

Sec. 8-3049. Fred Wessels / Hitch Village Planned Unit Development.

(a) Established.

The Fred Wessels/Hitch Village Planned Unit Development (Wessels-Hitch PUD) is hereby established to support the efforts of the Housing Authority of Savannah to master-plan and redevelop its property for residential and potential non-residential purposes. The Wessels-Hitch Village PUD will help to initiate a larger redevelopment effort known as the “East Savannah Gateway Transformation” and will allow for a mixture of housing options and neighborhood-serving commercial and institutional uses.

(b) Control.

The Housing Authority of Savannah (HAS) is the property owner and serves as the master developer. HAS may assign the role of master developer to another entity. When another entity serves as master developer, any site development plan submission to the City of Savannah must be accompanied with written approval from HAS. Should HAS transfer any property within the PUD to another entity, HAS shall provide the City of Savannah and the Metropolitan Planning Commission legal evidence of the transfer.

(c) General Provisions.

(1) Conflicts.

In the case of any conflict between a specific regulation set forth in this Section and any regulation set forth elsewhere in this Chapter or this Code, the regulation in this Section shall apply unless expressly prohibited.

(2) Measurements.

All measurements shall follow the standard required by this Chapter unless otherwise specified below:

- i. Residential Density.** Density shall be measured as the required area of land per dwelling unit for a given housing type, if any, divided by the total lot area. Density shall not exceed the maximum density permitted by block as shown on the Master Plan.
- ii. Building Setbacks.** The setback for any principal use building, unless specified elsewhere by this Section, shall be from the property line. Accessory buildings shall comply with Sec. 8-3011.
- iii. Calculating a Story.** A story shall be measured from the top of the finished floor to the top of the next floor height.

(d) Modifications and Variances to the Adopted PUD.

Standards that are specific to the Wessels-Hitch Village PUD may be modified, as provided in Sec. 8-3049 (d)(1) below, but cannot be varied by the Planning Commission or Zoning Board of Appeals. Standards that can be varied are described below in Sec. 8-3049 (d)(2).

(1) Modifications.

Any desired modification other than those provided below would require an amendment to this Section and approval by the Mayor and Aldermen. Modifications are classified as major or minor. The classification of the modification will determine the type of review.

i. Major Modifications Permitted.

A major modification requires written approval from the property owner, if different from the master developer, and review and approval from the Planning Commission Board. If approval is not obtained from the property owner, such modification will not be scheduled for review by the Planning Commission.

Major modifications are limited to the following:

- a. **Development Standards.** Any development standard that is specific to this PUD and that is 10 percent less or greater than the minimum or maximum requirement.
- b. **Parking.** A reduction in the number of parking spaces required by this Section.

ii. **Minor Modifications Permitted.**

A minor modification requires written approval from the property owner, if different from the master developer, and review and approval by Metropolitan Planning Commission staff.

Minor modifications are limited to the following:

- a. **Development Standards.** Any development standard that is specific to this PUD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.
- b. **Buffers.** Any buffer standard that is specific to this PUD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.
- c. **Design standards.** Any modification to a design standard that is specified in Sec. 8-3049(i)(7). Staff may forward a proposed design modification to the Planning Commission when Staff deems that a public meeting is appropriate due to the nature of the modification.

(2) **Variances.**

Only dimensional standards can be varied in the Wessels-Hitch Village PUD. The variance process shall follow the procedure established in Article H (Board of Appeals).

(e) **Administration and Enforcement.**

Administration and enforcement of this Section shall follow the process described in Article G (Administration and Enforcement) of this Chapter.

(f) **Master Plan.**

(1) **Blocks.**

Each block within the master plan has a designation that corresponds to the uses permitted on that block, similar to a zoning district. The designations include Mixed Use (“MU”), Residential (“R”) and Open/Green Space (“G”). The “MU” designation does not restrict development to only mixed use. Uses permitted in each designation are located in Sec. 8-3049 (h). The master plan is provided on the last page of this Section.

(2) **Areas Not Included in the Master Plan.**

The areas identified as “Central Baptist Church” and “Second Ebenezer Missionary Baptist Church” on the Master Plan are not included in the Wessels-Hitch Village PUD.

(3) **Modification to the Approved Master Plan.**

Any change to the approved master plan will require approval by the Mayor and Aldermen.

(g) **Street Sections.**

The intent of this PUD is to create a development that utilizes an urban street section, which will include on-street parking, street trees within the rights-of-way sidewalks, and the possibility of public transit pick-up and drop-off locations. The final design standards for such elements will be as mutually agreed to between the master developer and the City of Savannah.

(h) Permitted and Prohibited Uses.

(1) Permitted Uses.

The uses that are permitted within each block of the Wessels-Hitch Village PUD are determined by the block designation: either “MU,” “R” or “G”. **Table 1** identifies the permitted uses by block designation. Any use not specifically listed is expressly prohibited unless the Zoning Administrator determines that the use is similar to a permitted use. Some uses may include use conditions.

Table 1: Permitted Uses by Block Designation and Use Standards				
USE (X) = Permitted (--) = Not Permitted or No Condition	Block Designation			Use Conditions See 8-3049 (h)(2) for prohibited uses and activities
	Residential (R)	Mixed Use (MU)	Green/Open Space (G)	
RESIDENTIAL				
One-family dwelling	X	--	--	--
a. Detached	X	--	--	--
b. Semi-detached	X	--	--	--
c. Attached	X	--	--	--
Two-family dwelling	X	--	--	--
a. Detached	X	--	--	--
b. Semi-detached	X	--	--	--
c. Attached	X	--	--	--
Three and Four-family dwelling	X	X	--	--
Multi-family dwelling	X	X	--	--
Upper Story Residential	--	X	--	--
Assisted living facility	X	X	--	--
INSTITUTIONAL				
Personal care home, Registered	X	X	--	--
Personal care home (family, group or congregate)	X	X	--	--
CIVIC				
Park / Open Area				
Community garden	X	X	X	--
Park	X	X	X	--
Community Services				
Library / Community center	X	X	--	--
Museum	--	X	--	--
Police / fire station or substation	X	X	--	--
Post office	--	X	--	--
Day Care Services				
Child/adult day care home	--	X	--	--
Child/adult day care center	--	X	--	--
Educational				
School, K-12	X	X	--	--

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Places of Worship				
All places of worship	X	X	--	--
COMMERCIAL				
Office				
Office, general	--	X	--	--
Office, medical	--	X	--	--
Studio, multimedia production center	--	X	--	--
Recreation				
Indoor sports facility	--	X	--	--
Theater/cinema/performing arts	--	X	--	--
Retail Sales				See 8-3049 (h)(2) for prohibited Retail Sales uses and activities
Retail, general	--	X	--	--
Art/photo studio or gallery	--	X	--	--
Convenience store		X	--	--
Fuel/gas station	--	X	--	See Sec. 8-3049(h)(3)(i)
Food-oriented retail, including grocery	--	X	--	--
Pharmacy	--	X	--	--
Services				See 8-3049 (h)(2) for prohibited Service uses and activities
Services, general	--	X	--	--
Animal services, indoor	--	X	--	--
Bank	--	X	--	--
Business support services	--	X	--	--
Instructional studio or classroom	--	X	--	--
Laundromat	--	X	--	--
Personal service shops	--	X	--	--
Repair-oriented services	--	X	--	--
Eating and Drinking Establishments				See 8-3049 (h)(2) for prohibited Eating and Drinking Establishment uses and activities
Restaurant	--	X	--	--
Transportation				
Principal use parking facility (structured only)	--	X	--	--

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Communications				
Wireless Telecommunications Facilities	X	X	X	See Article J.
Utilities				
Utilities, Minor	X	X	X	--
OTHER				
Accessory Uses				
Home Occupation	X	X	--	See Sec. 8-3002, definition for home occupation for uses and standards
Temporary Uses				
Temporary Uses	X	X	--	See Sec. 8-3049(h)(3)(ii)

(2) Prohibited Uses and Activities.

The following uses and activities are not permitted:

- i.** Drive-thru facilities for any use.
- ii.** The sale of firearms and adult-oriented material.
- iii.** Adult-oriented entertainment.
- iv.** Pawn shops.
- v.** Package stores.
- vi.** Tobacco and smoke shops.

(3) Use Conditions.

i. Fuel Station.

- a.** This use is limited to the MU-7 tract.
- b.** The fuel canopy shall conform to the setback requirement of the block district but can be no closer than 15 feet to any side or rear property line.
- c.** The only portion of the canopy that can be backlit is the area behind any canopy signage.

ii. Temporary Uses.

- a.** Temporary uses are subject to the temporary use requirements of Sec. 8-3025(a) for the R-I-P zoning district. However, the following requirements shall not apply to the Wessels-Hitch PUD: 1) The Planning Commission Board does not have to review a site plan; 2) The use can be located across the street or adjacent to a conforming residential use; 3) The use is not limited to only collector and arterial streets; and, 4) The use can be located on a parcel less than one acre.
- b.** The following uses are also permitted on a temporary basis: 1) Construction offices and construction storage units are allowed during the time of active construction; 2) outdoor religious services and, 3) the sale of seasonal plants and produce.

(i) General Development Standards.

The following general development standards are specific to the Wessels-Hitch Village PUD and are in addition to the standards provided in this Chapter and elsewhere in this Code. Where there are two standards for the same general development standard, the standard in this Section shall apply.

(1) Greenspace.

A minimum of 20 percent green space, as defined by the Landscape and Tree Ordinance, shall be provided for the entirety of the Wessels-Hitch Village PUD. This standard shall apply to the entirety of the PUD and not on a site, block or phase basis. Subject to approval from the City of Savannah Park and Tree Department, nothing herein should be interpreted to eliminate the future ability to request an in-lieu-of payment to the Tree Fund should it become necessary due to any tree or greenspace shortfall for the project.

(2) Density.

The number of dwelling units shall not exceed the number of units permitted per block as shown on the master plan.

(3) Residential and Non-residential Development Standards.

Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks	Building Lot Coverage (max)	Building Frontage (min)	Height
Single-family detached a. Detached b. Semi-detached c. Attached	See Master Plan	a. 3,000 sf b. 1,750 sf c. 1,750 sf	Per Unit a. 30 ft b. 20 ft c. 20ft	For all development: Front (interior): 0 (min); 12 ft (max) Front (corner) on MU-1 and MU-2 blocks: 5 ft (max)[1]	For all: 75%	--	See Master Plan
Two-family dwelling a. Detached b. Semi-detached c. Attached	See Master Plan	a. 3,500 sf b. 1,750 sf c. 1,750 sf	Per Unit a. 30 ft b. 20 ft c. 20 ft	Front (corner) on non MU-1 and MU-2 blocks: 12 ft (max)	For all: 75%	--	See Master Plan
Three and Four-family Dwelling	See Master Plan	1,100 sf	30 ft	Side (interior): 3 (min)	75%	70% [2]	See Master Plan
Multi-family dwelling	See Master Plan	550 sf	30 ft	Side (corner): 5 (max) on MU-1 and MU-2 blocks; 12 ft (max) for all other blocks	75%	70% [2]	See Master Plan
Upper Story Residential	See Master Plan	None	30 ft		100%	70% [2]	See Master Plan
Nonresidential	See Master Plan	None	30 ft	Rear: 20 ft (min)	100%	70% [2]	See Master Plan

[1] A corner is measured from the intersection of two street lot lines up to 30 feet from that intersection.

[2] This standard applies to building frontages only on East Broad Street, East President Street, East Liberty Street and East Oglethorpe Street.

(4) Screening and Buffers.

Screening and buffering shall be required as provided in Sec. 8-3066 (Visual Buffers and Screening) of this Chapter where non-residential and mixed-use development is proposed adjacent to single family and two-family residential. Where a non-residential use, mixed use or multi-family use is proposed adjacent to a non-residential, mixed use or multi-family use, no screening or buffering shall be required.

(5) Off-street Parking and Service Requirements.

Off-street parking and service requirements shall be required as provided in Article D (Off-street Parking and Service Requirements) of this Chapter except as provided below:

i. Off-street Parking Reduction.

The required number of off-street parking spaces may be reduced by the percentage or number provided in **Table 3**. To determine the use category for a particular use, reference **Table 1**. For uses not listed, the Zoning Administrator shall determine the parking requirement.

Use / Land Use Category	Permitted Reduction (Max)
Single-family, Two-family, Three and Four-family	1 space per dwelling unit
Apartments, Upper Story Residential	1 space per dwelling unit; Dwelling units that are age-restricted for the elderly or the disabled shall provide a minimum of 0.5 spaces per dwelling unit
Educational (not including universities, colleges and technical schools)	25%
Office	25%
Eating/Drinking Establishment	40%
Services	50%
Places of Worship	25%
Retail (up to first 5,000 sf)	50%
Community Services	75%

ii. Off-site Parking.

Required off-street parking may be provided off-site at a distance of no more than 1,300 feet from the use being served. The distance shall be measured using the shortest route of pedestrian access from the nearest point of the parking facility to the nearest public entrance of the building or use to be served.

Off-site parking may be provided for a specific use or shared with one or more uses provided that off-site parking area is not being used to meet the required off-street parking requirement for any other use and that it is legally available. A parking facility agreement provided on a form established by the City of Savannah is required for off-site and/or shared parking. If approved off-site parking is to be eliminated, any required parking space(s) proposed elsewhere must be approved by the Zoning Administrator.

iii. Surface Parking Lot Location.

To the extent possible, parking areas for multi-family, mixed use and non-residential development shall be located within the interior of a block. Parking that cannot be located on the interior shall be screened with a three (3) foot tall opaque fence or wall, or a three (3) foot tall hedge row that is capable of becoming opaque.

(6) Signage.

i. For blocks MU-1 and MU-2, signage shall comply with the standards in Sec. 8-3121 (Historic Sign District Created) with the exception of the following:

- a.** Freestanding signs shall be limited to monument signs with a height not greater than six feet and a sign area not greater than 20 square feet.
- b.** Principal use signs and supplemental signs may follow the non-residential sign standards.
- c.** All signage proposed to be lighted shall be restricted to either internal lighting or exterior source lighting.

d. Historic District Board of Review is not required.

ii. For all blocks other than MU-1 and MU-2, signage shall comply with the requirements of the Neighborhood-Business (B-N) district. However, signage proposed on any street designated an arterial roadway on the Street Classification Map (Sec. 8-3048) shall comply with the requirements for collector roadways.

(7) **Design Standards for Blocks MU-1 and MU-2.**

The intent of the below design standards is to promote new construction and alterations that have a physical and compatible connection to Savannah’s historic city center but that allow for new forms of urban development. These standards are intended only for Blocks MU-1 and MU-2 which are bordered by East Broad Street, East President Street, Randolph Street and East Liberty Street.

Development should be visually compatible in terms of height, mass, scale, materials, solid to void ratio, rhythm of structures on the street, rhythm of entrance and porch projections and roof shapes. New construction and alterations shall comply with these standards. Alterations to buildings constructed before the date of the adoption of this Section (April 16, 2015) are exempt for meeting these requirements; however, are encouraged to comply with these standards to the extent practical.

i. **Street Connections.**

To the extent practical, streets west of East Broad Street should extend east through the Wessels-Hitch Village PUD to provide physical interconnectivity.

ii. **Building Footprint.**

An individual building footprint shall not exceed 27,000 square feet.

iii. **Height.**

a. All principal buildings shall be at least two stories but cannot be any taller than the number of stories permitted on the Master Plan. The height of the first story cannot be less than the height of any above story.

b. A maximum of 120 linear feet of continuous height shall be permitted before a minimum of one-half story variation of the roofline will be required.

c. **Story Height.**

The minimum and maximum height requirements for each building story, based on use, are provided below in **Table 4**.

Table 4: Story Height			
Residential Uses		Non-residential Uses	
Story	Height	Story	Height
Raised Basement (if provided)	Not less than 6ft- 6in. and not higher than 9ft.- 6in.	Ground floor	Not less than 14ft-6in.
First story (or second floor if basement provided)	Not less than 10ft.-6in.	Second story	Not less than 12 ft.
Each story above first (or second if raised basement provided)	Not less than 9ft.	Each story above second story	Not less than 10 ft.

iv. **Roofs.**

a. Parapet walls shall have a string course and a coping.

- b. Gable roof pitches shall be between 4:12 and 8:12.
- c. Pitched roofs parallel to the street with less than a 4:12 pitch shall have an overhang or a projecting eave detail and shall be bracketed; or shall be screened from the street by a parapet wall.

v. ***Exterior Walls.***

The following standards apply to all street-fronting facades:

- a. Building frontages shall be divided into architecturally distinct sections no more than 60 feet in width.
- b. Building facades shall be subdivided horizontally into a base, middle and top. The base, which is the first story, shall be separated from the upper stories by an architectural feature such as a string course or material(s) that differ from upper stories. The architectural feature may be placed at the top of the second story when the first and second stories have the appearance of a unified exterior.
- c. The top story of a building over three stories shall be distinctive from the stories below by an architectural feature such as a string course or material(s) that differ from lower stories.
- d. The first story of a building with retail shall be designed as a storefront.
- e. Exterior wall materials must be comply with the following standards unless alternative materials are approved that are both visually compatible and have performed satisfactorily in the local climate.

(1) Residential buildings shall be finished in brick, wood, smooth finish fiber cement siding or stucco.

(2) Non-residential and mixed-use buildings shall be finished in brick, concrete (formed or assembled as stone), stucco, polished stone, glazed brick, tile or precast concrete panels with finish to simulate stucco texture.

(3) Exterior Insulation Finishing System (EIFS) is not permitted.

vi. ***Entrances.***

- a. There shall be a primary entrance along the street at intervals no greater than 60 feet. On mixed use and non-residential buildings, the entrances shall be publicly accessible.
- b. Door frames shall not be inset less than three (3) inches from the exterior masonry wall.

vii. ***Storefronts.***

- a. Retail storefront area glazing shall not be less than 55 percent and must be transparent.
- b. Storefront glazing shall be inset a minimum of four (4) inches from the exterior wall.

viii. ***Awnings.***

- a. Awnings shall be integrated structurally and architecturally into the design of the façade.

- b. Awnings shall be constructed of canvas (or other equivalent cloth), metal or glass.

ix. *Service Areas, Utilities and Mechanical Systems.*

- a. Utilities and electrical systems, including vaults and meters, shall not be located on a front exterior wall.
- b. Refuse areas shall be located within a building or screened from public view. Screening shall comply with Sec. 8-3031(f)(3).
- c. HVAC units shall be screened from public rights-of-way.

x. *Walls, Fences and Trellises*

- a. Walls, fences and trellises shall not extend beyond an exterior wall of a primary façade.
- b. A wall, fence or trellis shall not exceed eight (8) feet in height and cannot include wire, vinyl, plastic or chain link material.
- c. Any wall or fence along a public right-of-way shall be the same material and color as the building it screens or protects; however, an iron fence may be used with a masonry building.

(8) *Design Standards for All Blocks Other than MU-1 and MU-2.*

For blocks other than MU-1 and MU-2, there are no specific design standards. However, new construction and alterations should seek to achieve a level of architectural compatibility and interconnectivity with blocks MU-1 and MU-2 to allow for an aesthetically seamless transition to the extent practical. Use of the design standards for blocks MU-1 and MU-2 is encouraged.

(j) *Definitions.*

The following definitions are specific to the Wessels-Hitch Village PUD and are in addition to definitions provided in Sec. 8-3002 (Definitions) and Sec. 8-3030(a) (Historic District, Definitions) of this Chapter. Where there are two definitions for the same word, the definition in this Section shall apply.

Animal Services, indoor. Animal grooming, shelter, kennel, day care, veterinary clinic or similar service where the animal care service is provided entirely indoors.

Assisted Living Facility. A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density.

Business Support Services. Includes such uses as photocopy or blueprint service, package shipping, printing and publishing, and mailbox rental.

Child / Adult Day Care Home. A facility that provides care and supervision for more than six (6) but no more than 12 children or adults as an accessory use of an operator-occupied dwelling and that is licensed by the State of Georgia. Children or adults who reside in the residence are not included in the number permitted.

Child / Adult Day Care Center. A facility that provides care and supervision for more than six (6) children or adults and that is licensed by the State of Georgia. This use is not permitted within a dwelling.

Convenience Stores. A retail establishment of up to 5,000 square feet of floor area that primarily sells food products, beverages, candy, tobacco items, newspapers and magazines, limited

personal, household and car care items, and that may include limited on-site food preparation.

Food-oriented Retail. An establishment primarily engaged in the sale of food products for off-premise consumption. This term includes grocery stores, butcher shops, fish and seafood markets, bakeries, produce and fruit markets and similar establishments. This term does not include restaurants, convenience stores, catering establishments, farmer's markets, or package stores.

Indoor sports facility. Includes athletic, racquet, swim or health club, gymnastic facility, or similar uses. This term does not include firearm ranges.

Instructional Studio or Classroom. The instruction of dance, yoga, martial arts, music, or similar disciplines in a classroom or studio setting. This term does not include educational uses that are part of a college, university, seminary, primary or secondary school, trade school, or vocational school.

Mixed Use. Any development or building that includes residential and nonresidential principal uses.

Multi-family Residential. A residential building containing five or more dwelling units.

Nursing Home. A state-licensed facility that admits patients by medical referral and for whom arrangements have been made for continuous medical supervision. It maintains the services and facilities for skilled nursing care and rehabilitative nursing care, and has an agreement with a physician and dentist who are available for any emergency and who are responsible for the general medical and dental supervision of the facility as required by Georgia Administrative Code Chapter 290-5-8. Nursing homes typically provide care for bed patients on a long-term basis. For the purposes of this Ordinance, this term includes traumatic brain injury facilities, which are regulated by Georgia Administrative Code Chapter 290-5-53.

This term does not include hospices, hospitals, intermediate care facilities, personal care homes, assisted living facilities, or any other type of facility that may be permitted under this Chapter as a nursing home unless it meets the definition of nursing home as set forth in the Georgia Administrative Code and is state-licensed as a nursing home.

Office, general. An establishment generally providing professional services where tangible products are not produced or sold. This term does not include medical offices.

Office, medical. A health care facility in which a doctor, dentist, psychiatrist, psychologist, counselor, physician's assistant, nurse practitioner, or similar licensed medical provider treats or counsels patients. Also includes birthing centers, urgent care centers and ambulatory surgical centers. This term does not include general offices.

Parking Facility. An off-street parking area not accessory to a principal use. Includes public and commercial parking facilities.

Personal Care Home. Any residence or group of buildings, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, custodial care and activities for two (2) or more ambulatory adults who do not require nursing care and who are not related to the owner or administrator by blood, marriage or adoption. The primary goal of this use is to enable residents to live as independently as possible in a watchful and family-like environment. Watchful oversight includes but is not necessarily limited to a daily awareness by the management of the resident's functioning, his or her whereabouts, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition, medication and the provision of transient medical care, with a 24-hour responsibility for the well-being of the resident. Each resident shall be provided, at minimum, the amount of square footage required for sleeping, bathroom, bathing and dining facilities as identified in Georgia Administrative Code 111-8-62-.13, as amended.

A personal care home is one of four (4) types: registered, family, group or congregate.

Registered Personal Care Home: An operator-occupied personal care home in which the number of residents do exceed the number permitted by the "household" definition.

Family Personal Care Home: A personal care home in which the number of residents do not exceed six (6) persons.

Group Personal Care Home: A personal care home in which the number of residents is at least seven (7) but not more than fifteen (15) persons.

Congregate Personal Care Home: A personal care home in which the number of residents exceeds fifteen (15) persons.

The term "personal care home" does not include buildings which are devoted to independent living units which include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals, nor does it include assisted living facilities, nursing homes, rooming houses, single room occupancy residences, substance recovery facilities which do not provide personal care. This term also does not include the use of a residence or group of buildings as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation or child sexual abuse, as defined in O.C.G.A. §16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. §42-1-12.

Personal Service Shop. Includes, but is not limited to, such uses as hair salon, barber shop, beauty salon, nail salon, tanning establishment, massage therapy, acupuncture and day spa. This term does not include any service uses that are identified separately in the Permitted Use Table and does not include the sale of products identified in Sec. 8-3049(h)(2), or massagists and massage establishments as identified in City Code Chapter 1, Article C or as amended.

Pharmacy. An establishment primarily engaged in the preparation and dispensing of prescription medications and the sales of non-prescription medications, medical supplies and equipment

Place of Worship. Any non-profit religious organization facility operated for worship or promotion of religious activities, including churches and other places of worship and classrooms for religious instruction; and accessory uses on the same site, including living quarters for clergy and child care facilities operated during services/events sponsored by the organization. Other establishments maintained by religious organizations, including full-time educational institutions, day cares, hospitals and other potentially related operations (e.g., a recreational camp) are classified separately.

Primary Entrance. An entrance to a use that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

Repair-oriented Services. An establishment offering repair services for personal items such as appliances, bicycles, canvas products, clocks, computers, jewelry, musical instruments, office equipment, electronics, shoes, watches, clothing, locks and furniture. The repair of internal combustion engines, such as those found in lawnmowers, chainsaws, outboard motors, or vehicles are prohibited.

Retail, general. An establishment that sells, leases, or rents new or used products, including wholesaling. This term does not include any retail uses that are identified separately in the Permitted Use Table and does not include the sale of products identified in Sec. 8-3049(h)(2).

Services, general. An establishment generally providing personal, business, or financial assistance to customers where tangible products are not customarily or principally produced or sold. This term does not include personal service shops and any services identified in Sec. 8-3049(h)(2).

Story. That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, HVAC equipment shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, is a story.

Theater/Cinema/Performing Arts. An establishment devoted to the showing of motion pictures or live performances. Does not include adult-entertainment establishments.

Tobacco / Smoking Shops. An establishment primarily engaged in the selling of smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation of any substances. Tobacco products may include but are not limited to cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories, and any other product, device or component used in the inhalation or injection of tobacco, nicotine or other substance.

Upper Story Residential. One or more residential dwelling units located above a floor which contains one or more commercial uses.

Utilities, Major. A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or electrical transmission facility.

Utilities, Minor. All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.

