements of the proposed facility and any adjacent, residentially-zoned property.
- (6) Onsite pickup by customers shall be prohibited on evenings and on Sundays.

Sec. 86-210. - NAICS 62422 Community Housing Services

The following conditions are assigned in the R-2, R-4, ~~R-A~~, R-M, and O&I districts:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the housing is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.
- (2) The operator of the housing service shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents temporarily living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (7) The dwelling shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing dwelling shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.
- (9) No persons who are registered sex offenders, have other criminal history or require substance abuse treatment shall be allowed temporary housing on the premises.
- (10) The length of stay for temporary residents shall be determined by the City Council.
- (11) Within the Historic Districts, the Historic Residential Overlay District, and the other residential districts, no more than 5% of homes within each district shall be used for community housing services.

Sec. 86-211. - NAICS 62423 Emergency and Other Relief Services, but not Shelters or Re-settlements

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) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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 or connected storefronts).
- (5) Outside storage of any relief items and equipment shall not visible from the street(s).
- (6) No lodging shall be provided on premises.

Sec. 86-212. - NAICS 624190 Other Individual and Family Services, including Counseling (Except Offices of Mental Health Specialists)

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

- (1) Must be located in a stand-alone building (no planned centers or connected storefronts).
- (2) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-213. - NAICS 623110 Nursing Care Facilities, including Nursing Homes.

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.
- (3) On-site 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).
- (5) The operator of the facility shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements of the proposed facility and any adjacent, residentially-zoned property.

Sec. 86-214. - NAICS 6232 Residential Mental Health Facilities

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 or connected storefronts).
- (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 of the proposed facility and any adjacent, residentially-zoned property.

Sec. 86-215. - NAICS 62321 Residential Developmental Disability Homes (Major Disability)

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) 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. 86-216. - NAICS 62322 Residential Mental and Substance Abuse Care

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. 86-217. - NAICS 62331 Continuing Care, Assisted Living Facilities

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.

- (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. 86-218. - NAICS 6214 Medical Outpatient Care 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. 86-219. - NAICS 621410 Family Planning Centers, Including Family Planning Counseling

The following conditions are assigned in the H-2, O&I, 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 or connected storefronts).

Sec. 86-220. - NAICS 62142 Outpatient Mental Health 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) 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.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on June 14, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances. Mayor & Council will first discuss the item at their Work Session, to be held on June 7, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Zoning Administrator / Community Development Director

Publish 5/19/21

ARTICLE VI. - CONDITIONAL USES

Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by Mayor and Council that the proposed use conforms to the minimum listed conditions and the standards of review of this article. Approval of conditional uses is subject to the procedural requirements of property rezoning of Article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the Mayor and Council pursuant to the provisions of this chapter, once activity authorized by a conditional use has been discontinued for a period of 60 days, the conditional use shall expire without further action by the Mayor and Council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the Mayor and Council. In making the decision regarding whether or not a conditional use has been discontinued, the Zoning Administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

The following conditional uses may be permitted in the zoning districts specified. The listed conditions and standards below are minimum requirements, and the Mayor and Council may elect to impose additional conditions and standards on proposed uses based on the context of each case.

Sec. 86-122. – NAICS 62441, 6244 Child day care.

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

GROUP DAY CARE HOME

Any place operated by any person or group wherein are received for pay not less than seven nor more than 18 children under 18 years of age for care and supervision for less than 24 hours per day.

Day care centers and group day care homes may be permitted as a conditional use in an **CCM**, H-2, O&I, C-1, C-2 or MX district, subject to the following conditions:

(1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

(1) For Centers with a licensed capacity of 19 or more children first licensed after March 1, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times one-third (1/3) of the Center's licensed capacity for children.

(2) For Centers with a licensed capacity of 18 or fewer children first licensed after April 21, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times the center's licensed capacity for children.

(b) Playground Occupancy. At least one hundred (100) square feet shall be available for each child occupying the outside play area at any one time. Groups of children may be rotated if necessary so that one hundred (100) square feet per child is provided at all times.

(c) Location. Playgrounds shall be adjacent to the Center or in an area which can be reached by a safe route or method approved by the Department. Except in School-age Centers, the playground shall have shaded areas.

(d) Fence or Approved Barriers. Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area.

(e) Playground Surfaces. Except in School-age Centers, the playground shall have a surface suitable for varied activities. Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth (1/4) of the total playground area.

(f) Equipment. Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children.

(g) Anchoring of Certain Equipment. Climbing and swinging equipment shall be anchored.

(h) Fall Zones and Surfacing. Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency.

(i) Safety and Upkeep of Playground. Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No on-street parking shall be permitted in conjunction with any child day care facility. Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon finding that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic

beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas.

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.

Sec. 86-123. - NAICS 624410, 6244 Family day care.

FAMILY DAY CARE HOME

A private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three, but not more than six children under 18 years of age who are not related to such person and whose parents or guardians are not residents in the same private residence.

Family day care homes may be permitted as a conditional use in an R-2, R-4, R-C, ~~R-A~~ R-M, H-1 or **H-2** district, subject to the following conditions:

- (1) The exterior of the dwelling shall not be altered in a manner inconsistent with dwellings in the immediate neighborhood that are occupied in single-family use.
- (2) No parking facility shall be installed in the front yard.
- (3) Must provide an outdoor play area containing a minimum area of 500 square feet. Such play area shall be fenced using a minimum fence height of four feet and established in the rear yard. A stockade type fence shall be installed along any boundary with a residential use. Such fencing shall comply with the building setback of the adjoining residential property, as appropriate.

Sec. 86-124. – NAICS 62412 Services for the elderly and persons with disabilities.

ADULT DAY CARE HOME

A facility in which for compensation at least three, but not more than six persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day care homes may be permitted as a conditional use in an R-2, R-4, R-C, ~~R-A~~ or R-M district, subject to the following conditions:

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

(2) The exterior of the dwelling shall not be altered in a manner inconsistent with dwellings in the immediate neighborhood that are occupied in single-family use.

(3) No parking facility shall be installed in the front yard. (4) An outdoor seating area comprised of a porch, deck, gazebo or similar structure suitable for no fewer than four adults must be provided.

Sec. 86-125. - NAICS 624120 Adult day care center.

A facility in which for compensation seven or more persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day-care centers may be permitted as a conditional use in an **CCM**, H-2, O&I, M-X, C-1, or C-2 district, subject to the following conditions:

- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided.
- (5) Mayor and Council may attach conditions to approval of a facility which have as their purpose protection of the public health, safety, morals, and general welfare, or Mayor and Council may deny approval of an adult day care facility upon a finding that conditions on or near such proposed facility render it unsuitable for establishment of an adult day care facility.

Sec. 86-126. - NAICS 6239 Continuing care retirement communities.

PERSONAL CARE HOME

Any dwelling that provides or arranges for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. Personal services include, but are not limited to, individual assistance with and supervision of self-administered medications and essential activities or daily living such as eating, bathing, grooming, dressing, and toileting.

Personal care homes may be permitted as a conditional use in an **H-2**, O&I, MX or C-2 district, subject to the following conditions:

- (1) The personal care home shall provide on-site parking and/or drop-off space adequate to meet the needs of the proposed facility;

(2) The operator of the personal care home shall provide the Jonesboro Police and Clayton County Fire Departments a current list of residents living in the facility who have disabilities, and information concerning special needs, so as to ensure each resident's safety and evacuation from the premises in the event of a fire or similar emergency.

(3) The personal care home shall obtain all required federal and state permits and/or licenses.

Sec. 86-127. - Other residential care facilities.

GROUP HOME FOR THE DISABLED

Any dwelling unit designed for single family occupancy and occupied by no more than eight disabled individuals. Group homes do not include boarding houses, halfway houses, homeless shelters or similar occupancy, nor shall the term include occupancy by any releases of any penal institution or place for persons convicted of a crime, persons found to be juvenile delinquents or juveniles found to be persons in need of supervision. In addition to disabled individuals, up to two additional occupants acting as house parents or guardians may reside in a group home.

Group homes may be permitted as a conditional use in an R-2 or R-4 district, subject to the following conditions:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the group home is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator of the group 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) The operator of the group home shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (5) A group home shall not be established within 1,500 feet of an existing group home.
- (6) The group home shall not require occupancy of individual bedrooms by more than two individuals.
- (7) Group homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

Sec. 86-128. - NAICS 51912 Libraries and archives.

Libraries may be permitted as a conditional use in an R-2, R-4, **CCM**, **R-A**, RM, H-1, H-2, MX, C-1, **or** C-2 district, subject to the following condition:

- (1) A landscaped buffer having a minimum horizontal dimension of 20 feet and an average horizontal dimension of 30 feet shall be maintained when abutting a residential use.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-129. - NAICS 6233 Retirement community.

The following conditions are assigned in the **R-C**, **R-A** and H-2 district:

- (1) A maximum of 90 dwelling units shall be permitted.
- (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.

Sec. 86-130. - NAICS 71312 Amusement arcades, **indoor**.

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

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

Sec. 86-131. - NAICS 713990 Billiard and pool halls (all uses permitted except shooting ranges).

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

- (1) The sale or on-premises consumption of alcoholic beverages is prohibited.

Sec. 86-132. - NAICS 515 Broadcasting.

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

- (1) No transmission towers may be located on the property.

Sec. 86-133. - NAICS 512132 Motion picture theaters (except drive-ins).

The following conditions are assigned in the H-1, H-2, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (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. 86-134. - NAICS 512132 Motion picture theaters: drive ins.

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) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) No screen shall be visible from any street.
- (4) No central loudspeaker system shall be permitted.
- (5) No outdoor theater shall be permitted adjacent to any residential district.
- (6) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (7) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (8) 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. 86-135. - NAICS 711130 Musical groups and artist.

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

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

Sec. 86-136. - NAICS 712190 Nature parks and other similar institutions.

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

- (1) No parking facilities shall be permitted with 50 feet of a residential property.

Sec. 86-137. - NAICS 51219 **Pre-production and** Postproduction services and other **related** motion picture and video industries.

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

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

Sec. 86-138. - NAICS 51224, 51225 Sound recording industries.

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

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

Sec. 86-139. - 5221 Banks, credit unions, and saving institutions.

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

- (1) No drive-thru teller or drive-thru ATM machines shall be permitted.

Sec. 86-140. - NAICS 621991 Blood and organ banks.

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

- (1) Blood plasma donor facilities are prohibited.
- (2) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

Sec. 86-141. - NAICS 236, 237, 238 Construction and Contractors, **Specialty and General, With No Outdoor Storage**

The following condition is assigned in the H-1, H-2, O&I, ~~and C-2~~ districts:

- (1) No outdoor storage of materials is permitted.

Sec. 86-142. - NAICS 236, 237, and 238 Construction and contractors, **Specialty and General**, with outdoor storage.

The following condition is 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.

Sec. 86-143. - NAICS 561320 Temporary help services.

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

- (1) No client of any such facility may report to the facility more than one hour prior to the opening of the business or remain on the premises more than one hour following closing of the business.
- (2) The building located on the property shall contain sufficient area, either inside or outside, configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property.
- (3) The proposed site for a labor pool shall not be located within 1,000 feet of an existing labor pool.
- (4) The labor pool shall provide a safe area on the property where the day laborers may be picked up and dropped off. Any such area shall not include any right-of-way immediately adjacent to the property or on any adjoining property not owned or leased by the labor pool.
- (5) The labor pool shall be limited to commercial locations on Tara Boulevard that are zoned C-2.

Sec. 86-144. - NAICS 54194 Veterinary services including animal hospital.

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

- (1) No outdoor runs shall be permitted.

Sec. 86-145. - NAICS 812990 All other personal services.

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

- (1) Dating and escort services shall be prohibited.

Sec. 86-146. - NAICS 81222 Cemeteries

The following conditions are assigned in the R-2, R-4, R-C, **R-A**, RM, O&I, C-1, and C-2 districts:

- (1) No associated crematorium facilities shall be permitted.
- (2) The lot shall be a minimum of five acres.
- (3) No dwelling, other than a one-family dwelling for a caretaker, shall be permitted.
- (4) No building shall be located within 100 feet of any property boundary.
- (5) The lot shall have direct access to an arterial or major collector road.
- (6) All gravesites shall be a minimum of (50) 50 feet from any property boundary.

Sec. 86-147. - NAICS 532284 Consumer goods rental.

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

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-148. - NAICS 812320 Dry-cleaning and laundry services (except coin operated).

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

- (1) No dry-cleaning plants shall be permitted. Such establishments shall be limited to customer drop off and pick-up.

Sec. 86-149. - NAICS 4543 Direct selling establishments, including fuel dealers.

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

- (1) No on-site storage of fuels shall be permitted.

Sec. 86-150. - NAICS 5323 General rental centers.

The following conditions are assigned in the MX and O&I districts:

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-151. - NAICS 811411 Home and garden equipment repair and maintenance.

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

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

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.

Sec. 86-153. - NAICS 561491 Repossession services.

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

- (1) No outdoor storage of repossessed vehicles, equipment or materials of any sort shall be permitted.

Sec. 86-154. - NAICS 81142 Re-upholstery and furniture repair.

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.

Sec. 86-155. - NAICS 5617 Services to buildings and dwellings.

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

- (1) No on-site storage of chemicals or other potentially toxic or hazardous materials or supplies shall be permitted.
- (2) No trucks shall be stored on site for 24-hour periods or overnight.
- (3) No on-site 24-hour storage of chemical compounds used in the conduct of businesses classified under this NAICS code shall be permitted.

Sec. 86-156. - NAICS 541380 Testing laboratories.

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

(1) No testing 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. 86-157. - NAICS 4542 Vending machine operators.

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

(1) No on premises vending machine sales shall be permitted.

(Ord. No. 05-08, § 2(6.36), 8-15-05, 2-11-19)

Sec. 86-158. - NAICS 6243 Vocational rehabilitation services.

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

(1) No client of any such facility may report to the facility more than one hour prior to the opening of the business or remain on the premises more than one hour following closing of the business.

(2) The building located on the property shall contain sufficient area, either inside or outside, configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property.

Sec. 86-159. - NAICS 7224 Bars, taverns, and other drinking places (alcohol).

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

(1) See chapter 6, Alcoholic beverages.

Sec. 86-160. - NAICS 44122 Boat dealers.

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

(1) No outdoor storage or display of used boats, used trailers or any equipment, motors or accessories shall be permitted.

Sec. 86-161. - NAICS 444 Building material and garden equipment and supplies dealers.

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-162. - NAICS 44419 Building material dealers, lumber yards.

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

(1) Outdoor storage shall be screened utilizing a ten-foot landscaped buffer and opaque fencing having a minimum height of six feet; landscaping as prescribed in article XV shall be maintained outside the fencing.

Sec. 86-163. - NAICS 441110/44112 Car dealers, new or used and car dealers, used.

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

- (1) The primary use of the property shall be retail sales of vehicles.
- (2) All vehicle servicing shall be performed in an entirely enclosed structure.
- (3) No vehicles that are in a state of disrepair shall be displayed.
- (4) Automotive repair shall be operated only as an accessory to a new car dealership.
- (5) No outdoor storage of parts, materials or equipment shall be permitted.

Sec. 86-163.1. - NAICS 425120 Automobile brokers—Office only.

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

- (1) Automobile brokers assigned in the C-2 districts shall operate in an "office only" capacity.
- (2) "Office only" shall mean: a. No vehicle to be brokered for sale, lease, or otherwise, shall be delivered to, displayed, or parked at any time on the premises; b. Vehicles for sale or lease, whether directly or indirectly, shall not be delivered to, displayed, or parked on the premises at any time; c. Maintenance, repair, refurbishing, washing, or detailing of automobiles on the premises is prohibited.

Sec. 86-164. - NAICS 4481 Clothing stores.

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

- (1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-165. - NAICS 445120 Convenience food stores, without fuel pumps.

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

- (1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-166. - NAICS 4421 Furniture and home furnishing stores.

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 6,000 square feet.

Sec. 86-167. - NAICS 452319 General merchandise stores.

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-168. - NAICS 45322 Gift, novelty, and souvenir stores.

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

(1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-169. - NAICS 44511 Grocery stores and supermarkets.

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 20,000 square feet.

Sec. 86-170. - NAICS 4442, 44422 Lawn and garden equipment and supply stores, nursery, and farm supply

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-171. - NAICS 4532 Office supplies and stationery stores, gifts.

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-172. - NAICS 44613 Optical goods stores

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-173. - NAICS 45391 Pet and pet supplies stores.

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

(1) No outdoor runs shall be permitted.

Sec. 86-174. - NAICS 81291 Pet care, grooming, training, pet sitting, and boarding (except veterinary services).

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

(1) No outdoor runs shall be permitted.

Sec. 86-175. - NAICS 44611 Pharmacies and drug stores.

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

(1) Establishments shall be limited to a maximum floor area of 8,000 square feet.

Sec. 86-176. - NAICS 443142 Music stores - Prerecorded tape, compact disc and record 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 4,000 square feet.

Sec. 86-177. - NAICS 53223 Video tape and disc rental.

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

(1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-178. - NAICS 4533 Used merchandise stores, including thrift stores.

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

Sec. 86-179. - NAICS 484 Truck Transportation (Freight)

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

(1) Trucks shall not be stored in the front yard.

Sec. 86-180. - NAICS 488991 Packing and crating.

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

(1) Pallets shall be screened from view from the public right-of-way and adjacent property and shall be stacked no higher than the screening or ten feet above grade, whichever height is most restrictive.

(2) Such screening shall be accomplished utilizing a ten-foot landscaped buffer and opaque fencing having a minimum height of eight feet; landscaping as prescribed in article XV shall be maintained outside the fencing.

Sec. 86-181. - NAICS 4853 Taxi and limousine service.

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

(1) No on-site vehicle maintenance, other than washing, shall be permitted.

Sec. 86-182. - Mixed family, including lofts.

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

(1) No residential unit shall occupy a street level space.

Sec. 86-183. - NAICS 8131, 81311 Churches, other places of worship, and religious organizations.

The following conditions are assigned in the **CCM**, H-1, H-2, O&I, MX, C-1, 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 conform to Chapter 6 setbacks, Alcoholic Beverages.

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

(5) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(6) Must meet applicable buffer requirements of Article XV – Landscaping and Buffers.

(7) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(8) 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. 86-184. - NAICS 8134 Civic and social organizations, with provisions for bar or restaurant.

The following conditions are assigned in the H-1, H-2, O&I, MX, C-1, 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 conform to Chapter 6 standards, Alcoholic Beverages.

Sec. 86-185. - NAICS 81341 Civic and social organizations, without private bar or restaurant.

The following conditions are assigned in the H-1, H-2, O&I, MX, C-1, 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.

Sec. 86-186. - NAICS 6113 Private schools: colleges and universities.

The following conditions are assigned in the H-2, O&I, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-187. - NAICS 6111 Private schools: elementary and secondary.

The following conditions are assigned in the R-2, R-4, ~~R-A~~, **RC**, RM, H-1, H-2, O&I, MX, C-1, 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 stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-188. - NAICS 6112 Private schools: junior colleges.

The following conditions are assigned in the O&I, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-189. - NAICS 71399 Community Recreation Facility Buildings (non-profit) including YMCA, Senior Centers, and City Recreational Centers

The following conditions are assigned in the R-C, ~~R-A~~, RM, H-1, H-2, O&I, MX, C-1, 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(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. 86-190. - NAICS 71391 Golf courses and country clubs.

The following conditions are assigned in the R-2, R-4, R-C, ~~R-A~~, RM, O&I and MX 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.

Sec. 86-191. - NAICS 712110 Museums.

The following conditions are assigned in the O&I ~~and~~ MX ~~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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(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. 86-192. - NAICS 71399 Neighborhood Rec. Centers, incl. Tennis, Pools and Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)

The following conditions are assigned in the ~~R-A~~, RM, ~~H-2~~, O&I, MX, C-1, 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) All other applicable standards of Section 86-113 shall be met.

Sec. 86-193. - NAICS 7111 Performing arts theaters: drama, dance, music.

The following conditions are assigned in the CCM, H-1, H-2, O&I, MX, 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (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. 86-194. - NAICS 711211 Stadiums, coliseums, arenas, amphitheaters.

The following conditions are assigned in the CCM, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (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. 86-195. - NAICS 711110 Theater companies and dinner theaters.

The following conditions are assigned in the **CCM**, H-1, H-2, MX 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (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. 86-196. - NAICS 6114 Business schools and computer and management training.

The following conditions are assigned in the H-2, O&I, MX 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.

Sec. 86-197. - NAICS 6115 Technical and trade schools.

The following conditions are assigned in the **H-1**, H-2, O&I, MX, 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) Truck driving schools shall be restricted to the M-1 district.
- (4) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(5) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(6) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(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. 86-198. - NAICS 6116 Other schools and instruction.

The following conditions are assigned in the H-1, H-2, 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) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(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. 86-199. - NAICS 5151 Radio and television broadcasting.

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

(1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Cross reference— Telecommunications, Chapter 70.

Sec. 86-200. - NAICS 51913, 519130 Internet publishing, broadcasting, and web search portals.

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

(1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-201. - NAICS 517 Telecommunications.

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

- (1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-202. - Townhouses and condominiums.

The following conditions are assigned in the **CCM**, ~~R-A~~, R-M, H-1, H-2, and MX districts:

- (1) The standards of the R-A district shall control development of townhouses and condominiums.

Sec. 86-203. - Funeral homes and funeral services.

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.
- (3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-204. – Table of Uses (**Revised June 14, 2021**)

Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, **CCM**, R-M, H-1, H-2 and M-X districts:

- (1) The standards of the R-M district shall control development of apartments.
- (2) Must be located off a street having a classification of collector or greater.
- (3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

Sec. 86-206. - NAICS 8139 Business, Professional, Labor, Political and Similar Organizations.

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) The sale or on-premises consumption of alcoholic beverages is prohibited.

Sec. 86-207. - NAICS 8132 Charitable Organization Offices, including Grantmaking and Giving Services.

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.

Sec. 86-208. - NAICS 62411 Child Youth Services, including Adoption and Foster 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) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) No lodging for children or workers shall be provided on the premises.

Sec. 86-209. - NAICS 624210 Community Food Services, such as Food Banks, with no Meals Prepared or Served on Premises (i.e. Soup Kitchens)

The following conditions are assigned in the O&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 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 or connected storefronts).
- (5) A minimum 50-foot wide buffer shall be maintained between built elements of the proposed facility and any adjacent, residentially-zoned property.
- (6) Onsite pickup by customers shall be prohibited on evenings and on Sundays.

Sec. 86-210. - NAICS 62422 Community Housing Services

The following conditions are assigned in the R-2, R-4, ~~R-A~~, R-M, and O&I districts:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the housing is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.
- (2) The operator of the housing service shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents temporarily living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (7) The dwelling shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing dwelling shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.
- (9) No persons who are registered sex offenders, have other criminal history or require substance abuse treatment shall be allowed temporary housing on the premises.
- (10) The length of stay for temporary residents shall be determined by the City Council.
- (11) Within the Historic Districts, the Historic Residential Overlay District, and the other residential districts, no more than 5% of homes within each district shall be used for community housing services.

Sec. 86-211. - NAICS 62423 Emergency and Other Relief Services, but not Shelters or Re-settlements

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) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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 or connected storefronts).
- (5) Outside storage of any relief items and equipment shall not visible from the street(s).
- (6) No lodging shall be provided on premises.

Sec. 86-212. - NAICS 624190 Other Individual and Family Services, including Counseling (Except Offices of Mental Health Specialists)

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

- (1) Must be located in a stand-alone building (no planned centers or connected storefronts).
- (2) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-213. - NAICS 623110 Nursing Care Facilities, including Nursing Homes.

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.
- (3) On-site 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).
- (5) The operator of the facility shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements of the proposed facility and any adjacent, residentially-zoned property.

Sec. 86-214. - NAICS 6232 Residential Mental Health Facilities

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 or connected storefronts).
- (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 of the proposed facility and any adjacent, residentially-zoned property.

Sec. 86-215. - NAICS 62321 Residential Developmental Disability Homes (Major Disability)

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) 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. 86-216. - NAICS 62322 Residential Mental and Substance Abuse Care

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. 86-217. - NAICS 62331 Continuing Care, Assisted Living Facilities

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.

- (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. 86-218. - NAICS 6214 Medical Outpatient Care 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. 86-219. - NAICS 621410 Family Planning Centers, Including Family Planning Counseling

The following conditions are assigned in the H-2, O&I, 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 or connected storefronts).

Sec. 86-220. - NAICS 62142 Outpatient Mental Health 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) 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.