



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • APRIL 2, 2018

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Bryant Shepard	Chairman
Farran Fullilove	Vice Chairman
Judy Smith-Burris	Board Member
Fyrth Morris	Board Member
Lamar Stokes	Board Member
Daniel Wheeler	Board Member
C.B. Yadav	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. First Baptist Church Presentation -
Expansion plan presentation by Pastor Brian Parker, First Baptist Church of Kingsland.
2. Home Occupation Glitzy TS LLC -
3. Draft Downtown Overlay District - Supervisor Paul Speich
Review and recommend on the proposed changes to C-1 and C-1A Commercial Zoning AKA Downtown Overlay District

IV. ADJOURNMENT

Section 61. Commercial Districts.

61.1. C-1, Central Business District (CBD).

61.1.1. Intent of District. The intent of this district is to allow a more intense use of land within the Downtown Section of the City of Kingsland.

61.1.2. Required Conditions. All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, and automobile parking for customers while on the premises, ~~and the sale of automobile fuel at service stations~~. Uses, processes or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

- (1) Any retail business or commercial use in which there is no processing or treatment of material goods, or products except as provided for, including:
 - (a) Appliance stores, including radio and television service.
 - (b) Art and antique shops.
 - (c) Retail Bakeries employing not more than ten (10) persons.
 - (d) Banks and drive-in banks.
 - (e) Bicycle stores.
 - (f) Book, stationery, camera or photographic supply stores.
 - (g) Confectionery stores.
 - (h) Clothing, shoes, millinery, drygoods and notions.
 - (i) Ice Cream Parlors.
 - (j) Drug stores.
 - (k) Furniture, home furnishings, including office furniture and equipment.
 - (l) Florist, nursery and gift shop.
 - (m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.
 - (n) Hardware and paint stores.
 - (o) Jewelry stores.
- (2) Any of the following service businesses:
 - (a) Barber and beauty shops.
 - (b) Cafes, grills, lunch counters, and restaurants.

- (c) Dress making and tailoring shops.
- (d) Dry cleaning and laundry establishments, including pick-up stations but not including self-service laundry.
- (e) Shoe repair shops.
- (3) Office Building.
- (4) Fall-out shelters provided the requirements in Section 83 are met.
- (5) Signs as provided in Section 120.
- ~~(6) Automobile service stations provided the requirements in Section 111 are met.~~
- (6) Theaters, but not including drive-in theaters.
- ~~(6)(7)~~ Funeral Parlors
- (8) Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 59.
- (9) Churches and other places of worship with attendant education and recreational buildings.
- (10) Private clubs, fraternal orders or lodges.
- (11) Commercial parking garages or lots provided no entrance or exit be on the same side of the street and within the same block as a school and the curb breaks be limited to two for each 100 feet of street frontage, each not to exceed 30 feet in width and not located closer than 20 feet to a street intersection.
- (12) Multi-family dwellings provided the requirements in the R-3 Residential District are met.
- (13) All uses of a predominantly retail nature, including:
- (14) Electrical supplies.
- (15) Heating and plumbing equipment.
- (16) Dairy products.
- ~~(17) Bakeries.~~
- ~~(18) Tires, batteries, and other automotive accessories.~~

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~~(19)~~(17) _____ Sporting goods.

~~(20)~~(18) _____ ~~Farm and garden supplies.~~

~~(21)~~(19) _____ Finance, insurance, and real estate office.

(20) _____ Public and private schools and libraries.

(21) _____ Hotels and motels.

(22) _____ Bed and Breakfast Inn

~~(21)~~(23) _____ Building, Plumbing, Electrical, and related contractors provided no commercial vehicles are allowed in on-street parking

~~(22) _____ Automobile sales (new and used), which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.~~

~~(23)~~(24) _____ Amusement enterprises including the provision of stage entertainment.

~~(24)~~(25) _____ Places of assembly including auditoriums, stadiums, coliseums and dance halls.

~~(25)~~(26) _____ Temporary uses, including sale of Christmas trees, carnival, church bazaars; but not including seasonal sale of fruits and vegetables from roadside stands, but such uses shall not be permitted for a period to exceed two months in any calendar year.

(28) _____ Open air markets.

61.1.3. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

(1) _____ Printing, blue printing, book binding, photostating, lithography and publishing establishments.

(2) _____ Columbariums as an accessory use for fee simple churches

61.1.4. Prohibited Uses

~~(1) _____~~ ~~(1) _____~~ Manufactured Housing

~~(2) _____ Automobile sales (new and used)~~

~~(3) _____ Automobile service stations~~

~~(4) _____ Car washes~~

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- (5) Automotive repair shops
- (6) Tires, batteries, and other automotive accessories
- (7) Automobile rental

61.2. C-1A, Commercial Corridor District.

61.2.1. Intent of District. Within a C-1A Commercial Corridor District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities while maintaining a welcoming appearance to those approaching downtown

61.2.2. Required Conditions. All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.2.3. Within C-1A Commercial Corridor District, the following uses are permitted:

- (1) All uses permitted in a C-1 District
- (2) Automobile service stations and convenience stores provided the requirements in Section 85 are met.
- (3) Tires, batteries, and other automotive accessories, provided there is no outdoor storage of new or used merchandise.
- (4) Automobile sales (new and used), which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (5) Automobile rental, which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (6) Automobile laundry or car wash provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles (at 200 square feet per vehicle) equal to one-third of the practical hourly capacity of the washing

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machine and in addition that curb breaks be limited to two (2) each, not to exceed 20 feet to a street intersection and that the washing operation occurs within a semi-enclosed structure equipped with wastewater handling.

(7) Automobiles, travel trailers, and mobile home sales, automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste material outside such building. No commercial or private vehicles shall be stored on the street right-of-way.

(8) Wrecker, towing and auto transport services, provided all operations and storage are conducted in a secured fenced area. Such fence shall fully obstruct visibility from the street and all surrounding properties and be of wood or masonry materials or chain-link with full vegetative hedge.

(9) Signs as provided in Section 120.

(10) Bus stations.

(11) Boat sales, indoor and outdoor.

(12) Bicycle and motorcycle sales.

(13) Amusement enterprises, such as Miniature and Par-3 golf, golf driving ranges, skating rinks and similar enterprises but excluding "go-kart" type miniature auto racing track.

(14) Restaurants, including drive-in establishments, provided that where such a drive-in establishment abuts a residential district it shall be separated by a six (6) foot high masonry wall and have no light shining directly into the residential district.

(15) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

(16) Sale of souvenirs, gifts, novelties, pottery and sundries tailored to the tourist business.

(17) Temporary use, including the sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside stands, but such uses not permitted for a period to exceed four months in any calendar year.

(18) Veterinary hospitals or clinics, provided any structure or open area used for such purpose shall be a minimum of one hundred (100) feet from a residential district.

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(19) Ambulance service.

(20) Bowling alleys.

(21) Self-service laundry.

(22) Shopping centers and/or malls.

(23) Supermarkets, grocery stores.

(22)(24) Farm and garden supplies.

(25) Department and clothing stores.

(26) Hospitals, sanitariums, clinics, convalescent centers, funeral homes, or nursing homes.

(27) Tattoo parlors

(28) Care facilities, to include (but not limited to) child day care, family day care, group day care, and similar care facilities. This use is conditioned upon (1) the property being properly fenced for the safety of those being cared for, and (2) there is suitable access in and out of the facility so as not to cause a traffic and/or safety hazard.

(29) Existing single family residential

61.2.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

1. Mini-warehouse storage provided the following requirements are met:

a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.

b) Site will be buffered form view along public highways and right-of-ways and where abutting residential area.

c) General provisions of this Ordinance are met as specified in Article

2. Columbariums as an accessory use for fee simple churches.

61.23. C-2, General Commercial District.

61.23.1. Intent of District. Within a C-2 General Commercial District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities

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61.23.2. Required Conditions. All businesses servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.23.3. Within C-2 General Commercial District, the following uses are permitted:

- (1) All uses permitted in a C-1 or C-1A District except single family residential.
- ~~(2) Amusement enterprises, such as Miniature and Par 3 golf, golf driving ranges, skating rinks and similar enterprises but excluding "go kart" type miniature auto racing track.~~
- ~~(3) Automobile laundry or car wash provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles (at 200 square feet per vehicle) equal to one third of the practical hourly capacity of the washing machine and in addition that curb breaks be limited to two (2) each, not to exceed 20 feet to a street intersection.~~
- ~~(4) Signs as provided in Section 120.~~
- ~~(5) Bus stations.~~
- ~~(6) Automobiles, travel trailers, and mobile home sales, automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste material outside such building.~~
- ~~(7) Restaurants, including drive-in establishments, provided that such a drive-in establishment abuts a residential district by a six (6) foot high masonry wall and having no light shining directly into residential district.~~
- ~~(8)(2)~~ Travel Trailer Parks, provided the requirements in Section 80 are met.
- ~~(9)(3)~~ Truck Terminals, provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering and leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- ~~(10)(4)~~ Theaters, including drive-in theaters, provided acceleration and deceleration lanes of at least 200 feet are provided for the use of vehicles

entering or leaving the theater and the volume of concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movements, and provided the screen is not visible from any expressway, freeway, arterial or collector street located within 2,000 feet of such screen.

~~(14)~~(5) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

~~(12) — Sale of souvenirs, gifts, novelties, pottery and sundries tailored to the tourist business.~~

~~(13) — Temporary use, including the sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside stands, but such uses not permitted for a period to exceed four months in any calendar year.~~

~~(14) — Veterinary hospitals or clinics, provided any structure of open area used for such purpose shall be a minimum of one hundred (100) feet from a residential district.~~

~~(15) — Ambulance service.~~

~~(16) — Boat sales, indoor and outdoor.~~

~~(17) — Bowling alleys.~~

~~(18) — Self service laundry.~~

~~(19) — Shopping centers and/or malls.~~

~~(20) — Supermarkets, grocery stores.~~

~~(21) — Department and clothing stores.~~

~~(22) — Bicycle and motorcycle stores~~

~~(23) — Hospitals, sanitariums, clinics, convalescent centers, funeral homes, or nursing homes.~~

~~(24) — Tattoo parlors~~

61.2.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

1. Mini-warehouse storage provided the following requirements are met:
 - a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.

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b) Site will be buffered form view along public highways and right-of-ways and where abutting residential area.

c) General provisions of this Ordinance are met as specified in Article

~~2. Care facilities, to include (but not limited to) child day care, family day care, group day care, and similar care facilities. This use is conditioned upon (1) the property being properly fenced for the safety of those being cared for, and (2) there is suitable access in and out of the facility so as not to cause a traffic and/or safety hazard.~~

~~32.~~ Columbariums as an accessory use for fee simple churches.

70.2. Commercial Districts

70.2.1. C-1, Central Business District

~~(1)~~ Minimum lot area: 3,000 square feet

(2) Minimum lot width: 30 feet

(3) Minimum front yard setback: *None; however, public walkways shall be accessible.*

~~(4)~~ Maximum front yard setback: 25 feet

~~(4)(5)~~ Minimum side yard: *None, unless the parcel is adjacent to a residential district, in which case the minimum side yard shall be 15 feet.*

~~(5)(6)~~ Minimum rear yard: *None, unless the parcel is adjacent to a residential district, in which case the minimum rear yard shall be 15 feet.*

~~(6)(7)~~ Maximum percentage of lot coverage: *None, except for new construction where setbacks must be presented.*

~~(7)~~ Maximum building height: 45 feet

(8) Minimum Sidewalk width along street frontage: 5 feet.

(9) The main building entrance shall be located on a public street, or shall have a porch and canopy, or other architectural treatment, that announces a side or recessed entrance by

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extending to the sidewalk or street. Main entrances shall be defined by features such as transom windows, sidelights, recesses, lighting, architectural details, signs, or awnings.

70.2.2. C-1A, Commercial Corridor District

- (1) Minimum lot area: 7,500 square feet
- (2) Minimum lot width at building line: 75 feet
- (3) Minimum front yard setback from public rights-of-way: 25 feet
- (4) Minimum side yard setback from property line of similar uses: 7 feet
From street rights-of-way: 25 feet
From property lines abutting existing residential uses: 15 feet
- (5) Minimum rear yard setback abutting similar uses: 7 feet
Abutting residential use: 15 feet
- (6) Maximum building height: 55 feet
- (7) Maximum percentage of lot coverage by buildings: 35%.
- (8) Minimum Sidewalk width along street frontage: 5 feet

70.2.23. C-2, General District

- (1) Minimum lot area: ~~710,500~~ 10,000 square feet
- (2) Minimum lot width at building line: 75 feet
- (3) Minimum front yard setback from King Avenue (S.R. 40): 40 feet
 {from right-of-way}; From other public rights-of-way: 25 feet
- (4) Minimum side yard setback from property line of similar uses: 7 feet
 From street rights-of-way: 25 feet
 From property lines abutting existing residential uses: 15 feet
- (5) Minimum rear yard setback abutting similar uses: 7 feet
 Abutting residential use: 15 feet
- (6) Maximum building height: ~~35~~ 55 feet
- (7) Maximum percentage of lot coverage by buildings: 35% except that dwellings shall be subject to provisions of the R-1 district.

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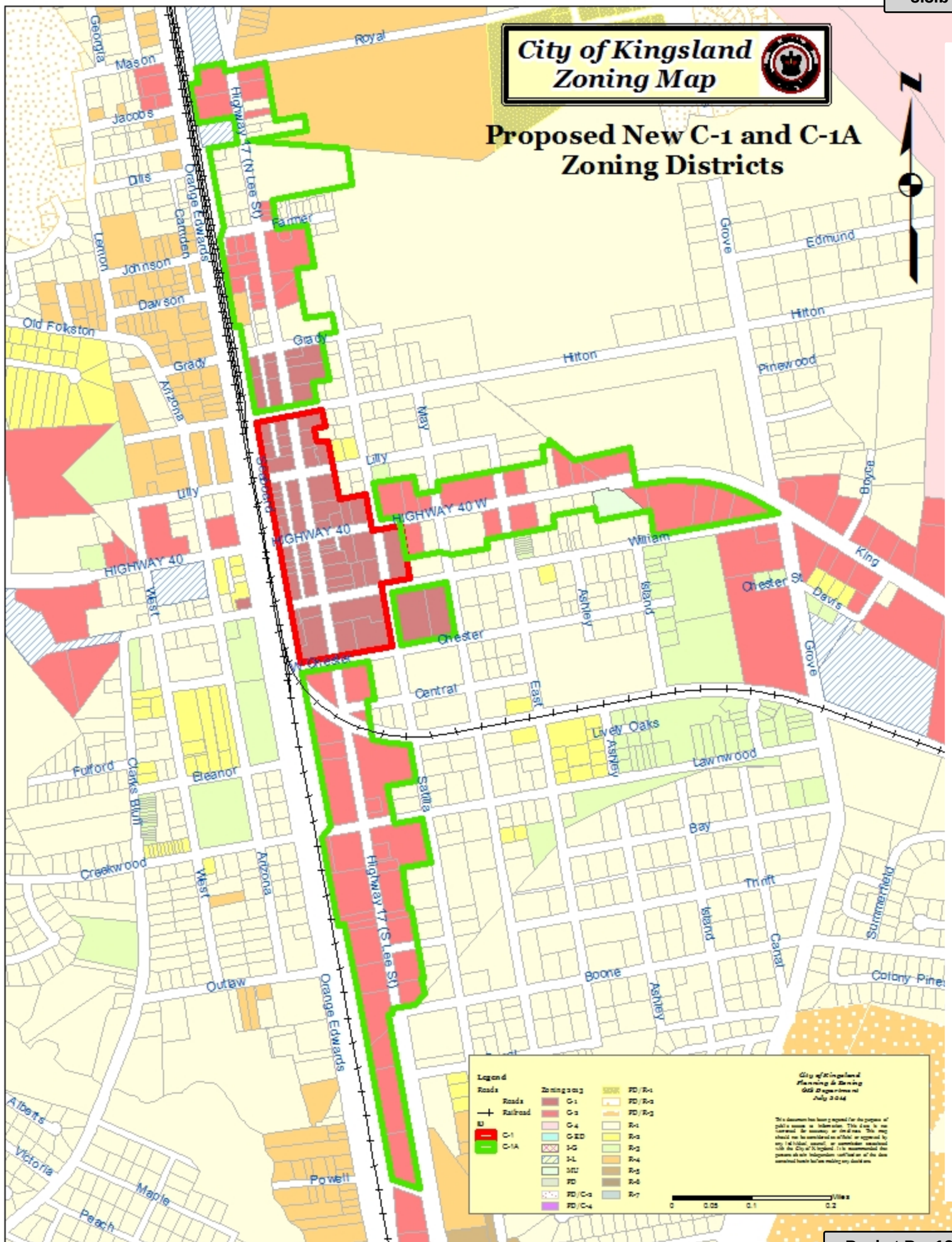
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Section 61. Commercial Districts.

61.1. C-1, Central Business District (CBD).

61.1.1. Intent of District. The intent of this district is to allow a more intense use of land within the Downtown Section of the City of Kingsland.

61.1.2. Required Conditions. All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, and automobile parking for customers while on the premises. Uses, processes or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

- (1) Any retail business or commercial use in which there is no processing or treatment of material goods, or products except as provided for, including:
 - (a) Appliance stores, including radio and television service.
 - (b) Art and antique shops.
 - (c) Retail Bakeries
 - (d) Banks and drive-in banks.
 - (e) Bicycle stores.
 - (f) Book, stationery, camera or photographic supply stores.
 - (g) Confectionery stores.
 - (h) Clothing, shoes, millinery, dry-goods and notions.
 - (i) Ice Cream Parlors.
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 - (k) Furniture, home furnishings, including office furniture and equipment.
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 - (m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.
 - (n) Hardware and paint stores.
 - (o) Jewelry stores.
- (2) Any of the following service businesses:
 - (a) Barber and beauty shops.
 - (b) Cafes, grills, lunch counters, restaurants and brew pubs.

- (c) Dress making and tailoring shops.
 - (d) Dry cleaning and laundry establishments, including pick-up stations but not including self-service laundry.
 - (e) Shoe repair shops.
- (3) Office Building.
 - (4) Fall-out shelters provided the requirements in Section 83 are met.
 - (5) Signs as provided in Section 120.
 - (6) Theaters, but not including drive-in theaters.
 - (7) Funeral Parlors
 - (8) Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 59.
 - (9) Churches and other places of worship with attendant education and recreational buildings.
 - (10) Private clubs, fraternal orders or lodges.
 - (11) Commercial parking garages or lots provided no entrance or exit be on the same side of the street and within the same block as a school and the curb breaks be limited to two for each 100 feet of street frontage, each not to exceed 30 feet in width and not located closer than 20 feet to a street intersection.
 - (12) Multi-family dwellings provided the requirements in the R-3 Residential Districts are met.
 - (13) All uses of a predominantly retail nature, including:
 - (14) Electrical supplies.
 - (15) Heating and plumbing equipment.
 - (16) Dairy products.

- (17) Sporting goods.
- (18) Finance, Insurance, real estate offices and Construction Sales.
- (19) Public and private schools and libraries.
- (20) Hotels and motels.
- (21) Bed and Breakfast Inn
- (22) Amusement enterprises including the provision of stage entertainment.
- (23) Places of assembly including auditoriums, stadiums, coliseums and dance halls.
- (24) Temporary uses, including sale of Christmas trees, carnival, church bazaars; but not including seasonal sale of fruits and vegetables from roadside stands, but such uses shall not be permitted for a period to exceed two months in any calendar year.
- (25) Open air markets.

61.1.3. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

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- (2) Columbariums as an accessory use for fee simple churches

61.1.4. Prohibited Uses

- (1) Manufactured Housing
- (2) Automobile and motorcycle sales (new and used)
- (3) Automobile service stations
- (4) Car washes
- (5) Building, Plumbing, Electrical and Commercial Contractors vehicle, equipment Storage, Lay down yards, bulk material storage

- (5) Automotive repair shops
- (6) Tires, batteries, and other automotive accessories
sales and installation.
- (7) Automobile rental

61.2. *C-1A, Commercial Corridor District.*

61.2.1. *Intent of District.* Within a C-1A Commercial Corridor District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities while maintaining a welcoming appearance to those approaching downtown

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61.2.3. *Within C-1A Commercial Corridor District, the following uses are permitted:*

- (1) All uses permitted in a C-1 District
- (2) Automobile service stations and convenience stores provided the requirements in Section 85 are met.
- (3) Tires, batteries, and other automotive accessories, provided there is no outdoor storage of new or used merchandise.
- (4) Automobile sales (new and used), which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (5) Automobile rental, which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (6) Automobile laundry or car wash provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles (at 200 square feet per vehicle) equal to one-third of the practical hourly capacity of the washing

machine and in addition that curb breaks be limited to two (2) each, not to exceed 20 feet to a street intersection and that the washing operation occurs within a semi-enclosed structure equipped with wastewater handling.

(7) Automobile, travel trailers, and mobile home sales, automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste material outside such building. No commercial or private vehicles shall be stored on the street right-of-way.

(8) Wrecker, towing and auto transport services, provided all operations and storage are conducted in a secured fenced area. Such fence shall fully obstruct visibility from the street and all surrounding properties and be of wood or masonry materials or chain-link with full vegetative hedge.

(9) Signs as provided in Section 120.

(10) Bus stations.

(11) Boat sales, indoor and outdoor.

(12) Motorcycle sales.

(13) Amusement enterprises, such as Miniature and Par-3 golf, golf driving ranges, skating rinks and similar enterprises but excluding “go-kart” type miniature auto racing track.

(14) Restaurants, including drive-in establishments, provided that where such a drive-in establishment abuts a residential district it shall be separated by a six (6) foot high masonry wall and have no light shining directly into the residential district.

(15) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

~~(16) Sale of souvenirs, gifts, novelties, pottery and sundries tailored to the tourist business.~~

~~(17) Temporary use, including the sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside stands, but such uses not permitted for a period to exceed four months in any calendar year.~~

(18) Veterinary hospitals or clinics, provided any structure or open area used for such purpose shall be a minimum of one hundred (100) feet from a residential district.

- (19) Ambulance service.
- (20) Bowling alleys.
- (21) Self-service laundry.
- (22) Shopping centers and/or malls.
- (23) Supermarkets, grocery stores.
- (24) Farm and garden supplies.
- ~~(25) Department and clothing stores.~~
- (26) Hospitals, sanitariums, clinics, convalescent centers, funeral homes, or nursing homes.
- (27) Tattoo parlors
- (28) Care facilities, to include (but not limited to) child day care, family day care, group day care, and similar care facilities. This use is conditioned upon (1) the property being properly fenced for the safety of those being cared for, and (2) there is suitable access in and out of the facility so as not to cause a traffic and/or safety hazard.
- (29) Existing single family residential

61.2.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

1. Mini-warehouse storage provided the following requirements are met:
 - a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.
 - b) Site will be buffered from view along public highways and right-of-ways and where abutting residential area.
 - c) General provisions of this Ordinance are met as specified in Article
2. Columbariums as an accessory use for fee simple churches.

61.3. *C-2, General Commercial District.*

61.3.1. Intent of District. Within a C-2 General Commercial District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities

61.3.2. Required Conditions. All businesses servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.3.3. Within C-2 General Commercial District, the following uses are permitted:

- (1) All uses permitted in a C-1 or C-1A District except single family residential.
- (2) Travel Trailer Parks, provided the requirements in Section 80 are met.
- (3) Truck Terminals, provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering and leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- (4) Theaters, including drive-in theaters, provided acceleration and deceleration lanes of at least 200 feet are provided for the use of vehicles

entering or leaving the theater and the volume of concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movements, and provided the screen is not visible from any expressway, freeway, arterial or collector street located within 2,000 feet of such screen.

- (5) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

61.2.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

1. Mini-warehouse storage provided the following requirements are met:
 - a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.

b) Site will be buffered from view along public highways and right-of-ways and where abutting residential area.

c) General provisions of this Ordinance are met as specified in Article

2. Columbariums as an accessory use for fee simple churches.

70.2. Commercial Districts

70.2.1. C-1, Central Business District

- (1) Minimum lot area: 3,000 square feet
- (2) Minimum lot width: 30 feet
- (3) Minimum front yard setback: *None; however, public walkways shall be accessible.*
- (4) Maximum front yard setback: 25 feet
- (5) Minimum side yard: *None, unless the parcel is adjacent to a residential district, in which case the minimum side yard shall be 15 feet.*
- (6) Minimum rear yard: *None, unless the parcel is adjacent to a residential district, in which case the minimum rear yard shall be 15 feet.*
- (7) Maximum percentage of lot coverage: *None, except for new construction where setbacks must be presented.*
- (8) Maximum building height: 45 feet
- (9) Minimum Sidewalk width along street frontage: 5 feet.
- (10) The main building entrance shall be located on a public street, or shall have a porch and canopy, or other architectural treatment, that announces a side or recessed entrance by

extending to the sidewalk or street. Main entrances shall be defined by features such as transom windows, sidelights, recesses, lighting, architectural details, signs, or awnings.

70.2.2. C-1A, Commercial Corridor District

- (1) Minimum lot area: *7,500 square feet*
- (2) Minimum lot width at building line: *75 feet*
- (3) Minimum front yard setback from public rights-of-way: *25 feet*
- (4) Minimum side yard setback from property line of similar uses: *7 feet*
From street rights-of-way: *25 feet*
From property lines abutting existing residential uses: *15 feet*
- (5) Minimum rear yard setback abutting similar uses: *7 feet*
Abutting residential use: *15 feet*
- (6) Maximum building height: *55 feet*
- (7) Maximum percentage of lot coverage by buildings: *35%.*
- (8) Minimum Sidewalk width along street frontage: *5 feet*

~~70.2.3. C-2, General District~~

- (1) Minimum lot area: 10,500 *square feet*
- (2) Minimum lot width at building line: 75 *feet*
- (3) Minimum front yard setback from King Avenue (S.R. 40): 40 *feet*
{from right-of-way}; From other public rights-of-way: 25 *feet*
- (4) Minimum side yard setback from property line of similar uses: 7 *feet*
From street rights-of-way: 25 *feet*
From property lines abutting existing residential uses: 15 *feet*
- (5) Minimum rear yard setback abutting similar uses: 7 *feet*
Abutting residential use: 15 *feet*
- (6) Maximum building height: 55 *feet*
- (7) Maximum percentage of lot coverage by buildings: 35% except that dwellings shall be subject to provisions of the R-1 district.

