

List of Uses	C-A	C-M	C-R	R20	R10	R-6	R6A	R6B	R6C	R-4	R-M	RIP	RIP-A	RIP-A1	RIP-B	RIP-B1	RIP-C	RIP-D	I-P	RMH	RMH-1	R-D
Provided that:																						
1. Public parks shall be owned and operated by either an agency of government or unit of government.																						
2. Tents and/or mobile vehicles/structures may be utilized for such activities.	B	-	X	-	-	-	-	-	-	-	-	X	-	-	-	-	-	X	X	-	-	-
d. Temporary off-site promotional and public interest events, auto shows, boat shows, art shows, pet shows, etc.																						
Provided that:																						
1. All displays and promotional activities shall be located at least 100 feet from any conforming residential dwelling.																						
2. The use shall extend for not more than 14 consecutive days and the site shall not be utilized for such use for greater than 30 days within a calendar year.																						
3. Items sold during the event shall not be removed from the premises until the closing day of the event.																						
4. Tents and/or mobile vehicles/structures may be utilized for such activities.	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
e. The sale of seasonal plants and/or produce	-	-	-	B1	B1	B1	B1	-	-	-	B1	X	B1	B1	B1	B1	B1	B1	X	X	-	X
(16) Convent or monastery																						
Provided that within the R-20, R-10, and R-6 districts such use shall be located on a parcel not less than four 4 acres in size.																						
Provided further, on a site containing not less than four 4 acres, a cemetery solely for the interment of the residents of the convent or monastery shall be permitted subject to the following conditions:																						
a. All graves shall be set back not less than 100 feet from any property line.																						
b. All grave markers and crypts, mausoleums, columbariums or other such facilities over three feet in height as measured from ground level shall be screened from view from the adjacent properties by an architecturally designed fence or dense evergreen hedge adequate to block vision between or through the planted material, at least six feet in height.																						
c. Provided, further that all cemetery burial plots, mausoleums, columbariums and other facilities shall be located as shown on a site plan approved by the MPC under the provisions of Sec. 8-3031.																						
Health and Welfare:	-	-	-	-	-	-	-	-	-	-	B1	X	-	-	B1	-	B1	B1	X	-	-	B
(17) Hospitals and care home	-	-	-	-	-	-	-	-	-	-	B1	B1	-	-	B1	-	B1	B1	-	-	-	B
(17a) Sanitarium or mental care home																						
Provided, that any building or structure established in connection with such use shall be set back not less than 50 feet from any property line.	X	-	-	B1	B1	B1	X	B1	-	B1	B1	X	X	X	X	X	X	X	X	-	-	X
(18) Eleemosynary or philanthropic institutions	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
(18a) Nonprofit sheltered work center	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	X	X	-	-	-
(18b) Group personal care home for the mentally ill (seven to 15 persons)										B												
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.																						
Provided further that within the R-4 and R-M districts, the following provisions shall apply:																						
a. The lot shall have a minimum frontage on an arterial street of at least 150 feet.																						
b. All principal buildings shall be not less than 25 feet from any adjoining lot line.																						
c. There shall be at least 2,000 square feet of lot area for each resident of the group care home, including live-in supervisory personnel, provided that no lot of less than 24,500 square feet shall be utilized for this use.																						
d. The site development plan shall be reviewed under the provisions of Sec. 8-3031 to insure that in addition to the other criteria set forth herein, the use is oriented in the best manner to protect adjacent uses.												X	-	-	-	-	-	-	X	-	-	-
(18c) Congregate personal care home for the mentally ill (16 or more persons)																						
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.												X	-	-	-	-	-	-	X	-	-	-
(18d) Homes for chemically dependent persons																						
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.											X	X	-	-	-	-	-	-	X	-	-	-
(18e) Group care home for the abused or mistreated (seven (7) to 15 persons)										B												
Provided that such use shall not be permitted within one thousand (1,000) feet, as measured in any direction from property line to property line of another such care home or other type of care home.											X	X	X	-	X	X	X	X	X	-	-	X
(18f) Group care home for the elderly (seven (7) to 15 persons)										B												
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.											X	X	X	-	X	X	X	X	X	-	-	X

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c. The parking layout and design shall be characteristic of the neighborhood within which such use is located.																							
d. Within R-4 and R-M districts, excluding a center located within an existing nonconforming structure, only a dwelling unit may be utilized as an adult day care center and the operator shall reside in the dwelling.																							
e. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the city traffic engineer, shall be provided.																							
f. When the building housing such use is located across the street from or adjacent to a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 9:00 p.m.																							
g. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in the area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the metropolitan planning commission may allow a principal use sign of up to 12 square feet in area when it is to be located on the side of the property facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood.																							
h. A site plan shall be submitted to and approved by the MPC under the provisions of Section 8-3031 prior to the issuance of a building or an occupancy permit.	-	-	-	-	-	X	-	-	-		X	X	X	-	X	X	X	X	X	-	-	X	
(18n) Family adult day care center																							
a. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.																							
b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.																							
c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.																							
d. Within a R-6, R-4 or R-M district, the operator shall reside in the structure.																							
e. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.	-	-	-	-	-	-	-	-	-		X	X	-	-	-	-	-	-	X	-	-	-	
(18o) Single room occupancy residences										B													
a. Provided that such use shall not be located adjacent to or across a street from a one- or two-family residential use unless (a) the street is a lane and no residential dwelling unit fronts onto the lane within the block in question and the use abuts a street classified as a collector or greater; or (b) the property is adjacent to a business zoning district.																							
b. The use shall not exceed the net density permitted by the zoning classification within which it is located.																							
c. A specific site development plan, that meets the standards for planned districts as provided for under section 8-3031, shall be submitted to and approved by the MPC before development can commence.																							
d. For every SRO greater than ten units, a resident manager shall be provided.																							
e. There shall be a minimum of 100 square feet of space in each residential unit and at least 15 square feet of common area for each residential unit. However, the common area shall not be less than a total of 200 square feet in area.	X	-	-	-	-	X	-	-	-		X	X	X	X	X	X	X	X	X	X	X	-	
(18p) Family personal care home for the handicapped six (6) or fewer persons																							
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home.	X	-	-	-	-	-	-	-	-		X	X	X	X	X	X	X	X	X	X	X	-	
(18q) Family personal care home for the elderly six (6) or fewer persons																							
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	-	-	-	-	-	-	-	-	-		X	X	X	-	X	X	X	-	X	-	-	X	
(18r) Senior Citizen Congregate Housing	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	B	B	-	-	
(19) Children's home	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	X	-	-	-	
(19a) Ambulance service or rescue squad																							
a. Provided that no maintenance repair or services shall be permitted.																							
b. Provided no greater than three emergency vehicles shall be stored or parked on the premises at any give time.																							
c. Such use shall have direct access to a street classified as a collector or greater, provided the MPC may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street.																							
d. A specific site development plan, that meets the standards for planned districts as provided for under section 8-3031, shall be submitted to and approved by the MPC before development can commence.																							
(20) Public schools	-	-	X	X	X	X	X	X	-	X	X	X	X	X	X	X	X	X	X	-	-	X	
(21) Colleges and universities	-	-	X	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	
(22) Private and parochial schools	-	-	-	B	B	B	-	-	-	B	B	X	X	-	X	X	X	X	X	B	-	X	

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b. Gravesites shall not be located within the required front yard set back (excluding along a limited access freeway) nor be located less than 100 feet from any one- or two-family residential property line.																							
c. All mausoleums, columbariums, or cemetery chapels shall not set back less than 200 feet from any property line.																							
d. For-profit cemetery use (i.e., those not governmentally owned, related to a church, synagogue or fraternal organization or a family burial plot) shall be developed in accordance with the Georgia Cemetery and Funeral Services Act of 2000, as amended (O.C.G.A. § 10-14-1 et seq.).																							
(45a) Pet cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All such uses shall be permitted only when a site development plan is approved by the planning commission staff and is certified to the zoning administrator. Such site plan shall provide location and design of all operational facilities (residential, burial preparation, and storage), streets, driveways, curb cuts, parking areas, burial ground, waste disposal methods; and all adjoining properties and uses. Other information that may reasonably be requested by the planning commission shall also be required.																							
Retail Sales and Services:																							
(46) Automobile parking lot or parking garage (parking garage may provide gasoline pumps). Provided further, that principal use parking shall occur only within an authorized off-street parking lot or facility.	-	-	-	-	-	-	-	-	-	-	-	B	B	-	B	X	B	B	X	-	-	B	
(46a) Accessory storage or parking lot as a principal use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	
Provided that:																							
a. Such use shall only be permitted on a lot which is adjacent to or directly across a public street from a conforming principal use to which it is related and such principal use shall be located within a planned designated zoning district.																							
b. Access to the site shall be from the principal use or from a public street which is not utilized as the only or principal access to residential properties.																							
c. The proposed site shall be bound on at least three sides by nonresidential zoning districts, including I-P, R-B, R-B-1, and R-B-C districts.																							
d. A site plan, including a landscaping and tree plan, shall be approved by the MPC in accordance with the review procedures of section 8-3031 of this chapter.																							
e. The following requirements shall also be met:																							
1. No repair or maintenance activities shall be conducted on the accessory storage or parking lot other than the minor servicing or washing of vehicles.																							
2. No banners, promotional flags, or signs shall be placed on the site which are visible from a residential street or residential property.																							
3. A solid architecturally designed fence, a minimum of six feet in height, shall be erected adjacent to any lot on which a residential use exists or is permitted. A ten-foot wide landscaped area shall be maintained along the exterior of the fence.																							
4. A solid architecturally designed fence, a minimum of six feet in height, shall be erected adjacent to any street serving as access to residential properties. A five-foot-wide landscaped area shall be maintained along the exterior of the fence.																							
5. No lighting shall shine onto adjacent residential properties.																							
(46b) Accessory auto sales lot incidental to a franchised new automobile dealership	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	
Provided that:																							
a. The auto sales lot use shall only be permitted on a lot which is adjacent to or across a public street from a permitted principal used/new car dealership to which the car lot is related.																							
b. The use shall front on a street classified as a collector or arterial.																							
c. A solid architecturally designed buffer fence, landscaping hedge or a combination thereof, a minimum of six feet in height, shall be erected and maintained adjacent to any lane which abuts a residential use in addition to the buffer requirements of section 8-3031.																							
d. No automobile repair or maintenance activities shall be conducted on the site other than cleaning or washing the vehicles.																							
e. Within the RIP-A district, no building greater than 750 square feet in area shall be allowed on the lot.																							
f. No banners, promotional flags or pin wheels, shall be placed on the site.																							
g. A site plan, including a landscaping plan, tree and buffer plan, shall be approved by the MPC in accordance with the review procedures of section 8-3031 of this chapter.																							
(47) Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	X	
(47a) Secondary use (professional office)	-	-	-	-	-	-	-	-	-	-	-	X	-	X	-	X	-	-	-	-	-	-	

