

**ARTICLE VI - USE PROVISIONS BY DISTRICT****Section 600 - General**

This article is established to ensure that each district is reserved primarily for its intended use, including public and semi-public uses that are necessary to serve the needs of the district. It is the intent of this article to promote the stability and character of land development, and to promote the most desirable use of land in accordance with the Barnesville Comprehensive Plan.

**600.1 Use Prohibited When Not Specified**

If not otherwise stated, any use not specifically permitted in a use district as provided in this Article shall be prohibited.

**Section 605 - Agricultural (A)****605.1 Intent and Purpose**

This district is established to provide protection for prime agricultural land; to protect rural areas from the sprawl and inefficient use of land that can result from premature development; to encourage the maintenance of the rural character of the district; to provide rural-oriented, single-family areas with low population densities; and to encourage the development of rural areas in a coordinated and orderly manner.

**605.2 Permitted Uses**

Within the Agricultural District, the following uses are permitted:

- (a) Single-family, detached dwellings.
- (b) General farming, including forestry, commercial horticulture; personal horticulture, home gardening; commercial crop production, but excluding commercial raising of livestock and poultry.
- (c) Accessory buildings and uses when located on the same lot as the main structure and customarily incidental thereto, including the following:
  - (1) Accessory dwelling units consistent with the standards in Article VIII.
  - (2) One single-family, farm tenant dwelling for farm laborers and their family, when located on the same lot or tract as the principal residence, on the basis of one residence structure per five acres in addition to the minimum lot area required for the principal residence, and subject to all the yard requirements of this district.

- (3) Home swimming pools, consistent with the standards set forth in Article VIII.
- (4) Non-commercial keeping of horses meeting the following standards: One horse shall be allowed per acre of fenced area, said fenced area being located on the same lot as the main dwelling. In no event shall the number of horses allowed per lot exceed four (4). One stable with up to four (4) stalls per lot is permitted provided that each stall shall not exceed two hundred (200) square feet in size. Stables shall not be located closer than 200 feet to any property line.
- (5) Non-commercial keeping of cows meeting the following standards:
  - Minimum lot size of five (5) acres
  - cows - one (1) cow per (5) acres
- (d) Churches, and other places of worship.
- (e) Home businesses, consistent with standards in Article VIII, Section 840.
- (f) Day Care Home.
- (g) Signs, as permitted in Article X.
- (h) Unmanned public utility structures and substations, excluding towers, provided that such structures are properly screened in accordance with Section 550 of this Ordinance.
- (i) Produce stands, selling only products grown or produced on site.

#### 605.3 Conditional Uses

The following uses are Conditional Uses that require approval from City Council pursuant to Article XI, Section 1125:

- (a) Bed and Breakfasts.
- (b) Golf courses and driving ranges, swim, tennis, or Country Clubs.
- (c) Pet Cemeteries.
- (d) Public, private, or parochial schools.
- (e) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, landfills,

garages, machine or equipment shops, equipment and material storage yards.

- (f) Cemeteries, meeting the standards in Article VIII.

#### 605.4 Area Regulations

The following area regulations apply within the Agricultural District:

- |     |                                        |              |
|-----|----------------------------------------|--------------|
| (a) | Minimum Lot Area:                      | 2 acres      |
| (b) | Minimum Lot Size per Dwelling:         | 2 acres      |
| (c) | Minimum Lot Width at Street:           | 100 ft       |
| (d) | Setbacks:                              |              |
|     | Front: Highways, Arterials, Collectors | 80 ft.       |
|     | Other Streets                          | 60 ft.       |
|     | Side:                                  | 15 ft.       |
|     | Rear:                                  | 30 ft.       |
| (e) | Minimum square feet per unit:          | 1200 sq. ft. |
| (f) | Maximum height:                        | 60 ft.       |

#### Section 610 - Single-Family Residential, Low Density (R-1A)

##### 610.1 Intent and Purpose

This district is intended to accommodate low-density, single-family residential uses and to maintain a large lot's residential character. Additional uses, allowed only as conditional uses include related recreational, religious, and public use facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.

##### 610.2 Permitted Uses

The following uses are permitted within the R-1A district:

- (a) Single-family, detached dwellings.
- (b) Accessory buildings and uses, including:
- (1) Home swimming pools, consistent with the standards in Article VIII.

- (2) Accessory dwelling units consistent with the standards in Article VIII.
- (c) Home businesses, consistent with the Standards in Article VIII.
- (d) Unmanned public utility structures and substations, excluding towers, provided that such structures are properly screened in accordance with Section 550.2 of this Ordinance, and further provided that no on-site storage of equipment is permitted.
- (e) Signs, as permitted in Article X.

### 610.3 Conditional Uses

The following uses are Conditional Uses that require approval by the City Council pursuant to Article XI, Section 1125:

- (a) Churches.
- (b) Golf, swimming, tennis, or Country Clubs.
- (c) Public, private, or parochial schools.
- (d) Uses such as house museums, art galleries and historic sites open for tours that are unique to that specific location.
- (e) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, landfills, garages, machine or equipment shops, equipment and material storage yards.

### 610.4 Area Regulations

The following area regulations apply within the R-1A district:

- (a) Minimum Lot Area: 15,000 sq. ft.
- (b) Minimum Lot Size per Dwelling: 15,000 sq. ft.
- (c) Minimum Frontage: 100 ft. (measured at street)
- (d) Minimum Lot Width: 75 ft. (measured at front building line)
- (e) Setbacks:

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- Front: Minimum from right of way  
50 ft. Maximum
- Side: 20 ft.
- Rear: 30 ft.
- (f) Maximum height: 35 ft.
- (g) Minimum floor area (heated space): 1800 sq. ft.
- (h) Minimum floor area (heated space) for a development..... The minimum floor area for any house located in a subdivision is 1800 square feet of heated space. The development plans presented at the time of zoning and at the time of application for the development permit shall show the specific number of houses to be constructed in a development.
- (i) Curb and gutter Required
- (j) Paved driveway Required
- (k) Sewage system Public sewer
- (l) Water system Public water system required
- (m) Parking garage.....Required. A residential parking garage is required for each home in a development and must open from the side or rear. No garage may open to face the street.
- (n) Facades..... Within a development developed under these standards, a minimum of 20% of the structures shall be brick on all exterior facades and 20% of the structures shall be stucco, stone, brick, or any combination thereof on all exterior facades. In addition, 30% of the structures shall have a front façade consisting entirely of stucco, stone, brick, or any combination thereof. The remaining 30% of the structures shall consist, in any ratio the Developer chooses, of stone, brick, stucco, hardiplank or other masonry siding, wood, or any other combination thereof. Vinyl or aluminum siding shall not be permitted.
- (o) Sod.....Required. Sod must be planted in all areas of the entire front and sides of the home. Also to the rear of the home to a distance of 20 ft. past the rear drip line of the roof of the structure that extends to the farthest part on the lot.
- (p) Sidewalks.....Required; on both sides of all streets within any development. Sidewalks must be made of concrete a minimum of four inches (4") in depth and four feet (4') in width and located at a minimum

of at least two feet (2') from the backside of the curb so as to provide a buffer between the street and sidewalk.

### **Section 615 - Single-Family Residential, Low Density (R-1B)**

#### **615.1 Intent and Purpose**

The R-1B Single-Family Residential District is intended to provide suitable areas for single-family, detached dwellings at medium densities as one of a range of residential living styles available in the City. This district is intended to be applied primarily in urban and urbanizing areas.

#### **615.2 Permitted Uses**

The following uses are permitted within the R-1B district:

- (a) All uses permitted in the R-1A single-family, low density residential district.

#### **615.3 Conditional Uses**

The following are Conditional Uses that require approval of the City Council pursuant to Article XI, Section 1125:

- (a) Churches.
- (b) Public, private, or parochial schools.
- (c) Uses such as house museums, art galleries and historic sites open for tours that are unique to that specific location.
- (d) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, landfills, garages, machine or equipment shops, equipment and material storage yards.

#### **615.4 Area Regulations**

The following area regulations apply within the R-1B district:

- (a) Minimum Lot Area: 15,000 sq. ft.
- (b) Minimum Lot Size per Dwelling: 15,000 sq. ft.
- (c) Minimum Frontage: 100 ft. (measured at street)
- (d) Minimum Lot Width at Front of 75 ft.

Building Line:

(e) Setbacks:

Front: Highways, Arterials, Collectors and Other Streets 50 ft.

Side: 20 ft.

Rear: 30 ft.

(f) Maximum height: 35 ft.

(g) Minimum floor area (heated space): 1,500 sq. ft.

(h) Curb and gutter Required

(i) Paved driveway Required

(j) Sewage system Public sewer

(k) Water system Public water system required

(l) Parking garage.....Required. A residential parking garage is required for each home in a development and must open from the side or rear. No garage may open to face the street.

(m) Facades..... At least 65% of any facade facing a public street shall be comprised of brick, stone, or stucco.

(n) Sod..... Required. Sod must be planted in all areas of the entire front and sides of the home. Also to the rear of the home to a distance of 20 ft. past the rear drip line of the roof of the structure that extends to the farthest part on the lot.

(q) Sidewalks.....Required; on both sides of all streets within any development. Sidewalks must be made of concrete a minimum of four inches (4") in depth and four feet (4') in width and located at a minimum of at least two feet (2') from the backside of the curb so as to provide a buffer between the street and sidewalk.

**Section 617 - Single-Family Residential, High Density (R-1C)****617.1 Intent and Purpose**

The R-1C Single-Family Residential District is intended to provide suitable areas for single-family, detached dwellings at high densities as one of a range of residential living styles available in the City. This district is intended to be applied primarily in urban and urbanizing areas.

**617.2 Permitted Uses**

The following uses are permitted within the R-1C district:

- (a) All uses permitted in the R-1A single-family, low density residential district.
- (b) All uses permitted in the R-1B single-family, low density residential district

**617.3 Conditional Uses**

The following are Conditional Uses that require approval of the City Council pursuant to Article XI, Section 1125:

- (a) Churches.
- (b) Public, private, or parochial schools.
- (c) Uses such as house museums, art galleries and historic sites open for tours that are unique to that specific location.
- (d) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, landfills, garages, machine or equipment shops, equipment and material storage yards.

**617.4 Area Regulations**

The following area regulations apply within the R-1C district:

- (a) Minimum Lot Area: 7500 sq. ft.
- (b) Minimum Lot Size per Dwelling: 7500 sq. ft.
- (c) Minimum Frontage: 50 ft. (measured at street)
- (d) Minimum Lot Width at Front of 50 ft.



Building Line:

- (e) Setbacks:
  - Front: Highways, Arterials, Collectors and Other Streets 35 ft.
  - Side: 10 ft.
  - Rear: 15 ft.
- (g) Minimum floor area (heated space): 1,200 sq. ft.
- (f) Maximum height: 35 ft.
- (h) Curb and gutter Required
- (i) Paved driveway Required
- (j) Sewage system Public sewer
- (k) Water system Public water system required
- (l) Parking garage.....Required. A residential parking garage is required for each home in a development and must open from the side or rear. No garage may open to face the street.
- (m) Facades.....At least 65% of any facade facing a public street shall be comprised of brick, stone, or stucco.
- (n) Sod..... Required. Sod must be planted in all areas of the entire front and sides of the home. Also to the rear of the home to a distance of 20 ft. past the rear drip line of the roof of the structure that extends to the farthest part on the lot.
- (o) Sidewalks.....Required; on both sides of all streets within any development. Sidewalks must be made of concrete a minimum of four inches (4") in depth and four feet (4') in width and located at a minimum of at least two feet (2') from the backside of the curb so as to provide a buffer between the street and sidewalk.

**Section 620 - Multi-Family Residential (R-2)**

620.1 Intent and Purpose

The intent of the Multi-Family Residential District is to provide for the development, protection, and conservation of multi-family residential dwellings constructed for rental

occupancy or ownership of individual units within a multi-family building; Property zoned and developed as R-2, Multi-Family District, shall provide quality multi-family development with emphasis on open space and access to light and air. The intent of multi-family development is to provide residents the convenience of apartment living and the amenities generally available to low-density residential development. All multi-family developments will be low-rise with open space as required herein.

#### 620.2 Permitted Uses

The following uses are permitted in the R-2 district:

- (a) Uses permitted in the R-1A District (Single-Family, Low Density Residential).
- (b) Two-family units (duplexes).
- (c) Multi-family residential dwellings.
- (d) Townhouses.
- (e) Public, private, or parochial schools.
- (f) Churches.
- (g) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, landfills, garages, machine or equipment shops, equipment and material storage yards.
- (h) Uses such as house museums, art galleries and historic sites open for tours that are unique to a specific location.
- (i) Day care centers.
- (j) Unmanned public utility structures and substations, excluding towers, provided that such structure are properly screened in accordance with Section 550.2 of this Ordinance, and further provided that no on-site storage of equipment is permitted.
- (k) Signs, as permitted in Article X.
- (l) Bed and Breakfast Inn.

620.3 Area Regulations

The following area regulations apply within the R-2 District:

- |     |                                                             |                                                   |
|-----|-------------------------------------------------------------|---------------------------------------------------|
| (a) | Minimum Lot Area:                                           | 15,000 sq. ft.                                    |
| (b) | Minimum Frontage:                                           | 50 ft. measured at street per dwelling unit       |
| (c) | Minimum Lot Width:                                          | 50 ft. measured at front building line            |
| (d) | Setbacks:                                                   |                                                   |
|     | Front: Highways, Arterials,<br>Collectors and other Streets | 40 ft.<br>30 ft.                                  |
|     | Side:                                                       | 10 ft. for duplexes<br>15 ft. for 3 units or more |
|     | Rear:                                                       | 25 ft.                                            |
| (e) | Maximum height:                                             | 35 ft.                                            |

620.4 Performance Standards for Multi-Family Development

The following standards apply to multi-family development within the R-2 District:

- (a) All multi-family development in the R-2 Multi-Family Residential District shall require site plan approval of the Zoning Department, which shall include building placement on the lot and the number of proposed units. The site plan shall include a landscape plan.
- (b) No more than 40 percent of the lot area shall be occupied by buildings.
- (c) All parking shall be off-street. Insofar as possible, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interiors of blocks, and no off-street parking space shall be more than 100 feet, by the most direct pedestrian route, from a door of the dwelling unit it is intended to serve. Parking areas in multi-family developments must be curbed and guttered.
- (d) All multi-family units shall be required to tie into the public water and sanitary sewer system.

- (e) There shall be no more than 8 dwelling units in any one (1) multi-family building. Multi-family buildings must be separated by a minimum of 20 feet of landscaped open space.
- (f) In the R-2 district each dwelling shall provide at least the following livable space per unit:
  - (1) 1 bedroom unit - 800 square feet
  - (2) 2 bedroom unit - 1000 square feet
  - (3) 3 bedroom unit - 1200 square feet
- (g) All streets which serve more than one multi-family complex or other principal use shall:
  - (1) have a minimum right-of-way of 50 ft.;
  - (2) be constructed to comply with city street paving specifications; and
  - (3) be dedicated to public uses.
- (h) The development shall contain a storm drainage system of sufficient size and design as will adequately collect, detain, carry off, and dispose of all projected surface water run-off within the development area.
- (i) A minimum of 20 percent of the total acreage of any development of more than 10 dwelling units shall be reserved for open-air recreational uses and other usable open spaces.

Usable open space is defined as an open area designed and developed for use by the occupants of the development or their guests for recreation (commercial, public or private), courts, gardens, or household service activities such as clothes drying. The space shall be effectively separated from automobile traffic and parking and shall be readily accessible to the occupants of the dwelling units. Open space does not include space devoted to streets or parking, rights-of-way, or utility easements.
- (j) If conveyance of land within the development is intended:
  - (1) The developer shall comply with all procedures and requirements of the City subdivision regulations.
  - (2) No building permit or certificate of occupancy shall be issued for a condominium project until proof of compliance with the Georgia Condominium Act has been presented in writing.

**Section 625 - Manufactured Housing Residential District (R-3)****625.1 Intent and Purpose**

The intent of this district shall be to provide adequate locations and densities for manufactured home parks, individual manufactured homes, and other uses permitted by these regulations within this district.

**625.2 Permitted Uses**

- (a) Any use permitted in the R-1A, R-1B, and R-1C district.
- (b) Single-family manufactured homes consistent with the standards in Article VIII.
- (c) Manufactured home parks, with site plan review by the Zoning Department and consistent with the standards in Article VIII.
- (d) Public, private, or parochial schools.
- (e) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, dumps, garages, machine or equipment shops, equipment and material storage yards.
- (f) Service and auxiliary buildings located and specifically designed to serve only the residents of one manufactured home park, not to include automobile or manufactured home repair facilities or repair facilities of any type. Permitted buildings shall be limited to the following uses:
  - (1) Manufactured home park management office.
  - (2) Storage for maintenance tools, equipment, and supplies.
  - (3) Residence for the exclusive use of a watchman, caretaker, owner or manager of a manufactured home park.
  - (4) Recreation, assembly, and laundry facilities for the exclusive use of the manufactured home residents and their guests.
- (g) Signs, as permitted in Article X.

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625.3 Conditional Uses

The following are Conditional Uses that require approval of the City Council pursuant to Article XI, Section 1125:

- (a) Churches.
- (b) Family personal care homes.

625.4 Area Regulations

The following area regulations apply within the R-3 District. Area regulations for manufactured home parks and for manufactured home stands or spaces within manufactured home parks are set forth in Article VIII, Section 860.

- (a) Minimum Lot Area: 5,000 sq. ft.
- (b) Minimum Lot Size per Dwelling: 5,000 sq. ft.
- (c) Minimum Frontage: 50 ft. (measured at street)
- (d) Minimum Lot Width: 50 ft. (measured at front building line)
- (e) Setbacks:
  - Front: Highways, Arterials, Collector 40 ft.
  - Other Streets 30 ft.
  - Side: 10 ft.
  - Rear: 25 ft.
- (f) Minimum square feet per unit: 840 sq. ft.
- (g) Maximum height: 35 ft.

Section 630 - Professional District (P)630.1 Intent and Purpose

The purpose of this district is to provide areas where office, institutional, and residential uses can coexist without the threat of encroachment of more intense commercial or retail uses. Only very specialized sale, wholesale storage, or processing of merchandise are permitted in this district as secondary uses. This district is primarily intended to be located along arterials and collectors where existing structures can accommodate residential, office, and institutional uses and in areas dominated by institutional uses. Its

use is also appropriate when an office development is situated adjacent to an existing residential area and where careful, special site planning and design provisions create a compatible relationship with adjacent residential land uses. No multi-family buildings or apartment complexes are to be permitted in the Professional District.

### 630.2 Permitted Uses

The following uses are permitted in the P-Professional District:

- (a) All uses permitted in the R-1A and R-1B Districts.
- (b) Offices of physicians, lawyers, accountants, engineers, architects, dentists, surveyors, and similar professional people who may occupy an entire building or a group of buildings. Veterinarians are specifically excluded for the P-Professional District.
- (c) Businesses which are incidental to the above professional practices, e.g., prescription shops, optical sales, etc.
- (d) Insurance offices, real estate offices, etc., where the nature of the business is primarily one of personal service.
- (e) Hospitals, clinics, nursing homes, convalescent homes, excluding sanitariums and mental institutions.
- (f) Day care center and Day care home.
- (g) Residential businesses.
- (h) Public utility structures and buildings, provided that the installation is properly screened and any employment at such a site is intended for maintenance and repairs only. No equipment or materials shall be stored and no office permitted on the site. Such structures shall be architecturally harmonious with the general character of the surrounding area.
- (i) Public, private, and parochial schools.
- (j) Signs, as permitted in Article X.
- (k) Accessory apartments as a mixed use with a professional use and located in the same building as the professional office.
- (l) Banks and financial institutions.

630.3 Conditional Uses

The following are Conditional Uses that require approval by the City Council pursuant to Article XI, Section 1125:

- (a) Golf courses, tennis courts and similar recreational uses of a non-commercial nature, excluding commercial driving ranges, miniature golf courses and similar uses.
- (b) Country Clubs, privately owned and operated community clubs or associations.
- (c) Athletic fields, parks, and recreational areas.
- (d) Ambulance services.

630.4 Area Regulations

The following are regulations that apply in the P-Professional District:

- (a) Minimum Lot Area: 7,000 sq. ft.
- (b) Minimum Lot Size per Dwelling: 7,000 sq. ft.
- (c) Minimum Frontage: 60 ft. (measured at street)
- (d) Minimum Lot Width: 60 ft. (measured at front building line).
- (e) Setbacks:
  - Front: Highway, Arterial, Collector Minimum 30 ft.
  - Other Streets Minimum 30 ft.
  - Side: 10 ft.
  - Rear: 20 ft.
- (f) Minimum square feet per unit: 500 sq. ft.
- (g) Maximum height: 35 ft.



**Section 635 - Central Commercial District (C-1)****635.1 Intent and Purpose**

The Central commercial District is established in order to recognize and protect the present business and commercial uses serving the whole city; to encourage development of this district as the shopping and business center of the City of Barnesville and the surrounding trade area; and to encourage full utilization of existing structures by allowing mixed land uses and shared parking facilities.

**635.2 Permitted Uses**

The following use are permitted in the C-1 Central Commercial District:

- (a) Appliance stores including radio and television service/electronic sales and service.
- (b) Art and antique stores.
- (c) Banks/financial institution.
- (d) Barber and beauty shops/tanning/nail shop.
- (e) Bicycles and sporting goods stores.
- (f) Book, stationary stores.
- (g) Bus terminal facilities, taxi stand and dispatchers.
- (h) Cafes, restaurant, grills, and lunch counters.
- (i) Camera or photographic stores.
- (j) Churches and places of worship.
- (k) Commercial parking garages.
- (l) Clothing, shoes, millinery, dry goods and notions.
- (m) Confectionery stores.
- (n) Convenience type grocers, e.g., fruits, vegetables, meat markets, delicatessens, catering.
- (o) Drug Stores/medical supplies.
- (p) Dress-making, tailoring shops.
- (q) Electrical supplies.
- (r) Florists/nursery shops/plant and garden center.
- (s) Furniture, including office furniture and home furnishings.
- (t) Hardware and paint stores.
- (u) Heating and plumbing supplies.
- (v) Gift shops.
- (w) Ice cream shops.
- (x) Indoor theaters.
- (y) Jewelry Stores.
- (z) Laundry and dry cleaning establishments.
- (aa) Libraries, museums and similar government and public uses.
- (bb) Hotels.
- (cc) Newspapers, printing, blueprinting, bookbinding, quick copying, lithography and publishing establishments.
- (dd) Loft Apartments.
- (ee) Offices: medical, dental, optical, law, accounting, insurance, and real

- estate.
- (ff) Post offices.
- (gg) Private clubs, fraternal lodges.
- (hh) Public utility structures and buildings, including electric and natural gas substations, telephone exchanges and excluding towers.
- (ii) Publicly or privately owned utility offices.
- (jj) Radio and television stations, excluding towers.
- (kk) Signs, as permitted in Article X.
- (ll) Shoe repair shops.
- (mm) Accessory apartments as a mixed use with a business use and located in the same building as the business use and not on the ground floor.
- (nn) Bakery.
- (oo) Stone monument company.
- (pp) Health foods/vitamins.
- (qq) Building supply.

635.3 Conditional Uses

The following are Conditional Uses that require approval of the City Council pursuant to Article XI, Section 1125:

- (a) Hospital, clinics, sanitariums, convalescent/nursing homes.
- (b) Ambulance services.

635.4 Area Regulations

The following area regulations apply within the C-1 Central Commercial District:

- (a) Minimum Lot Area: none
- (b) Minimum Frontage: 30 ft. (measured at street)
- (c) Minimum Lot Width: 30 ft. (measured at front building line)
- (d) Setbacks:
  - Front: Highways, Arterials, Collectors 0
  - local streets
  - Side: 0
  - Rear: 0
- (e) Minimum square feet per unit: None
- (f) Maximum height: 60 ft.

**CITY OF BARNESVILLE**

**ORDINANCE NO. 469**

**APARTMENTS ABOVE COMMERCIAL STOREFRONTS**

AN ORDINANCE AMENDING THE CITY OF BARNESVILLE ZONING ORDINANCE BY ADDING SECTION 635.5 TO SECTION 635 CENTRAL COMMERCIAL DISTRICT (C-1) REGARDING APARTMENTS ABOVE COMMERCIAL STORE FRONTS. ALL OTHER PROVISIONS OF THE RESPECTIVE CODE SECTION NOT IN CONFLICT WITH THIS ACT REMAIN IN EFFECT AS ADOPTED.

**BE IT ORDAINED**, by the Mayor and Council of the City of Barnesville, Georgia and it is hereby ordained by the authority of same, as follows:

**Section 635.5**

**Purpose**

The purpose of allowing residential apartments above commercial storefronts on a limited basis in certain zoning districts is to encourage residential uses within these districts, to create an alternative housing option, to facilitate a housing option that is compatible with street level commercial uses with a minimum of disruption to those uses, and to provide an added security measure by creating a district that is active twenty-four (24) hours a day.

**District Permitted**

Residential apartments above commercial storefronts are permitted by right in the C-1 district only.

**Building Codes**

All such residential units shall comply with all existing building codes and fire codes, NFPA Life Safety Code, and 1991 Edition Southern Building Code Standard Fire Prevention Code with fire walls.

**Restrictions**

- A) A minimum of 50% of the ground floor must be reserved for commercial use.
- B) All window treatments shall be off-white colors with no signs, drawings, or photographs incorporated therein. Nothing shall hang from the outside of windows.
- C) No outside mailboxes shall be permitted. Inside mailboxes or mail slots shall be used.
- D) No outside radio or television antennas are permitted. Satellite dishes, if used, must not be visible from any public street.
- E) No weekly or daily boarding rooms shall be permitted. Only complete dwelling units as defined herein may be established.

- F) Each dwelling unit shall be furnished with connections for a washer and dryer or be located no more than one hundred (100) feet from a common area accessible to residents.
- G) Outside building identification numbers shall be provided and not exceed six (6) inches in height.
- H) No drying of clothes shall be permitted on the outside of any building.
- I) No A/C units shall be visible from any public street.
- J) No outdoor cooking shall be permitted.
- K) No maintenance, washing, or detailing of vehicles is permitted.
- L) No recreation, entertainment, public gathering, or placement of furniture shall be allowed on the sidewalks adjacent to the building containing the units.
- M) No garbage, yard, estate, rummage or other similar sales shall be permitted.
- N) Entry to the unit or to a hallway serving one or more units shall be provided by a stairway opening directly to the outside at street level.
- O) Minimum floor area per dwelling units:
 

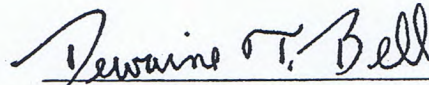
Efficiency	450 sq. ft.
1 bedroom	600 sq. ft.
2 bedroom	750 sq. ft.
3 bedroom	900 sq. ft.

**Parking**

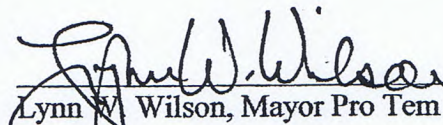
- A) Each resident of such units shall apply for and purchase a permit and numbered decal from the City Clerk providing for the parking of vehicles. The maximum number of permits allowed shall be one (1) for a studio or efficiency and two (2) for all other units. Permits shall be issued upon presentation to the City Clerk of a signed lease agreement. Permits and decals must be displayed on vehicles at all times on the rear window of the vehicle lower left. The permits shall allow the resident to park the registered vehicle(s) on public streets during the hours of 6:00 p.m. to 8:30 a.m. Monday through Friday and Saturday of each week from 3:00 p.m. Saturday through Sunday until 8:30 a.m. on Monday, except in those areas specifically designated in the Code of Ordinances as "no parking areas". The cost of each permit shall be as set forth in the Schedule of Fees.
- B) No resident of such unit shall park a privately owned or company vehicle on a public right-of-way whether it be an alley or street, for the purpose of using such parking space incidental to the residents occupancy of the unit between the hours of 8:30 a.m. to 6:00 p.m. Monday through Friday and from 8:30 a.m. to 3:00 p.m. on Saturday.

- C) Violations of this requirement shall be prosecuted the same as violations of the two-hour parking restriction set forth in the Code of Ordinances and three (3) such violations may result in the forfeiture of the parking permit for a minimum of six (6) months.
- D) Residents are allowed to park registered vehicles in designated offstreet public parking lots during all hours as available.
- E) Storage of vehicles is not permitted. Storage is defined as a registered vehicle remaining parked for more than twenty (24) hours without vacating the parking lot.

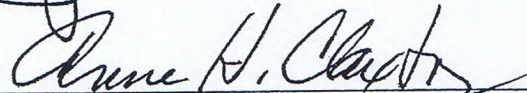
This ordinance shall be effective September 12, 2005.



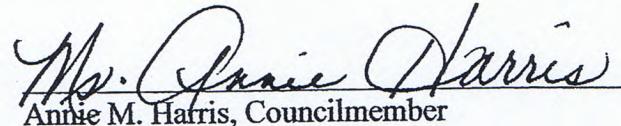
Dewaine T. Bell, Mayor



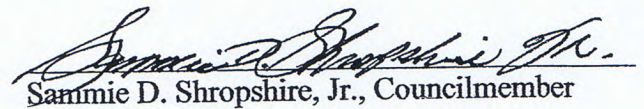
Lynn W. Wilson, Mayor Pro Tem



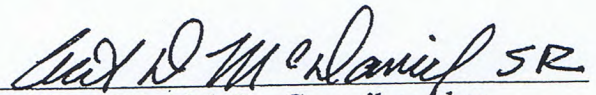
Anne H. Claxton, Councilmember



Annie M. Harris, Councilmember

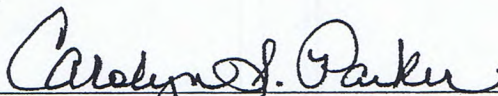


Sannie D. Shropshire, Jr., Councilmember



Cecil D. McDaniel, Sr., Councilmember

ATTEST:



Carolyn S. Parker, City Clerk

**Section 640 - General Commercial (C-2)****640.1 Intent and Purpose**

The intent of this district is to provide a commercial district designed to serve the community at-large consisting of a wide variety of sales and service facilities and locations that will be accessible to all shoppers, as well as to motoring public.

**640.2 Permitted Uses**

The following uses are permitted in the C-2 General Business District:

- (a) Any use permitted in the C-1 or P districts, except that no residential uses are permitted in this district.
- (b) Any retail business or service including the incidental manufacturing of products sold at retail establishments on the premises, provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than five (5) persons.
- (c) Bowling alleys and billiard rooms.
- (d) Milk bottling, distribution centers, ice cream manufacturing.
- (e) Automobile service stations.
- (f) Hospital, clinics, convalescent/nursing homes.
- (g) Automobile accessory stores, including tire, batteries, etc.
- (h) Farm and garden supply stores.
- (i) Bottling works for soft drinks.
- (j) Accessory buildings and uses located on the same lot and consistent with standards in Article VII.
- (k) Automobile, travel trailer, farm equipment and implements, and manufactured housing sales which need to be enclosed, but any mechanical or body repair must be conducted entirely within a structure that shall not have any opening, other than a stationary window, within 100 feet facing a residential district, and provided further that all vehicles on a car sales lot must be in operating condition at all times.
- (l) Trade shops, including sheet metal, roofing, upholstery, electrical, plumbing, Venetian blind, cabinet making, and carpentry, rug and carpet cleaning, and sign painting, provided that all operations are conducted

entirely within a building which shall not have any opening, other than stationary windows, within 100 feet of any residential district. Outside storage is not permitted.

- (m) Undertaking, mortuary establishments.
- (n) Wholesale and storage business, excluding building material yards.
- (o) Ambulance services.
- (p) Radio and television stations.
- (q) Groceries, fruit, vegetable, and meat markets, delicatessen, catering, and supermarkets, but not including produce stands or the selling of produce from vehicles.
- (r) Hotels.
- (s) Commercial parking lots and garages.
- (t) Churches.
- (u) Veterinary clinics provided all kennels and/or pens are enclosed within a building.
- (v) Accessory apartments as mixed use with a business use and located in the same building as the business or professional office.
- (w) 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 facing a residential district and which shall not store otherwise maintain any parts or waste materials outside such buildings.

### 640.3 Conditional Uses

The following are Conditional Uses that require approval of the City Council pursuant to Article XI, Section 1125:

- (a) Cemeteries.

640.4 Area Regulations

The following area regulations apply in the C-2 General Commercial District:

- |     |                                                           |                                                                                                                                 |
|-----|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| (a) | Minimum Lot Area:                                         | -----                                                                                                                           |
| (b) | Minimum Frontage:                                         | 60 ft. (measured at street)                                                                                                     |
| (c) | Minimum Lot Width:                                        | 60 ft. (measured at front building line)                                                                                        |
| (d) | Setbacks:                                                 |                                                                                                                                 |
|     | Front: (from road right-of-way line, front property line) | 30 ft.<br>Off-street parking is permitted in the side and rear yard only                                                        |
|     | Side:                                                     | 15 feet, and where a C-3 district, a 10-foot landscaped and fenced opaque buffer shall be provided                              |
|     | Rear:                                                     | 20 feet, and where a C-3 district abuts a residential district, a 10-foot landscaped and fenced opaque buffer shall be provided |
| (e) | Minimum square feet per unit:                             | 500 sq. ft.                                                                                                                     |
| (f) | Maximum height:                                           | 60 ft.                                                                                                                          |

Section 645 - Neighborhood Commercial District (C-3)645.1 Intent and Purpose

All businesses, servicing, storage, or processing shall be those whose operations or processes are not objectionable by reason of odor, dust, bright lights, smoke, noise, vibration or congestion. Uses are limited to those which will serve as convenience centers to serve the needs of their immediate neighborhoods and maintain economic compatibility. All businesses, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, e.g., off-street loading. All uses permitted shall be architecturally harmonious with the surrounding area. No multi-family buildings or apartment complexes are to be permitted in the Neighborhood Commercial District.



645.2 Permitted Uses

Within the C-3 Neighborhood Commercial District, the following uses are permitted:

- (a) All uses as permitted in the Professional District (P) and General Commercial District (C-2).
- (b) Book, stationary, camera, or photographic stores.
- (c) Confectionery stores.
- (d) Drug stores.
- (e) Ice cream parlors.
- (f) Florist, nursery, and gift shops.
- (g) Convenience type grocers, fruits, vegetable, or meat markets, delicatessens, and catering, but not including produce stands.
- (h) Banks, including drive-through banks.
- (i) Any of the following service businesses:
  - (1) Barber and beauty shops.
  - (2) Cafes, grills, lunch counters, and restaurants.
  - (3) Dress-making, drapery, tailoring, and upholstering shops employing six (6) people or fewer.
  - (4) Laundry and dry cleaning pick-up stations, and self-service laundries.
  - (5) Shoe repair shops.
- (j) Signs as permitted in Article X.
- (k) Accessory buildings and uses when located on the same lot or parcel of and as the main structure and customarily incidental thereto, provided the requirements of Article VII are met.
- (l) Churches and other places of worship.
- (m) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, dumps,

garages, machine or equipment ships, equipment ships, equipment and material storage yards.

- (n) Unmanned utility substations and other above-ground fixed equipment.
- (o) Accessory apartments as a mixed use with a business use and located in the same building as the business or professional office.

**645.3 Conditional Uses**

The following are Conditional Uses that require approval by the City Council pursuant to Article XI, Section 1125:

- (a) Veterinarian clinic, provided that all kennels and/or pens are located within an enclosed building.
- (b) Automobile service stations and convenience stores consistent with standards in Article VII.

**645.4 Area Regulations**

The following area regulations apply in the C-3 Neighborhood Commercial District:

- (a) Minimum Lot Area: 7,000 sq. ft.
- (b) Minimum Lot Size Per Dwelling: 7,000 sq. ft.
- (c) Minimum Frontage: 60 ft. (measured at the front property line).
- (d) Minimum Lot Width: 60 feet (measured at the front building line)
- (e) Setbacks:
  - Front: (from road right-of-way line, front property line) Minimum 30 ft. Off-street parking is permitted in the side and rear yard only.
  - Side: 15 ft.
  - Rear: 20 ft.
- (f) Minimum Floor Area: 1,000 sq. ft.
- (g) Maximum Height: 35 ft.

**Section 650 - Highway Commercial (C-4)****650.1 Intent and Purpose**

The district is intended for the development of retail service establishments which are oriented toward highway and highway uses. The district is intended only for arterials and freeway locations and shall be limited to locations with existing highway oriented businesses or future locations which are compatible with the City of Barnesville Comprehensive Plan and which afford the space for adjacent expansion of similar uses.

**650.1 Permitted Uses**

The following uses are permitted in the C-4 Highway Commercial:

- (a) Uses permitted in the P, C-1, C-2, and C-3 districts, except no residential uses are permitted in this district.
- (b) Any retail business or commercial use in which there is not processing or treatment of materials, goods or products except as provided for, including:
  - (1) Automobile service stations and convenience stores consistent with the provisions in Article VIII are met.
  - (2) Appliance stores.
  - (3) Antique shops.
  - (4) 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 facing a residential district and which shall not store otherwise maintain any parts or waste materials outside such buildings.
  - (5) Bottling works for soft drinks.
  - (6) Clothing, shoe, millinery, dry goods, or notion stores.
  - (7) Drug stores.
  - (8) Hardware and paint stores.
  - (9) Furniture and home furnishings, stores including office furniture and equipment stores.
  - (10) Florists.
  - (11) Grocery stores and supermarkets.

- (12) Jewelry stores.
- (13) Variety or Five and Dime stores.
- (14) Bakeries.
- (15) Building supply stores.
- (c) Any service businesses, including:
  - (1) Restaurant, grills, or cafes.
  - (2) Motels.
  - (3) Dry cleaning and laundry establishments.
  - (4) Self-service laundries and dry cleaning.
  - (5) Appliance repairs.
  - (6) Shoe repairs.
  - (7) Dressmaking, tailoring, drapery, and upholstering shops.
  - (8) Barber and beauty salons.
  - (9) Automobile car washes, 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 (1/3) of the practical hourly capacity of the washing machines.
  - (10) Taxi stands and dispatches.
- (d) Uses of a predominately retail nature, including:
  - (1) Electrical, heating and plumbing services.
  - (2) Dairy products.
  - (3) Bakeries.
  - (4) Banks and finance companies.
  - (5) Farm and garden supplies and equipment.

- (6) Insurance and real estate offices.
- (e) Funeral parlors and mortuaries.
- (f) Commercial recreational activities such as bowling and miniature golf.
- (g) Signs, as permitted in Article X.
- (h) Theaters.
- (i) Professional offices.
- (j) Accessory uses when located on the same lot or parcel of land as the main structures and provided the requirements of Article VIII are met.
- (k) Veterinarian hospitals and kennels provided that open areas in which animals are kept must be enclosed by a fence not less than 7 feet high.
- (l) Mini-warehouse storage facility.
- (m) Recreational vehicle parks - campgrounds consistent with the standards in Article VIII.
- (n) Wrecker/towing services. Any storage of automobiles is clearly incidental to the towing service and the storage area shall be screened from view and behind the primary business structure. Vehicles shall not be stored for more than 30 days.

### 650.3 Area Regulations

The following are regulations that apply in the C-4 Highway Commercial District:

- |     |                                                           |                                                                      |
|-----|-----------------------------------------------------------|----------------------------------------------------------------------|
| (a) | Minimum Lot Area:                                         | 7,000 sq. ft.                                                        |
| (b) | Minimum Frontage:                                         | 60 ft. (measured at street)                                          |
| (c) | Minimum Lot Width:                                        | 60 ft. (measured at front building line)                             |
| (d) | Setbacks:                                                 |                                                                      |
|     | Front: (from road right-of-way line, front property line) | 60 ft. (arterial or collector streets)<br>35 ft. (all other streets) |
|     | Side:                                                     | 15 feet and where a C-4 district abuts a residential                 |

zoning district , a 30 ft. landscaped and fenced (opaque) buffer shall be provided.

Rear:

20 feet and where a C-4 district abuts a residential district which is developed, a 30 foot landscaped and fenced (opaque) buffer/screen shall be provided as defined Section 550.

in

- (e) Minimum square feet per unit: 500 sq. ft.
- (f) Maximum height: 35 ft.

**Section 655 - Industrial and Manufacturing District (I)**

**655.1 Intent and Purpose**

The Industrial and Manufacturing District is intended to protect and promote suitable areas for industrial uses, including manufacturing, assembling, research and development, processing, wholesaling, and storage, by providing access to major streets and adequate public utilities, by discouraging uses that are incompatible with manufacturing, and by minimizing the negative impacts often associated with industrial uses on business and residential districts. It is further intended that no new residential uses shall be permitted in this district.

**655.2 Permitted Uses**

Uses in this district that are not conducted within a building must be screened pursuant to Section 550. All uses must comply with the standards in Section 655.4 below. The following uses are permitted in the I Industrial and Manufacturing District:

- (a) Printing, publishing, and reproducing establishments.
- (b) Radio and television transmission towers.
- (c) Truck terminals, provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering or leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.

- (d) Wholesale warehouses and mini-warehouses.
- (e) Public works and public utility facilities such as distribution lines, transformer stations, transmission lines and towers, water tanks and towers, pumping stations, telephone exchanges and service or storage yards.
- (f) Establishments for manufacture, repair, assembly, or processing, including:
  - (1) Confectionery manufacturing.
  - (2) Clothing and garment manufacturing.
  - (3) Laboratories for testing materials, chemical analysis, photographic processing.
  - (4) Manufacturing, assembly of scientific, optical and electronic equipment.
  - (5) Manufacturing of musical instruments and parts.
  - (6) Manufacturing of toys, or sporting and athletic goods.
  - (7) Manufacture of souvenirs and novelties.
- (g) Food processing plants, such as bakeries, meat packers, fish and poultry houses that do not involve the slaughtering or cleaning of animal carcasses on the premises.
- (h) Frozen dessert and milk processing plants.
- (i) Manufacturing activity which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions.
- (j) Wholesale and warehousing operation.
- (k) Building material yard.
- (l) Newspaper or printing plant.
- (m) Cabinet shop.

- (n) Cold storage, ice plant, or freezer locker.
- (o) Cosmetic and pharmaceuticals manufacturing.
- (p) Dairy plant, ice cream manufacturing.
- (q) Distribution of products or merchandise.
- (r) Education or training facility.
- (s) Electrical appliance and equipment sales and repair.
- (t) Electronic manufacturing and assembly.
- (u) Fabricating shop such as woodworking, upholstery, or sheet metal shop.
- (v) Machine shop.
- (w) Plumbing shop, other contractor-including open storage of materials when located in rear yard.
- (x) Printing, publishing, reproducing establishment.
- (y) Sign painting and fabricating shop.
- (z) Textile manufacturing plant.
- (aa) Baking establishment.
- (bb) Heavy agricultural equipment sales and repair and manufacturing.
- (cc) Truck terminal.
- (dd) Food processing plant.
- (ee) Ice manufacture, including dry ice plant.
- (ff) Planing or sawmill.
- (gg) Railroad yard.
- (hh) Local, State, or Federal government building.
- (ii) Agriculture.



- (jj) Utility substation meeting the following development standards:
  - a. Structures must be enclosed by a woven-wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
- (kk) Wood product manufacturing.
- (ll) Automobile manufacturing.
- (mm) Auto equipment manufacturing.

#### 655.4 Performance Standards

Every use, activity, process or operation in the Industrial District shall comply with the standards in this Section, and no existing use, activity, process or operation shall be hereafter altered or modified so as to conflict with, or further conflict with, such performance standards. If, as of the date of adoption of this Ordinance, the operation of any existing use violates these performance standards, such operations shall not be varied or changed in any way as to increase the degree of such violation.

#### (a) Administration and Enforcement

- (1) Investigation of Violations- Whenever, in the opinion of the Zoning Department, there is a reasonable probability that any use or occupancy violates these anti-pollution standards, the Zoning Department is hereby authorized to employ a qualified technician or technicians to perform whatever investigations and analyses are necessary to determine whether they are in fact being violated.
- (2) Investigation Fees - In the event that a violation is found to exist, the violator shall be liable for the reasonable fee of the technicians employed to perform such investigations and analyses. Such fees may be recovered as a penalty in the same manner as, in addition to, the fines specified in Section 1100.4
- (3) Deposit- If a complaint is received regarding an alleged violation of any of the provisions contained herein and the Zoning Department does not believe that there is a reasonable probability that such a violation actually exists, the Zoning Department may require that the complainant post an escrow deposit in the amount of five hundred dollars (\$500) to defray the cost of employing a qualified technician or technicians to perform such investigations and analyses as may be necessary to determine whether such violations exist.

- (A) In the event that the complaint is sustained, the escrow deposit shall be refunded to the depositor, and the reasonable fees associated with the investigation and analyses shall be recovered in the manner provided in the paragraph 655.4 (a)(2) above.
  - (B) If the complaint proves unfounded, the investigation fee shall be paid from the he complainant's escrow deposit. Any remainder of such deposit shall be refunded to the complainant upon completion of the investigation.
  - (C) Any violations of these performance shall hereby be considered a public nuisance. Therefore, in addition to the enforcement procedures specified herein, the Zoning Department is authorized to pursue other appropriate legal remedies.
- (b) Noise- Sound levels shall be measured with the sound level meter and associated band filter manufactured according to standards prescribed by the American Standards Association, or its successors. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be subject to the performance standards prescribed herein, provided that such noises shall be capable of being accurately measured, and shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of not more than plus or minus two decibels. Noises incapable of being so measured such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

The sound pressure level of any use, activity, process, or operation, other than background noises, such as the operations of motor vehicles or other transportation facilities, shall not exceed the decibel limits set forth below when measured at the property line of the lot on which it is located:

<u>Octave Band Frequency in Cycles Per Second</u>	<u>Maximum Permitted Sound Level in Decibels</u>
20 to 75 .....	72
75 to 150 .....	67
150 to 300 .....	59
300 to 600 .....	52
600 to 1,200 .....	46
1,200 to 2,400 .....	40
2,400 to 4,800 .....	34
Above 4,800 .....	32

APPROVED  
 Rec. by: DZ Date: 1-12-04

- (c) Vibration - Any use, process, operation or activity which shall cause at any time and at any point beyond the boundaries of the lot, earth borne vibrations, other than background vibrations such as the operation of motor vehicles or other transportation facilities, in excess of the limits set forth in the following table, is prohibited. Vibration shall be expressed as displacement in inches and shall be measured with a three-component measuring system approved by the Zoning Department.

<u>Frequency in Cycles Per Second</u>	<u>Displacement in Inches</u>
0 to 10 .....	.0004
10 to 20.....	.0002
20 to 30.....	.0001
30 to 40.....	.0001
Over 40.....	.0001

Impact vibrations which are discrete pulses that do not exceed one hundred (100) impulses per minute shall be permitted twice the displacements shown above.

- (d) Toxic Matter - No use shall discharge or store any toxic matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare to citizens of Barnesville or to cause injury or damage to property or business.
- (e) Glare and Heat - Any operations producing glare or heat shall be performed within a completely enclosed building in such manner as not to create a public nuisance or hazard beyond the boudoirs of the lot on which such building is located.
- (f) Radiation Hazards
  - (1) The release of radioactive gases and particular matter shall not exceed the maximum allowable concentration permitted the general population of applicable federal, state and local laws and regulations when measured at of beyond the lot line at ground level or habitable elevation.
  - (2) No activity involving radiation hazards shall be permitted causes exposure to persons at or beyond the lot lines in excess of the maximum allowable permitted the general populations in applicable federal, state and local laws and regulations.

- (g) Smoke and Particulate Matter - The emission of smoke or dusts by manufacturing plants in an amount sufficient to create a general nuisance to adjoining properties shall be prohibited.

All smoke and the emission of all other particulate matter in quantities sufficient to produce an opacity at any point greater than Ringlemann 3 is prohibited. The only exception should be a plume consisting entirely of condensed steam. A Ringlemann 1 unit is defined as twenty percent (20%) density for one (1) minute. No more than fifteen (15) units of Ringlemann smoke shall be permitted per hour and no smoke more intense than Ringlemann 2, except that during (1) hour of a twenty-four (24) hour day, thirty (30) units of smoke may be emitted, but with no smoke more intense than Ringlemann 3. The total quantity or emitted solids shall not exceed one (1) point per hour, per acre of lot area.

- (h) Odors - No odor resulting from manufacturing processes shall be regularly emitted in such quantities as to be readily detectable at the property line abutting any zoning district which allows residential land uses in densities of two (2) Residential units per acre or higher.

#### 655.5 Prohibited Uses

The following uses are specifically prohibited in the I Industrial and Manufacturing District:

- (a) No residential structure shall hereafter be erected in the I District
- (b) Acid manufacture, including the manufacture of hydrochloric, nitric, picric, or sulfuric acid.
- (c) Cement, lime, clay, gypsum, or plaster manufacture.
- (d) Production of chlorine or similar noxious gases.
- (e) Distillation of bones.
- (f) Drop forge industries using power hammers.
- (g) Explosives: manufacture or storage.
- (h) Fertilizer manufacture.
- (i) Garbage, offal dead animal reduction, or dumping.
- (j) Glue manufacture.
- (k) Hair manufacture of processing.

- (l) Petroleum refining or above ground storage of petroleum products.
- (m) Processing of sauerkraut, vinegar, or yeast.
- (n) Rendering or refining of fats or oils.
- (o) Stockyard or animal feeding pens.
- (p) Any other use that is noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City Council would be detrimental to the community interest.
- (q) Junkyards.

#### 655.6 Area Regulations

The following area regulations apply in the Industrial and Manufacturing District:

- |     |                                                             |                                                                                                                                                                                                                                                                               |
|-----|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Minimum Lot Area:                                           | None                                                                                                                                                                                                                                                                          |
| (b) | Minimum Frontage:                                           | 60 ft. (measured at street)                                                                                                                                                                                                                                                   |
| (c) | Minimum Lot Width:<br>60 ft. (measured at front bldg. line) | 60 ft. (measured at front building line)                                                                                                                                                                                                                                      |
| (d) | Setbacks:                                                   |                                                                                                                                                                                                                                                                               |
|     | Front: (from road right-of-way line, front property line)   | 35 ft. (arterial or collector<br>25 ft. (all other streets)                                                                                                                                                                                                                   |
|     | Side:                                                       | 30 feet and where a I district abuts a residential zoning district, a 50-ft landscaped and fenced (opaque buffer shall be provided)                                                                                                                                           |
|     | Rear:                                                       | 30 feet, and where a I district abuts a residential district which is developed and actually is used for residential purposes at the time of application for a building permit, a 50-foot landscaped and fenced (opaque) buffer shall be provided within the 20 foot setback. |
| (e) | Maximum height:                                             | N/A                                                                                                                                                                                                                                                                           |

# 660 Reserved

# 665 Reserved

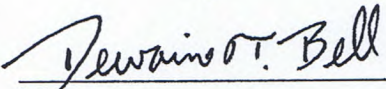
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Rec. by: DZ Date: 1-12-04

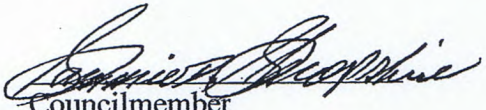
ARCHITECTURAL STANDARDS AND DESIGN GUIDELINES

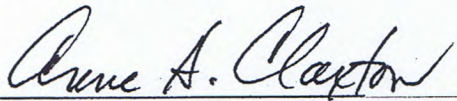
AN ORDINANCE AMENDING THE CITY OF BARNESVILLE ZONING ORDINANCE BY ADDING SECTION 665 TO ARTICLE VI. ALL OTHER PROVISIONS OF THE RESPECTIVE CODE SECTION NOT IN CONFLICT WITH THIS ACT REMAIN IN EFFECT AS ADOPTED.

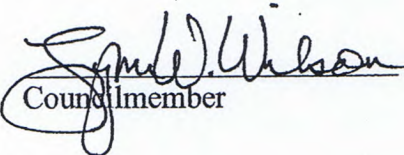
Be it Ordained, by the City Council of the City of Barnesville, Georgia and it is hereby ordained by the authority of the same, the attached Architectural Standards and Design Guidelines:

This ordinance adopted this the 13<sup>th</sup> day of February, 2006 by the Mayor and City Council of the City of Barnesville.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Councilmember

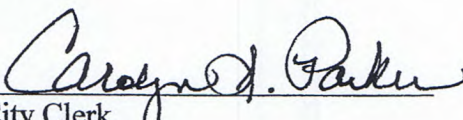
  
\_\_\_\_\_  
Councilmember

  
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Councilmember

ATTEST:

  
\_\_\_\_\_  
City Clerk



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# Site Development Guidelines

## Building Orientation

Buildings and their principal entry points should be oriented to, and visible from the street.

Loading docks shall be oriented away from the street right-of-way. When this cannot be accomplished, provide proper vegetative screening.

## Setbacks

Building setbacks should meet the current code requirements of The City of Barnesville.

When adjacent structures exist, buildings shall be located at comparable or compatible setbacks.

When no adjacent structures exist, buildings generally shall be located at the minimum setback in order to define the street/building line.

## Parcel Access

Entrances and exits shall be designed so that they are easily identifiable by motorists.

One access point is allowed per each parcel. Parcels located at the corner of two public roads shall be allowed one access point along each road frontage if spacing requirements are met.

Larger sites (e.g. retail centers, industrial parks, residential developments) will be permitted more than one access point with a minimum spacing of 250' from edge of pavement to edge of pavement.

Retail out parcels (e.g. fast food restaurants, banks, etc.) shall share common access with larger retail centers for simplified on-site circulation.

Buildings with drive through service may be permitted to have two access points depending on site layout and if its necessary to minimize back ups on to public roadways.

Shared access between adjoining properties shall be strongly encouraged, whenever possible, to minimize access points.

Access points to be spaced at least 125' from any major intersection, edge of pavement to edge of pavement.

Minimum spacing between access points to be 250', edge of pavement to edge of pavement.

Opposing access points to be offset no less that 125' or directly aligned whenever possible and be consistent with prudent traffic engineering principles.

Right in/right out only access shall be strongly encouraged when secondary access is necessary. Additional full service access will only be permitted when dictated by prudent traffic engineering principles.

Appropriate stacking distances shall be required for individual sites.

The driveway entry "throat" of large shopping center parking areas shall provide at least 25' to 40' clear before a turning movement occurs. This shall provide sufficient queuing room for entering cars off the street.

**Parking**

Parking lots shall be designed with adequate landscape areas to avoid a "sea of asphalt". A minimum landscape area of 5 feet to the back of the perimeter curb stop shall be required.

Shade should be provided for parked cars. As a general rule, trees shall be installed so that a minimum ratio of 1 tree per 10 parking stalls is maintained. Trees which are installed in perimeter landscaping may not count toward the 1:10 ratio, and trees throughout the parking lot is always required. In very large parking lots or where a special design objective is desired, a lower ratio of parking stalls may be required.

Trees installed in parking lots shall be protected from vehicle damage by concrete curbing which surrounds the landscape pocket.

Vehicle stall striping shall be provided for all parking areas.

**Buffers**

All fencing should be designed as an integral part of the site, rather than as a separate fence, i.e. planter wall, continuation of architectural wall, etc.

All new soundwalls, masonry walls or fences 50 feet in length or longer and 4 feet in height or taller shall be designed to minimize visual monotony through changes in plane, height or material texture or significant landscape massing where appropriate.

Plant materials shall be selected to blend in form, texture and the design scheme proposed for the site.

Plant materials shall be used as accent elements at entry ways to provide a definite sense of arrival to the proposed development.

In any district where a screened buffer or screening is required, such screening shall include a wall or fence of solid appearance of tight evergreen hedge not less than 6' in height and that will normally obtain a minimum height of 8' in 5 years.

**Landscaping**

See City of Barnesville Landscape Ordinance.

**Utilities**

All utility lines shall be placed underground with the following exception:

Temporary lines, which are intended to provide immediate service to an area for a period not to exceed 180 days,

Major transmission lines which do not provide service to adjoining properties, but are intended to distribute service between substations,

When an electric distribution line already exists overhead on, adjacent to, or across the street from a piece of property, that line may be extended overhead to the property provided the overhead line extension is placed underground at the closest feasible point to the property line and does not attach directly to any structure on the property.

**Sidewalks/Pedestrian Paths**

1. Sidewalks are required along all public and private road frontages (except alleys) and shall meet all applicable Americans with Disabilities Act (ADA) standards.
2. Sidewalks and other paths (multi-purpose or pedestrian) shall be illustrated on the site plan submitted at the time of application for review of construction plans.
3. Sidewalks shall be a minimum width of five feet.
4. Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
5. Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks if approved by the Planning and Zoning Department.

6. Multi-use paths designed for use by bicyclists and pedestrians shall be 12 feet wide.
7. Multi-use paths designed with separate paths for bicyclists and pedestrians shall be 15 feet wide, ten feet for bicycles and five feet for pedestrians.
8. Sidewalks and paths shall be connected to signalized crosswalks where applicable.
9. Sidewalks and paths shall be designed to minimize direct auto-pedestrian interaction.
10. Sidewalks and paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
11. Pedestrian access should be provided to all entrances including access from rear parking areas.
12. Inter-parcel connectivity shall be required for multiuse, pedestrian paths and sidewalks.

### **Site Lighting**

Parking areas and building entries must be lit on all new development projects.

For general area lighting, including parking areas, cut-off down lighting is required to reduce spillage off of the building site.

Uplighting may be used to illuminate a unique architectural feature, a special landscape element or signage. All uplights must be screened with landscaping.

All lighting fixtures, which are being used for the same purpose within a given development, must be from the same or similar manufacturer's type to ensure aesthetic compatibility.

In parking lots, lighting must be placed in a landscaped island or on a 36' high pole base to protect both lights and vehicles from possible damage.

The color of light fixtures shall be coordinated with parcel architecture.

### **I. General Architectural Guidelines**

#### **Building Design**

Each building unit shall be an integral element of an overall site design and shall reflect and complement the character of the surrounding area or plans prepared therefore.

Building facades shall be designed to function as an integral part of the streetscape with attention to visibility, safety, lighting and incorporation of public amenities.

Building design shall reflect the overall sensitivity to existing quality of architecture with regard to building materials, fenestration, height, dimension, color, contrasts, roofs and parapets.

Building design shall address the public right-of-way, and define and complement the streetscape.

Architectural design shall be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color and materials.

Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings.

Exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.

Buildings that are stylized in an attempt to use the building itself as advertising shall generally be discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. Code required elements, such as parapet walls and screen walls shall be treated as an integral part of the architecture and these elements shall not visually weaken the design.

Permissible roofs are gable, hip, or decorative parapets. No parapet shall be required to be greater than four feet above the roofline. Shed roofs are permitted over porches and accessory structures.

### **Style**

Designs should complement and reflect the architectural heritage of the City of Barnesville and exemplify the unique character of the city. Architectural review is not meant to stifle innovative design or diversity, but to safeguard property values and long-term economic assets through quality design and development. The City shall review elements of design, including form, mass, scale, proportion, height, texture, color, architectural style, individual architectural elements and orientation upon the site. Adjustments to the design and site location of proposed structures and reasonable conditions may be attached to an approval.

### **Height**

New building, residential and commercial, should maintain the height established by adjacent primary structures and the surrounding context. If a building is proposed to be more than one story taller than its neighbors, the design must incorporate setbacks at the upper levels.

### **Roof Requirements**

*Pitched roofs.* All one-story buildings less than 10,000 gross square feet must have a pitched roof between 4:12 and 12:12, as much as possible. If a pitched roof is not possible, a combination of a flat roof and pitched roof is required. A pitched roof shall be provided on the front and side of the building to screen the view of any flat roof. Arcades, drive-under canopies, porches and other features with a pitched roof shall be created. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.

*Flat roofs.* Flat roofs may be of any material that meets local codes. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished sheet metal flashing is used, such as standing seam, the color must be subdued to blend with other material or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade of such building. There shall be roof articulations/offsets at a minimum of one per each 125 linear feet of length by a change in the top line of parapet. Additional articulation may occur at any lesser distance. If the front facade is less than 125 linear feet then a minimum of one roof articulation must occur.

*Other.* A drive-under canopy for a gasoline pump may have a flat roof with vertical or factory-formed facing of finished material.

### **Massing**

A building's mass is defined as the enclosed volume that constitutes a building's exterior. Large projects should be divided into a series of smaller elements that are compatible with the scale of surrounding structures.

### **Windows**

Commercial window requirements:

- 1st floor - 60% min glazing
- Upper floor - 30% min per floor
- Upper Floor Window proportions: 1:2 to 1:3
- No colored, reflective or mirrored glazing

### **Residential**

- 30% min per floor
- Window Proportions 1:2 to 1:3
- No colored, reflective or mirrored glazing

### **Rhythm**

Rhythm is the patterned repetition or alteration of formal elements or motifs in a similar modified form. Rhythm is created by the siting, spacing and proportions of buildings, the organization of their facades and their architectural details. These patterns or rhythms should be incorporated into designs for new construction.

### **Spacing**

The spacing between a new buildings and existing structures should reflect the pattern of spacing between the other buildings along the block. Spatial relationship between existing buildings will suggest an appropriate width and spacing for new construction. The existing building widths will suggest a model for dividing the facade and massing of large new buildings into a series of smaller visual units.

### **Scale**

Scale is defined as a certain proportionate size or degree that is judged in relation to some standard or point of reference. The size and proportions of doors, windows and decorative elements such as cornices and columns are related to each other and to the spaces between them and the observer.

### **Transition**

Whenever an infill building is proposed, the common horizontal alignment/banding (e.g. cornice line and window height) and proportions established by neighboring structures should identified and the infill design should integrate these existing horizontal lines and proportions.

### **Materials**

Buildings facades with many design elements should have a wall texture that is simple. If the design is simple the wall exterior should consist of a fine texture such as patterned masonry.

Commercial buildings tend to have a masonry exterior with residential building having wood or brick. The exterior should have one dominant veneer on the first level and one or two additional materials as accents. No building shall have more than two veneer materials in addition to glass.

Highly reflective or metallic wall surfaces are not permitted.

Exposed concrete block is not allowed, even if it is painted.

Exterior materials shall be durable and of high quality. Nondurable materials such as thin layer synthetic stucco products shall not be used within 8 feet of ground level unless specially reinforced or located away from pedestrian accessible areas.

All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.

Soffits and other architectural elements visible to the public but not detailed on the plans shall be finished in a material compatible with other exterior materials.

The use mill-finish (non-colored) aluminum metal windows or doorframes are prohibited.

Material or color changes generally should occur at a change of plane. Material or color changes at the outside corners of structures which give the impression of "thinness" and artificiality of the material are discouraged. Piecemeal embellishment and frequent changes in material should be avoided.

### **Mechanical equipment**

Any external mechanical equipment (including any rooftop equipment, satellite dishes, as well as ground mounted mechanical equipment) shall be totally screened from view with materials that are similar to or the same as those used on the majority of the building. The screening of the mechanical equipment shall be coordinated with the rest of the architecture to avoid being seen as an "add-on". Such equipment may also be screened with landscaping of 100% opacity.

The visibility of rooftop equipment should be minimized by grouping all plumbing vents, ducts and rooftop mechanical equipment away from the public view. This guideline is primarily focused upon commercial and multiple family residential projects.

## **II. Residential Architecture**

### **A. General Residential Guidelines**

1. In areas where there are changes in land use or residential density, new residential development shall be designed to provide a transition between uses (through the use of setbacks, site plan, building massing, driveways locations, etc.).
2. Infill development within existing neighborhoods shall be sensitively designed to respect existing residential patterns and development, and reinforce the character and functional relationships of existing neighborhoods.
3. All mechanical equipment, including gas and electric meters, shall be architecturally screened from view.

### **B. Single Family Residential**

1. Houses with identical or similar building elevations and/or floor plans shall not be located on adjacent lots or directly across the street from each other. Where a single house design is used repeatedly, materials and detailing of major facade elements shall be varied.
2. Building facades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Design elements and detailing shall be continued completely around the structure. Such design elements shall include window treatments, trim detailing, and exterior wall materials.
3. The location of the house on the lot, windows, orientation, building height, and location of on-site open spaces shall consider preservation of the privacy of adjacent development.
4. Two-story dwelling units shall include a substantial single story element adjacent to major collector or arterial streets or on corner lots to give a lower, more human scale at the edge of the street and corners. Special design attention shall be directed to two-story facades.
5. Compatible (not duplicate) color schemes shall be provided for homes on adjacent lots.
6. Variation shall be provided to avoid visual monotony on long, straight portions of the street through the manipulation of the building elements and massing.
7. New housing development shall avoid front elevations which mainly consist of rows of garage doors ("tail pipe architecture") see City of Barnesville Zoning Code.
8. All doors and windows, etc., shall be detailed to add visual interest to the facade unless such treatment would be incompatible with the architectural style of the building.
9. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface. Downspouts or rainwater leaders shall be located on the inside corners of the structure.
10. Residential air conditioning units should be located to have the minimum visual and noise impacts on adjacent residential neighbors.

### **C. Multiple Family Residential**

1. New multiple family residential developments shall respect the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation, proximity to adjacent

uses, location of driveways, noise, lighting and landscape.

2. Building facades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation, reveals and, in some cases, landscaping to avoid a monotonous or overpowering institutional appearance.

3. Exterior site design and landscaping shall provide functional recreational spaces and/or community site amenities. Exterior spaces shall be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering and daylight, and to provide a pleasant transition to the street.

4. Materials selected for multi-family projects shall be very durable and require low maintenance.

5. All trash enclosures shall be constructed of sturdy, opaque materials (with trash receptacles screened from view) which are in harmony with the architecture and materials of the main buildings.

6. The exterior wall materials of multi-family residential buildings shall consist of the following: brick, stone, cement stucco, clapboard siding, or cement based siding designed to closely resemble wood.

7. For large commercial/retail and multi-family buildings variations in façade, roofline, and depth shall be provided to lend the appearance of multi-tenant occupancy. All building plans submitted shall clearly indicate all of the proposed materials and colors of each façade. The plans shall clearly show the location and calculate the amount/percentage of all building materials per façade.

8. The spacing of architectural bays and openings, and solid- to- void ratios (wall to window), should conform to general proportions characteristic of traditional buildings. Facades greater than 100 feet in length shall incorporate wall plane projections or recesses thereby creating bays, said bays forming a different plane by at least one foot. No uninterrupted length of façade shall exceed one hundred feet. Building facades should include a repeating pattern that shall include a change in color, texture and material. Brick, stone, stucco, wood or cement hardboard planks are acceptable. Aluminum, metal or vinyl siding is not permitted.

9. New multi-family residential development shall require a 30' landscape area where any property line abuts a single-family residential district. The landscape area shall include a buffer of a wall or fence of solid appearance of tight evergreen hedge not less than 6' in height that will normally obtain a minimum height of 8' in 5 years.

#### **D. Planned Development (Small Lot Single Family Infill Developments)**

Using Planned Development (PD) zoning, these infill projects are not subject to the standard single family or multiple family zoning standards. Without some minimum development standards or guidelines, this can result in a project which provides "uncomfortable" side, front or rear yard areas.

The following design guidelines have been created for Planned Developments

1. The main entry feature (which shall not be the garage door) must be prominently placed on the elevation facing the street.

2. The distance between driveway curb cuts shall be designed to provide a reasonably large on-street parking space (generally a minimum of 22 linear feet of clear street frontage per car or multiples of 22'). Alternatively, driveways may be located immediately adjacent to each other to provide longer on-site parking opportunities on the street. Special approval is required.

3. On and off street visitor parking shall be distributed equally throughout the development to provide all units reasonably accessible guest parking. A sufficient combination of on and off street parking shall be provided to ensure that new development parking areas do not impact the surrounding neighborhood. Special approval is required.



4. Linear, repetitive streetscape appearance and building facades shall be avoided by providing variations between the front elevations and through the landscaping plans.
5. Front yard landscaping shall be submitted and approved as part of the Design Review approval process.
6. The use of zero lot line developments or developments which provide combined side yards may be considered where a better residential design with more usable outdoor areas can be provided.
7. Fences which occur parallel to the street shall be of an "open" type. Any other fencing above four feet in height shall also be of an "open" design such as lattice, posts, or other visually penetrable designs.
8. Each home shall be provided with a logical location for the storage of trash receptacles (waste wheelers, etc.) which is screened from public view.

### **III. Commercial Architecture**

#### **A. General**

##### **Building Design**

1. Locations of proposed commercial buildings shall be compatible with any adjacent residential areas. Building facades shall be complementary to those adjacent in terms of dimension, amenity and appearance.
2. Commercial buildings should be compatible in scale, mass, and form with adjacent structures and the pattern of the surrounding area.
3. Awnings, canopies, porticos etc. shall be designed as an integral part of the structure, shall be at least eight foot above grade and shall not project more than seven feet over a public right-of-way.
4. Building entrances shall provide ease of access, be designed so that pedestrians/patrons have visual access and can easily identify the entrance points.
5. Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice or parapet line to match that of an adjacent building. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses, and other horizontal elements in a pattern that reflects the same elements on neighboring buildings.
6. Rear and side facades, if visible from public streets or neighboring properties, should be carefully designed with similar detailing, and should be compatible with the principal facades of the building. All elevations of the building will be evaluated in Design Review.
7. Long or continuous wall planes should be avoided, particularly in the Downtown Retail district, where buildings should exhibit more detail and elements appropriate for close range pedestrian view.
8. Long (30 feet maximum), unbroken facade surfaces should be avoided, especially at storefront level. This can be achieved in a number of ways including: dividing the facade into a series of display windows with smaller panes of glass, providing traditional recessed entries and providing consistent door and window reveals.
9. Outside the Downtown Retail district, building surfaces over two stories high or 50 feet in length should be relieved with changes of wall plane that provide strong shadow or visual interest.
10. In a non-residential development with outparcels, buildings located on outparcels shall be constructed of the same primary building material as the principal building with which they are associated.

11. The exterior wall materials of non-residential buildings shall consist of a minimum 60% (per vertical wall plane) of the following: brick, stone, cement stucco, clapboard siding, or cement based siding designed to closely resemble wood.

12. For large commercial/retail and multi-family buildings variations in façade, roofline, and depth shall be provided to lend the appearance of multi-tenant occupancy. All building plans submitted shall clearly indicate all of the proposed materials and colors of each façade. The plans shall clearly show the location and calculate the amount/percentage of all building materials per façade.

13. The spacing of architectural bays and openings, and solid- to- void ratios (wall to window), should conform to general proportions characteristic of traditional buildings. Facades greater than 100 feet in length shall incorporate wall plane projections or recesses thereby creating bays, said bays forming a different plane by at least one foot. No uninterrupted length of façade shall exceed one hundred feet. Building facades should include a repeating pattern that shall include a change in color, texture and material. Brick, stone, stucco, wood or cement hardboard planks are acceptable. Aluminum, metal or vinyl siding is not permitted.

14. In all commercial districts, commercial development shall require a 30' landscape area where any property line abuts a single-family residential district. The landscape area shall include a buffer of a wall or fence of solid appearance of tight evergreen hedge not less than 6' in height that will normally obtain a minimum height of 8' in 5 years.

15. Remodeling of existing structures for adaptive reuse or in rezonings, a review of the entire site is required to ensure that the project is up to date to current design and development standards of the City of Barnesville. This may include requirements to improve and/or expand the existing landscaping, fencing, screened buffers, parking, circulation and other design issues.

#### **Service Area and Dumpster**

1. Access for service vehicles, trash collection and storage areas should be located on alleys where alleys exist. When no alley exists, the access should be provided on the street with the least traffic volume.

2. Building equipment shall be located, designed, and/or screened to minimize visual impact on public streets, large surface parking fields and neighboring properties.

3. When feasible in larger commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets. Loading and unloading activities shall not require circulation onto public streets.

4. Utility meters should be located in screened areas.

#### **B. Downtown Retail Districts**

The design objective in Downtown Retail Districts is to create a high quality, pedestrian scale and walkable areas with a traditional Downtown atmosphere. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.

1. The sequence of continuous pedestrian activity shall not be interrupted. Blank walls and other "dead" or dull spaces at the street level shall be avoided. Visually interesting activities at the sidewalk edge shall be maintained and/or established to engage pedestrian interest.

2. Frontage design and signage locations shall be coordinated with streetscape landscaping and street trees.

3. Building frontages should be active, with large non-reflective minimally tinted window openings at ground level.

4. In the traditional Downtown Retail District the ground level front elevation of the building, outdoor eating, and activity areas shall be placed on or near the front property line to maintain the continuity of the

street edge, or in alignment with adjacent property frontage.

5. Frequent street-facing pedestrian entrances shall be provided.
6. Pedestrian open spaces such as covered walkways, courtyards and plazas are encouraged, as well as the development of open and attractive passageways between buildings and blocks.
7. Outdoor seating and dining areas that face onto the street are encouraged.
8. In the traditional Downtown area, spatial gaps created in the street wall by parking or other non-pedestrian areas shall be minimized or eliminated.
9. In the traditional Downtown area, parking facilities, particularly surface parking lots, shall be located in the interior of the block wherever possible, to encourage continuity of the street frontage.
  - Where alley access exists, ingress and egress from the property should be through the alley.
  - When alley access is not possible, driveway openings along public streets should be minimized and should be located on the street with the least traffic volume.
10. The existing scale and rhythm of storefronts shall be preserved. Buildings over two stories high should "scale down" their street-facing facades to reduce apparent height. The building wall at the street should be no more than 35 feet tall. The upper story above 35' shall be stepped back a distance equal to the height of the building story immediately below.
11. New building forms and elevations should be detailed and articulated to create interesting roof lines, and strong patterns of shade and shadow.
12. Large structures should be designed to reduce their perceived height and bulk by dividing the building mass into smaller-scale components.
13. A 10-foot public sidewalk space with street trees planted in a rhythmic pattern shall be provided.
14. The rear of existing buildings shall be enhanced, where appropriate, to improve public access from parking lots and service alleys.

### **C. Auto Dealership Guidelines**

1. Special attention shall be directed toward site landscaping which is visible from the street. Trees to provide both shade and visual relief shall be located within the dealership (insofar as it is reasonably practical with auto display) as well as on the site perimeter. The vehicle display parking areas may remain relatively open, if balanced by substantial landscaping and tree planting on other visually prominent areas of the site.
2. Landscaping, special paving treatments, setbacks, and building orientation shall be used to provide an attractive appearance from the front property line.
3. The architecture of the dealership buildings shall be well designed to provide a strong and unique visual identity for the auto dealership.
4. The service area and/or service bays shall be screened or sited so they are not visible from the street.
5. Vehicles under repair shall be kept either inside a structure or in an area which is screened from views from the street.
6. Service areas shall provide adequate queuing space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.
7. Perimeter fencing, security fencing, or gateways shall be constructed of attractive materials which are

compatible with the design and materials used throughout the project. Razor wire or electric fencing shall not be allowed and chain link fencing is strongly discouraged.

8. Night lighting and security lighting shall be sensitively designed to ensure that no off-site glare is directed to neighboring parcels and that the overall intensity of the site lighting is not excessive. The use of excessive nighttime security lighting is discouraged. Other security measures should instead be considered.

#### **D. Fast Food Restaurant Guidelines**

1. Franchise or corporate style architecture and/or highly contrasting color schemes are discouraged. A new freestanding restaurant building shall be sited and designed to be compatible with the character of the surrounding neighborhood. If the restaurant will occupy a pad within a shopping center, the building shall be designed to be consistent with the "theme" or design of the center. (See G. Shopping Center Guidelines.)

2. Drive through elements shall generally be discouraged. Where drive through elements are appropriate, they shall be architecturally integrated into the building, rather than appearing to be applied or "stuck-on" to the building. Drive through elements shall not be located on the street side of the building or shall be heavily screened from view.

3. The site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern through the site. Circulation shall allow for adequate length of queuing lines for drive through elements which do not interfere with the on-site parking for patrons entering the restaurant, nor result in traffic queuing into the street.

4. Freestanding restaurant buildings shall be designed and detailed consistently on all sides, including the rear and side elevations.

5. Outdoor seating areas, play equipment, and perimeter fencing shall all be reviewed for compatible and attractive design that is integrated with the main building architecture.

6. Trash enclosures and other service spaces shall be constructed of materials and finishes which are consistent with the main restaurant building.

7. Businesses shall not be "over-signed." See City of Barnesville Sign Ordinance.

8. Excessive illumination of signage, building or site shall be avoided. Roof lighting, down-lighting washing the building walls, or illuminated awnings are all strongly discouraged.

9. Adequate landscaping, including parking area shade trees throughout the project site shall be provided as required through the City of Barnesville Landscape Ordinance.

10. Cooking odors shall be eliminated to the extent feasible by installation of best available ventilation technology. Project applications shall include information on proposed ventilation systems and odor scrubbing technology to be used.

11. All rooftop mechanical equipment, including antennas, shall be screened visually and acoustically. Such screening shall be integral to the architectural design of the building.

12. Remodeling of existing structures for restaurant uses shall also require a review of the entire site and circulation plan to ensure that the project is updated to current design review standards for the City. This may include requirements to improve and/or expand the existing landscaping, fencing, parking area or other site design issues.

#### **E. Auto Service Station Guidelines**

1. Site Area minimum of 12,000 square feet; minimum of 15% of site to be landscaped (as specified); maximum of 35% of street frontage devoted to curb cuts with remainder in landscaping; maximum of 18% of site with canopy cover; pump island design with a minimum of two vehicle stacking behind vehicle

parked at pump closest to exit and/or entrance driveway and other specific requirements.

2. The site design for projects located at street corners should provide some structural or strong design element to anchor the corner. This can be accomplished using a built element or with strong landscaping features.

3. The on-site circulation pattern shall include adequate driving space to maneuver vehicles around cars parked at the pumps, with special attention to the circulation of vehicles not involved in the purchase of fuel.

4. The amount of unrelieved pavement or asphalt area on the site shall be limited through the use of landscaping, contrasting colors and banding or pathways of alternate paver material. Extensive expanses of light grey concrete pavement shall be avoided.

5. Building architecture shall be designed to provide an attractive appearance which is compatible with the surrounding area. Prefabricated buildings are discouraged. Where allowed, such buildings shall be substantially modified and embellished to create a project which meets the community standards. All architectural details should be related to an overall architectural theme.

6. Separate structures (canopy, carwash, cashiers booth, etc.) on the site shall have consistent architectural detail and design elements to provide a cohesive project site.

7. Tall (13'-14') tank vents shall be completely screened or incorporated into the building architecture.

8. A car wash which is incorporated into the project shall be well integrated into the design. The car wash opening shall be sited so that it is not directly visible as the primary view from the street into the project site. The site design shall also address the issues of off-site noise exposure, provision of adequate on-site underground drainage systems to keep water off public streets and improvements, and circulation/vehicle stacking.

9. Signage shall be limited as defined in the City of Barnesville Sign Ordinance. All signs shall have a consistent character and design details (such as trellis, brick, river stone, etc.) that reflect the design of the project. The amount of price sign square footage required as the state regulated minimum size shall not count towards the signage calculation. If price signs are larger than this minimum, the incremental square footage difference shall be counted as part of the total allowable signage for the station.

10. Illumination should be concentrated on specific signage. Canopies shall not be illuminated. Light fixtures shall be recessed into the canopy and no glare shall be visible from the fixture. Yard lights shall be oriented downward.

11. Dumpsters and service areas shall have solid metal doors and the wall materials and building styles shall match those used for the station buildings.

12. The roof top mechanical equipment screen shall cover all rooftop equipment, including any satellite or other telecommunication equipment.

#### **F. Shopping Center Guidelines**

1. A unified architectural design intention should be incorporated into each commercial center.

2. The appearance of a "sea of asphalt" parking lot in the front of the center shall be avoided. Both perimeter and interior parking lot trees shall be provided for shade and visual relief in the parking area while maintaining view corridors to the storefront areas.

3. On larger commercial sites, a portion of the total building area should be located at the street perimeter, preferably on a corner location. Such siting, together with substantial landscape treatment reinforces and strengthens the streetscape and helps to screen off-street parking areas.

4. Landscaping trees shall be allowed to achieve their natural form. Pruning to reduce the natural diameter of the trees shall not occur.

5. The architectural design of freestanding pad buildings shall be consistent with the design of the remainder of the shopping center. Where centers require updating, pad buildings shall be remodeled in conjunction with an upgrade of the entire shopping center.

6. Shopping center sign programs shall be established and enforced for remodeling of the centers. Monument signs listing all tenant names (tenant identification signs) shall be avoided.

7. Shopping center remodeling for the "in-line" stores and anchor tenants which include comprehensive upgrades for the entire center, not just the "new tenant," are encouraged.

8. Truck delivery and circulation routes should be separated from customer circulation through the site.

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9. All rooftop mechanical equipment, antennas, etc. shall be screened from view. Roof top lighting is strongly discouraged.

10. Textured or colored paving materials are encouraged to identify pedestrian circulation areas, especially within the parking lot.

11. Shopping cart storage areas shall be incorporated into the building design to provide a visual screen of carts from the parking area.

12. Outdoor gathering areas and public eating areas are encouraged.

670 Reserved

**Section 675 - Unclassified Uses and Interpretation of Uses****675.1 - Interpretation of Use Categories Enumerated in the Zoning Ordinance**

The Zoning Department shall be the City Official charged with the responsibility of interpreting this Ordinance to determine whether a proposed use can be interpreted to fall within a land use category that is permitted or conditionally permitted in the district in which the project is proposed.

- (a) Appeal of Zoning Department's Decision - An aggrieved party may appeal the Zoning Department's interpretation made in accordance with this section to the City Council pursuant to Article XI, Section 1100.3 (Appeals of Zoning Department's Decisions).

**675.2 - Unclassified Uses**

Proposed uses that are determined to be unclassified (i.e., don't fall within any established use category) may be approved upon application for a Special Use Permit in accordance with Article XI, Section 1135 (Special Use Permits).

**675.3 - Zoning Ordinance Amendments**

As an alternative to the Special Use Permit procedure set forth in Section 675.2 above, the applicant may apply for an amendment to the zoning ordinance in accordance with Article XI, Section 1120 to add the proposed unclassified use to the list of permitted or conditionally permitted uses for the zoning district within which the applicant's property is located.