



Part II

Section 13

C - Commercial



PART II, SECTION 13: C – COMMERCIAL

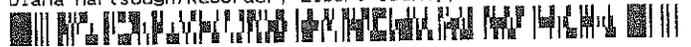
All new non-residential development shall be PUD. (See Part II, Sec 16)

A. INTENT

Areas for wholesale and service related commercial uses with minimal assembly or manufacturing activities.

B. USES PERMITTED BY RIGHT INCLUDING THE FOLLOWING BUT SHALL NOT BE LIMITED TO:

1. All uses permitted by right in the B - Business District.
2. Amusement and general recreational facilities.
3. Automobile service stations with gasoline pumps.
4. ATV's and Motorcycles – sales, servicing and repairs.
5. Automobile, Light Truck (less than 1.5 Ton Manufacturer's Rating), SUV's – servicing, sales and repairs.
6. Bakeries – all wholesale and retail.
7. Colleges, Universities and related facilities, Country Clubs, Golf Courses, public and private Campgrounds and other private clubs operated for the benefit of members only and not for monetary gain.
8. Convenience stores with gasoline pumps.
9. Contractors offices without outside storage of construction materials or equipment.
10. Food lockers - fresh and frozen.
11. Hardware/Building materials and Home Repair/Supply Stores – wholesale and retail.
12. Hospitals, nursing and convalescent homes and other extended care facilities.
13. Mini-warehouses with no storage of dangerous or flammable materials and no selling of merchandise and other tangible goods or services from any unit.
14. Motels and hotels and Bed and Breakfasts, including conference and convention centers and other incidental accessory uses located within the principal building.
15. Radio and television station offices.



16. Shopping centers.
17. Theaters – outdoor and indoor.
18. Tire supply and repair stores.
19. Upholstery supply and repair stores.
20. Vehicle washes – automatic or coin operated.
21. Wholesale Greenhouses and plant nurseries.

C. USES PERMITTED BY SPECIAL REVIEW

1. Aircraft related recreational facilities.
2. Airports and heliports.
3. Caretaker residence.
4. Cellular Communication Facilities Standards (See Part II, Section 18 - Uses Permitted by Special Use Review).
5. Commercial storage areas (see Subsection E of this Section).
6. Crematory in conjunction with a Mortuary and/or Funeral Home.
7. Firing Range – indoor and outdoor.
8. Hazardous Material Product Distribution and Storage, provided said distribution and storage meets all current Federal, State, and Local Regulations. Intended haul routes will be clearly defined and adhered to.
9. Livestock feed store with feed storage.
10. Major Facilities of a Public Utility.
11. Printing and Publishing Business including Sign Painting.
12. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
13. Raceways - motorized and non-motorized.
14. Recreational Vehicles, sales and storage.



15. Temporary construction offices – Administrative Special Use approval similar to Group Homes, bonding may be required.

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D. AREA AND YARD SETBACK REQUIREMENTS - FOR PRINCIPAL AND ACCESSORY USES

1. Minimum lot width 100 feet
2. Minimum front yard setback and minimum yard setback for land abutting a street. 40 feet
3. Minimum side and rear yard setbacks. Adjoining uses allowed in B or C: in accordance with the Uniform Building Code.
Adjoining uses allowed in LI or GI 50 feet
Adjoining uses allowed in Residential or Agriculture 75 feet
4. Maximum building height 60 feet
5. Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement.

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this district and do not have to comply with the minimum setbacks of the zone district.
2. Fences, hedges and walls shall not exceed thirty (30) inches in height on corner lots for a minimum distance of fifteen (15) feet in either direction measured from property corners at intersections of streets, roads, highways and railroads, restricting visibility.
3. Fences, hedges and walls shall not exceed eight (8) feet in height and shall not exceed four (4) feet in height when located in required front yards.
4. Outdoor storage shall be concealed by a solid fence or wall at least six (6) feet in height.

F. GENERAL REQUIREMENTS

1. Road Requirements: Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
2. Parking Requirements: See Section 21 of these Regulations.

3. Sign Requirements: See Section 19 of these Regulations.
4. Landscape Requirements: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. The areas landscaped shall be inclusive of, but not limited to, the required front yard, parking areas, and other required areas.
5. Water and Sanitation Facility Requirements: Use must be served by a central water and sanitation facility approved by Elbert County Building Department.
6. Utility Requirements: All distribution and/or service lines for all utilities must be underground installation, unless a Variance or Special Use Review is granted by Elbert County for overhead installation.
7. Additional Requirements:
 - a. All roof mounted equipment shall be properly screened. Solar collectors and heaters are exempted.
 - b. All uses shall be in accordance with an approved site plan.