

## CHAPTER 11

### CG GENERAL COMMERCIAL

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#### SECTION 1100 GENERAL DESCRIPTION

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as a special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

#### SECTION 1110 PERMITTED PRINCIPAL USES

- (a) Retail establishments.
- (b) Trade and service establishments.
- (c) Personal service establishments including such uses as beauty shops, barber shops, shoe repair shops, dry cleaning, laundry, dressmaking and tailoring.
- (d) Offices.
- (e) Photography studios, art studios, art galleries, art sales, interior design studios, craft studios, craft sales, antique shops, establishments for the teaching of music, dancing or other performing arts.
- (f) Financial institutions.
- (g) Eating and drinking establishments, including drive-in eating and drinking establishments.
- (h) Commercial recreation and entertainment structures and uses, such as theaters, bowling alleys, miniature golf courses, night clubs and the like.
- (i) Hotels and motels.
- (j) Commercial parking lots and parking garages.

- (k) Commercial printing and job printing establishments.
- (l) Radio stations, televisions stations.
- (m) Passenger terminals.
- (n) Veterinary establishments, provided that all animals are kept within suitably designed sound proof, air conditioned buildings.
- (o) Funeral homes.
- (p) Business and vocational schools not involving operations of an industrial nature.
- (q) Private clubs and lodges, civic and fraternal organizations not involving residential uses.
- (r) Medical and health related centers, clinics, laboratories.
- (s) Parks, playgrounds and playfields.
- (t) Community service structures and uses such as community service centers, libraries, fire stations, civic, cultural or recreational uses.
- (u) Churches and other places of worship, including educational buildings related thereto.
- (v) Utility substations.
- (w) Automobile service stations.
- (x) Cemeteries.
- (y) Signs subject to the provisions of Chapter 17.

#### SECTION 1120 PERMITTED ACCESSORY USES AND STRUCTURES

Signs subject to the provisions of Chapter 17.

Structures and uses which:

- (a) Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures;
- (b) Are located wholly on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
- (c) Do not involve operations not in keeping with the character of the area.

#### SECTION 1130 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged provided that no such facility shall have a lot area of less than one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned.
- (b) Day nursery.
- (c) Temporary borrow pits for fill dirt and top soil.
- (d) Wholesaling and distribution establishments not containing over 20,000 sq. ft. of area for storage of wares to be wholesaled or distributed.
- (e) Mini-storage.

#### SECTION 1140 MINIMUM YARD REQUIREMENTS

The minimum yard requirements for the CG General Commercial district are as follows:

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Metropolitan Area Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard:
  - (1) On the side of an interior lot or the interior side of a corner lot which abut a residential district, a side yard of not less than twenty (20) feet shall be provided.
  - (2) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Metropolitan Area Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of thirty-five (35) feet on arterial streets and twenty (20) feet for non-arterial streets.
  - (3) In all other cases, no side yard is required if the buildings are built to the side lot line, otherwise at least three (3) feet of side yard width shall be provided.
- (c) Rear yard - When the CH zoned property abuts residentially zoned property, or the properties are separated only therefrom by an alley or easement, there shall be a rear yard of not less than fifteen (15) feet, and if the building is to be serviced from the rear, then there shall be a rear yard requirement of thirty (30) feet. Un-

attached buildings of accessory use shall be setback five (5) feet from the utility easement or alley line, whichever is greater.

SECTION 1150 MINIMUM LOT WIDTH

No minimum required except as needed to meet other requirements of this ordinance.

SECTION 1160 MAXIMUM INTENSITY OF USE

There is no minimum lot area, but the floor area ratio for any lot must not exceed 0.75.

SECTION 1170 MAXIMUM HEIGHT

No building shall exceed two and one-half ( $2\frac{1}{2}$ ) stories or thirty-five (35) feet in height.