

## **ARTICLE 11. C-1 NEIGHBORHOOD COMMERCIAL**

### **Sec. 1101. Purpose.**

C-1 zoning districts are intended to establish and preserve small business areas of a limited nature that serve primarily the residential neighborhood in which they are located. Development standards for C-1 districts are designed to promote compatibility with the surrounding residential neighborhood.

### **Sec. 1102. Boundaries of C-1 districts.**

The official map (section 2301 of this ordinance) shows the boundaries of all C-1 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

### **Sec. 1103. Permitted uses.**

- A. The following principal uses are permitted in C-1 districts, provided such use shall not have any outside storage of any product for sale or raw materials:
1. Appliance sale and repair.
  2. Art Studio.
  3. Auto parts retail store.
  4. Automobile service station meeting the following development standards:
    - a. Petroleum derivatives must be stored in accordance with safety requirements of existing county resolutions
    - b. All pumps and structures must be placed at least twenty (20) feet from all right-of-way line of any street or road
    - c. Where any lot line of a service station property abuts other property of any residential zoning district, a minimum setback of 40 feet is required
    - d. It must have frontage on an arterial or collector road as defined in the Pike County Land Use Plan
    - e. It's lot width on an arterial or collector road must be at least one hundred (100) feet wide at the right-of-way line.
  5. Bakery.
  6. Bank or financial institution.
  7. Barber/Beauty shop, nail salon, tanning salon, or similar personal service establishment.
  8. Catering service.
  9. Clothing store.
  10. Confectionary (candy) store
  11. College or university.

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12. Crafts.
  13. Cultural facility, library, museum.
  14. Dance school or studio.
  15. Dental laboratory.
  16. Dry goods store.
  17. Florist shop.
  18. Gift shop.
  19. Government buildings, local, federal, or state.
  20. Grocery, fruit, vegetable or meat market, including supermarket, meeting the following development standards:
    - a. no killing, eviscerating, skinning, or plucking of food products is permitted.
  21. Gunsmith.
  22. Hardware store.
  23. Hospital.
  24. Indoor amusement or recreational activities.
  25. Laundromat.
  26. Library.
  27. Legal office.
  28. Locksmith.
  29. Medical laboratory.
  30. Medical office.
  31. Messenger service.
  32. Music store/teaching studio.
  33. Neighborhood shopping center
  34. Novelty shop.
  35. Office.
  36. Office supplies and equipment sales
  37. Paint store
  38. Photography store/studio.
  39. Publicly owned recreational center.
  40. Restaurant part of a neighborhood shopping center.
  41. Shoe repair shop.
  42. Taxidermist.
  43. Taxi office
  44. Utility substation
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45. Group developments meeting the following development standards:
    - a. The minimum lot size requirement shall be sufficient so that any structure constructed on said lot or groups of lots can be located so as to meet all setback requirements, parking requirements, and space requirements for loading and unloading for each proposed use, as per the respective zoning district, but in no event shall it be less than two (2) acres.
    - b. All principal buildings established as a part of a group development project shall be accessible to emergency or county service vehicles.
    - c. All buildings and structures established as a part of a group development project shall comply with the established front yard setbacks and exterior side and rear yard requirements.
    - d. All distances between buildings shall comply with the Southern Building Code Congress International (SBCCI) Fire Prevention Code.
    - e. Uses are limited to those permitted and special use permit uses allowed within this district.
  46. Church, synagogue, chapel or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting the following development standards:
    - a. It must be located on either an arterial or collector road.
    - b. The lot must have a minimum road frontage of two hundred (200) feet.
    - c. The lot must have an area of at least two (2) acres.
    - d. All buildings must be located at least fifty (50) feet from any property line.
    - f. Nothing herein shall prohibit or preclude a church from being located within a group development without the necessity of complying with these development standards.
- B. The following principal uses are permitted as special use permits in C-1 districts:
1. Day care center meeting the following development standards:
    - a. Compliance with the rules promulgated by the [State of] Georgia Department of Human Resources where applicable.
  2. Tower or antenna meeting the standards and development criteria established in the Pike County Ordinance to Establish Standards for Telecommunications Antennas and Towers, limited to those towers outlined in Chapter 113 of the Pike County Code.
- C. The following accessory uses are permitted in C-1 districts:
1. Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
  2. Tower, domestic or antenna, domestic.
  3. Shipping container, temporary.
  4. Mobile food service unit, no more than 3 consecutive days.
- D. All accessory uses must meet the following standards:
1. They must be located in the rear yard, except mobile food service units may be located in the front yard.
  2. They must be located at least five (5) feet from any property line.
  3. Accessory buildings must be located at least ten (10) feet from the principal building on the lot.
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- E. Any use similar or compatible not listed within the permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.

**Sec. 1104. Development standards for C-1 districts.**

In addition to the development standards contained in Article 4 of this ordinance, the following standards are required within C-1 districts:

A.	<i>Minimum heated floor area for buildings:</i>	One thousand (1,000) square feet.
B.	<i>Minimum lot area:</i>	
	1. <i>Unsewered areas:</i>	One (1) acre.
	2. <i>Sewered areas:</i>	Twenty-one thousand seven hundred eighty (21,780) square feet (½ acre).
C.	<i>Minimum lot width at right-of-way:</i>	One Hundred (100) feet.
D.	<i>Minimum front-yard setback:</i>	Sixty (60) feet.
E.	<i>Minimum side-yard depth:</i>	Fifteen (15) feet, but thirty (30) feet if a corner lot
F.	<i>Minimum rear-yard depth:</i>	Thirty-five (35) feet.
G.	<i>Maximum building height:</i>	Three (3) Stories

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type of barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- J. *Every use must be on a lot:* No building or structure may be erected, or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.
- M. *Reduction of yards or lot area:* Except as otherwise provided in this ordinance, a lot existing at the time of passage of this ordinance may not be reduced, divided, or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this ordinance for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.
- N. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, front yard setback requirements apply to all lot lines abutting a street.

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- O. *Landlocked lots*: In the case of a landlocked lot (lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met.
1. No other principal building exists or is being constructed on the property.
  2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
  3. The property was and continues to be under single ownership since the effective date of this ordinance.
  4. The property owner has acquired a thirty-foot easement to a city-, county-, or state-maintained street or road, and the easement has been duly recorded and made a part of the property deed.
  5. In the event the property is divided, no additional building permits will be issued.
- P. *Flag (panhandle) lots* are prohibited in the C-1 zoning district.
- Q. *Yards and other spaces*: No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
- R. *Substandard lots*: Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
1. *Single lots*: When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
- S. *Encroachment on public rights-of-way*: No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights-of-way.
- T. *Physical design standards*: Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult the administrative officer for specific requirements.
- U. *Off-street parking and service requirements*: Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
- V. *Other applicable development regulations*: Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
- W. *Signs*: Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.