

7.6 C-1 Neighborhood Convenience Commercial Zoning District

This Zoning District is intended for the development of small clusters of retail sales and service establishments which when appropriately located are designed to provide limited convenience shopping and services only for surrounding residential areas. Adult Entertainment Business is prohibited in this district.

All business, 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 automobile fuel at service stations. Uses, processes or equipment employed shall be limited to those which are not objectionable by reasons of odor, dust, bright lights, smoke, noise or vibrations.

7.6.1 Permitted Uses. Within the C-1 Zoning District, the following uses, or similar C-1 Zoning District permitted uses as approved by the Mayor and Council, are permitted:

- 7.6.1.1 Accessory buildings and accessory uses provided the requirements of §§9.1.1.5 and 9.4 are met.
- 7.6.1.2 Alcoholic beverages.
- 7.6.1.3 Antique store
- 7.6.1.4 Gas station provided the requirements of §9.6 are met.
- 7.6.1.5 Bakery.
- 7.6.1.6 Barber and beauty shop.
- 7.6.1.7 Clothing alteration.
- 7.6.1.8 Convenience store.
- 7.6.1.9 Daycare center.
- 7.6.1.10 Drug store.
- 7.6.1.11 Dry cleaners.
- 7.6.1.12 Professional or business office.
- 7.6.1.13 **Upper Floor Residential (Amended 2/04/02)**
- 7.6.1.14 Restaurant.
- 7.6.1.15 Self service laundry.
- 7.6.1.16 Service occupation.
- 7.6.1.17 Shopping centers with uses as otherwise permitted in the C-1 Zoning District and a total leasable floor area of less than thirty thousand (30,000) square feet.
- 7.6.1.18 Signs, provided the requirements of Article X are met.
- 7.6.1.19 Temporary commercial use, including the sale of Christmas trees or the sale of seasonal fruit, but not to exceed a period of two consecutive months in a calendar year.

7.6.1.20 Utility facility, provided a complete site development sketch is submitted to and approved by the Hoschton Building Inspector, and a minimum 20 foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of 20 feet within 3 years.)

7.6.1.21 Veterinary hospitals, clinics and kennels, provided no unenclosed structure for the keeping of animals is located within two hundred (200) feet of a property boundary.

7.6.2 Conditional Uses. Within the C-1 Neighborhood Convenience Commercial Zoning District, the uses enumerated below may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

7.6.2.1 Bed and Breakfast provided the requirements of §9.7 are met.

7.6.2.2 Convalescent or nursing homes.

7.7 C-2 General Commercial Highway Oriented Zoning District

The C-2 General Commercial Highway Oriented Zoning District is intended for denser commercial development that may extend along highways and provide services to both highway oriented and municipality-oriented trade. All businesses, services, storage or processing shall be conducted within an enclosed building, except where the nature of the activity makes it impossible (i.e., off-street loading, automobile parking for customers while on the premises, and the sale of automobile fuel at service stations.) Use, processes or equipment employed on the premises shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration. Adult Entertainment Business is prohibited in this district.

7.7.1 Permitted Uses. Within the C-2 Zoning District, the following uses, or similar C-2 Zoning District permitted uses as approved by the Mayor and Council, are permitted:

- 7.7.1.1 Any permitted use in the C-1 Zoning District.
- 7.7.1.2 Accessory buildings and accessory provided that requirements of §§9.1.1.5 and 9.4 are met.
- 7.7.1.3 Alcoholic beverages.
- 7.7.1.4 Ambulance Service.
- 7.7.1.5 Antique store.
- 7.7.1.6 Apparel stores (individual)
- 7.7.1.7 Appliance store including radio and television service.
- 7.7.1.8 Arts and Crafts stores.
- 7.7.1.9 Auto parts store.
- 7.7.1.10 Gas station provided the requirements of §9.6 are met.
- 7.7.1.11 Bakery.
- 7.7.1.12 Barber and beauty shop.
- 7.7.1.13 Bicycle or motorcycle store.
- 7.7.1.14 Books, stationary and card shops.
- 7.7.1.15 Bowling alleys.
- 7.7.1.16 Cafes, grills, and lunch counters.
- 7.7.1.17 Camera or photographic supply store.
- 7.7.1.18 Catering establishments.
- 7.7.1.19 Clothing, shoe, dry goods or gift store.
- 7.7.1.20 Commercial parking garage or lot provided no entrance or exit is on the same block as a school, and curb breaks are limited to two (2) for each one hundred (100) feet of street frontage, each not to exceed thirty (30) feet in width and not located closer than twenty (20) feet to a street intersection.
- 7.7.1.21 Community Center or club provided the requirements of §9.8 are met.
- 7.7.1.22 Computer sales and services.

- 7.7.1.23 Confectionery store.
- 7.7.1.24 Convenience store.
- 7.7.1.25 Daycare center.
- 7.7.1.26 Dressmaking and tailoring shops.
- 7.7.1.27 Drug store.
- 7.7.1.28 Dry cleaning and laundry establishments.
- 7.7.1.29 Electronic supply store.
- 7.7.1.30 Fabric store.
- 7.7.1.31 Financial institution.
- 7.7.1.32 Florist, nursery and gift shop.
- 7.7.1.33 Frame shop.
- 7.7.1.34 Funeral home.
- 7.7.1.35 Furniture, home furnishings, including office furniture and equipment.
- 7.7.1.36 Grocery, fruit, vegetable, meat market, delicatessen, catering and supermarkets.
- 7.7.1.37 Hardware store.
- 7.7.1.38 Health Club.
- 7.7.1.39 Jewelry store.
- 7.7.1.40 Laundromat.
- 7.7.1.41 Laundry and dry cleaning pick-up stations, and self-service laundry.
- 7.7.1.42 Laundry and dry cleaning store.
- 7.7.1.43 Lawn and Garden Shop
- 7.7.1.44 Medical clinic.
- 7.7.1.45 **Reserved. (Amended 5/02/05)**
- 7.7.1.46 News and tobacco center.
- 7.7.1.47 Nurseries for the sale of plants and their related products.
- 7.7.1.48 Nursing home.
- 7.7.1.49 Parking lot.
- 7.7.1.50 Paint store.
- 7.7.1.51 Professional or business office.

- 7.7.1.52 Printing, blue printing, book binding, photo stating, lithography and publishing establishments.
- 7.7.1.53 Private clubs, fraternal orders or lodges.
- 7.7.1.54 Produce and farmers markets.
- 7.7.1.55 Radio/TV repair.
- 7.7.1.56 Restaurants.
- 7.7.1.57 Restaurants, drive-in.
- 7.7.1.58 Restaurants, fast food.
- 7.7.1.59 Service occupations, including barber and beauty shop, shoe repair, appliance repair, and similar occupations.
- 7.7.1.60 Shopping centers with uses as otherwise permitted in the C-2 Zoning District and a total leasable floor area of more than seventy-five thousand (75,000) square feet.
- 7.7.1.61 Signs, provided the requirements of Article X are met.
- 7.7.1.62 Special event.
- 7.7.1.63 Sporting Goods store.
- 7.7.1.64 Supermarket.
- 7.7.1.65 Temporary commercial use, including the sale of Christmas trees or the sale of seasonal fruit, but not to exceed a period of two consecutive months in a calendar year.
- 7.7.1.66 Theater.
- 7.7.1.67 Travel agency.
- 7.7.1.68 Utility facility, provided a complete site development sketch is submitted to and approved by the Hoschton Building Inspector, and a minimum 20 foot planted buffer strip is provided as suitable screening along property lines or within 60 feet of the developed area. (An appropriate planted buffer shall contain vegetation that will attain a height of 20 feet within 3 years.)
- 7.7.1.69 Veterinary hospitals, clinics and kennels, provided no unenclosed structure for the keeping of animals is located within two hundred (200) feet of a property boundary.

7.7.2 Conditional Use. Within the C-2 General Highway Oriented Commercial Zoning District, the uses enumerated below may be permitted. Conditional Use applications may be approved or denied as submitted or may be approved subject to specified conditions in addition to those described herein.

- 7.7.2.1 Bed and Breakfast provided the requirements of §9.7 are met.
- 7.7.2.2 Combined gas station/convenience store/fast-food restaurant provided the requirements of §9.14 are met.

7.75 C-3 Commercial Motor Vehicles Service and Repair Zoning Overlay District (Amended 9/12/05)

This Zoning Overlay District is intended for clustering of motor vehicle retail sales and service facilities. All services shall be conducted within completely enclosed buildings except where the nature of the activity makes it impossible, such as off-street loading, motor vehicle parking for customers while on the

premises. Sales and services shall be limited to those which are not objectionable by reasons of odor, dust, smoke, noise or vibrations.

7.75.1 Permitted Uses. Within the Zoning Overlay District, the following uses, or similar permitted uses as approved by the Mayor and Council, are permitted:

- 7.75.1.1 Any use permitted in C-1 or C-2.
- 7.75.1.2 Gas station provided the requirements of §9.6 are met
- 7.75.1.3 Auto parts store
- 7.75.1.4 Motorcycle sales, service and repair facility.
- 7.75.1.5 Motor vehicle sales, service and repair facility.
- 7.75.1.6 Motor vehicle body and paint facility.
- 7.75.1.7 Motor vehicle oil and lubrication facility.
- 7.75.1.8 Motor vehicle wash bay facility.
- 7.75.1.9 Motor vehicle tire sales, service and repair facility.

7.75.2 Conditional Uses. (Reserved).