

7.506. - Additional Development Regulations Required.

Where a use is conditional or permitted in Section [7.505](#), but is marked by a "*" and corresponding number, there are additional development regulations required as noted below:

1. P*1—Uses marked by this designation are limited to a maximum floor area of eight thousand (8,000) square feet. Bar/tavern uses shall be prohibited in any zoning classification with the Historic Overlay (HO) applied to it. No outdoor storage or sales is permitted.
2. P*2—Except within the Ridgewalk Overlay, uses marked by this designation are limited to a maximum floor area of eight thousand (8,000) square feet and shall have no outdoor storage or sales areas associated with the use. For the Ridgewalk Overlay, see Section [7.808](#).
3. P*3—Uses marked by this designation shall have no drive-thru facility.
4. P*4—Uses marked by this designation shall have no drive-thru facility visible from any public street.
5. P*5—Uses marked are limited to a maximum floor area of fifteen thousand (15,000) square feet. Any such use in excess of fifteen thousand (15,000) square feet shall have the ability to receive a conditional use permit for the use in an existing building.
6. P*6—Uses permitted by right by this designation are required to be located on a floor of a building which is not directly adjacent to a publicly accessible street (i.e., these uses may be allowed on upper floors of a building or in the basement of a building which fronts onto an alleyway). In the DT-CBD category, this restriction is limited to those buildings which front directly on Main Street between Noonday/Fowler Street and Kyle Street, East Main Street, Chambers Street, Arnold Mill Road and Fowler Street. Uses marked by this designation shall be available on a floor of a building directly adjacent to a publicly accessible street through the issuance of a conditional use permit.
7. P/C*7—Outside the Downtown District, Residential Single-Family Detached shall be permitted by right within the R3-A district only. Residential—Single-Family Attached shall be permitted within the R3-B (duplex) and R3-C (townhome) districts only.
8. P/C*8—Uses permitted by this designation shall not front or provide direct access to an A Street where nonresidential frontage is required according to the A Street design requirements, except within DT-HO, and shall not front on or provide direct access to a C Street (see Street Types Table in the Downtown District Standards). Permitted residential uses are allowed on upper floors or in basements of a building fronting any street type.
 - a. For DT-CBD and DT-CMU, the base density of twelve (12) DU/ac (Dwelling Units per Acre) can be increased up to forty (40) DU/ac maximum, using any combination of the following bonus incentive procedures:
 - i. Vertical mixed-use structure—Twenty (20) percent DU/ac increase.

- ii. Provision of open space above the twenty (20) percent minimum requirement—One (1) percent DU/ac increase per one thousand (1,000) square feet of open space up to twenty thousand (20,000) square feet maximum or twenty (20) percent DU/ac increase maximum.
 - iii. Structured parking with parking spaces available to the public at no charge—One (1) percent DU/ac increase per one (1) parking space.
 - iv. Professional office space—Ten (10) percent DU/ac increase per ten thousand (10,000) square feet of professional office space.
 - v. Mayor and City Council reserve the right to increase density above forty (40) DU/ac on a case by case basis, depending on the compatibility of the project with adopted plans, considering the following elements: economic impact, regional significance, amenities provided to the community, and public infrastructure improvements.
 - vi. Once site plans are submitted to the Community Development Department utilizing any one (1) of the above bonus incentives, the Community Development Director will brief the Mayor and City Council, reviewing the project plan at the next available City Council Meeting.
- b. Residential, Single-Family Attached is a Conditional Use in all districts where it is permitted. The following criteria shall be used for evaluating Conditional Use Permit proposals for Attached product, in addition to the criteria listed in Section 7.503, Conditional Use Permit Review Criteria:
 - i. Whether or not the proposed location and site is appropriate for a townhome product, and whether the property could have a higher and better use.
 - ii. Whether or not the proposal includes a mix of housing types and/or price points.
 - iii. Whether commercially zoned property is proposed to be converted to a primarily residential use.
 - iv. Whether the proposal includes innovative or unique design.
 - v. Whether the proposal includes the construction of street connections and/or Greenprints Trail connections.
9. P/C*9—The following uses: Sexually oriented businesses, spa establishment, bodywork therapy, massage therapist, massage therapy establishment, pawn shop/dealer in precious metals and gems, tattoo parlor/body piercing, have additional regulations and/or regulatory fees governed by the Code of Woodstock.
10. P*10—Hotels shall include the following requirements:
 - a.

Hotels shall be required to provide main access to all guest rooms through a lobby of at least one thousand (1,000) square feet. Each guest room shall be accessed through an interior hallway and shall not have direct access to the exterior of the building unless it is required by fire safety regulations.

- b. Each hotel shall be required to provide staff or management on duty twenty-four (24) hours per day.
 - c. Continental style dining for the guests of the facility is allowed in or near the lobby without providing additional parking.
 - d. At a minimum provisions for weekly cleaning for each guest room shall be provided.
 - e. Outside storage or long-term parking of heavy, construction or related equipment shall be prohibited.
 - f. No facility permitted as a hotel shall be converted or used primarily as an apartment or condominium.
 - g. No business license shall be issued for any business operating from a guest room within a hotel.
 - h. This use excludes extended stay hotel or motels, which are advertised, designed, or utilized for weekly or monthly operation, unless approved by City Council with a conditional use permit (C).
11. P*11—Limited Accessory Use-Commercial shall include retail bakery, barber shop, beauty salon, cafeteria/dining facility, dry cleaning—drop off, pick up only, grocery with general merchandise, pharmacy, shoe repair, tailor.
12. P*12—Manufacturing Facility-Limited shall be limited to establishments that do not emit noise in excess of the City's noise restrictions for commercial users, odor, dust, vibration or fumes beyond the building enclosure, where all process, fabricating, assembly or disassembly of items takes place wholly within an enclosed building.
13. P*13—Office-Contractor shall be limited to office space only. No storage of materials, vehicles and/or equipment shall be permitted in categories not allowing storage-warehouse.
14. P*14—Parking-Commercial shall be required to be a parking structure in any of the permitted downtown districts.
15. P*15—Consumer Fireworks Retail Stands-Temporary shall include the following requirements:
- a. *License Required.* A license shall be required in accordance with Chapter 22 of the Code of the City of Woodstock.
 - b. *Permit Required.* A permit shall be required prior to the establishment of a Consumer Fireworks Retail Stands-Temporary Use ("stand"). Said permit shall be posted on the site during the operation. Upon expiration of the permit, the use shall cease.
 - c.

Permit Term. The permit is valid for no more than forty-five (45) days, no more than two (2) times in a twelve (12) month period. The permit shall specify the first and last day of the permit term, beginning at 12:01 a.m. on the first day and expiring at 11:59 p.m. on the last day specified by the permit.

- d. *Permission Required.* The applicant shall provide a notarized written permission statement from the property owner or lease holder of the subject site. A twenty-four (24) hour contact number of the property owner or lease holder shall be provided along with the permit application.
 - e. *Location.* Only one (1) permit shall be issued per tax parcel stands shall be located within one thousand (1,000) feet of a fire hydrant, unless the Fire Chief or designee of the Woodstock Fire Department in writing authorizes operation in excess of one thousand (1,000) feet. Stands shall maintain a minimum twenty-five (25) foot setback from the right-of-way and not be located within required landscaping or buffer. Stands shall also maintain a minimum setback of ten (10) feet from any driveway and shall not be located within three hundred (300) feet of nursing homes, hospitals, day care facilities, schools, or residential districts.
 - f. *Distance.* Shall not be located within one thousand five hundred (1,500) feet of another Consumer Fireworks Retail Sales Stand—Temporary or Consumer Fireworks Retail Sales Facility-Permanent, measured by the shortest distance between property lines.
 - g. *Parking.* A minimum of six (6) parking spaces shall be provided adjacent to the stand for the exclusive use of the operation.
 - h. *Hours.* The hours of operation shall be limited to the hours of 8:00 a.m. to 9:00 p.m.
 - i. *Signage.* Shall be limited to the requirements set forth under Chapter XX.
 - j. *Mobile Stand.* It shall be unlawful to sell consumer fireworks from any motor vehicle or from a trailer towed by a motor vehicle.
16. P*16—Innovator Space. In the interest of economic development and to remain as competitive as possible, the innovator space use is hereby established. Once a proposed use is classified as innovator space by the Zoning Administrator, it may proceed under these provisions, adhering to the following requirements:
- a. The maximum floor area in a building used for innovator space shall not exceed ten thousand (10,000) square feet in DT-GC, DT-CMU, and GC in the Ridgewalk Overlay District, or four thousand (4,000) square feet in DT-CBD, DT-RO, and NC in the Ridgewalk Overlay District.
 - b. An area of the building equal to a minimum of twenty (20) percent of the total square footage of the innovator space shall be dedicated to the retail sale of product made on premises, merchandise associated with the products and/or education about the processes utilized in the space.

- c. Activities related to innovator space shall take place within an enclosed building and outdoor storage of materials, inventory, equipment, commercial vehicles or equipment is prohibited.
 - d. Activities related to innovator space shall not result in emissions of noise, smoke, fumes, heat, or odors that leave the innovator space.
 - e. No more than one (1) delivery or pick-up per day by vehicles exceeding thirty (30) feet in length.
 - f. Minimum parking requirement shall be one (1) space per employee plus one (1) space per three hundred (300) square feet of customer sales or showroom area, but not less than one (1) parking space per five hundred (500) square feet of gross floor area (GFA).
 - g. In the event that a proposed innovator space project requires rezoning, conditional use permit, or a variance from the Code, the applicant may request expedited approval by the City Council. Expedited approval means the requirement of only one (1) public hearing before City Council and possibly a waiver of the public input meeting, as determined by the Community Development Department. All other public hearing requirements of the Land Development Ordinance shall remain.
 - h. City Council may modify any of these requirements with a conditional use permit.
17. P*17—Residential, Multi-Family, Rental uses shall not solely have access from D streets, unless there are a minimum of four (4) access points to B and/or D streets, each connecting to the existing transportation network outside the development and which are not dead end streets. Developments with more than thirty (30) units shall complete a sewer availability and capacity study, and shall submit a traffic study, at the time of site plan submittal.
18. P*18—Residential, Multi-Family, Fee Simple uses (also known as condominiums or townhomes) shall not solely have access from D streets, unless the total number of residential, multi-family, fee simple uses accessed by such D streets does not exceed thirty (30) units. Developments with more than thirty (30) units shall complete a sewer availability and capacity study, and shall submit a traffic study, at the time of site plan submittal.
19. P/C*19—Uses with this designation are exclusive to the Ridgewalk Overlay District. Uses identified with a "C" denotes that a conditional use permit (CUP) is required. Customary home occupations are permitted in residential units within the Ridgewalk Overlay District.
20. C*20—Car wash shall include the following requirements:
- a. *Distance.* Must be more than one (1) mile away from another building being used as a car wash;
 - i. Within twelve (12) months from the date an existing car wash ceases to operate, the distance requirement shall not apply. For more information on what qualifies as "ceases to operate", reference section 11.305, Conditional Use Permits and

Nonconforming Conditional Uses—Discontinuance;

- b. *Lighting*. Must keep establishment relatively well-lit with adequate lighting in compliance with Chapter XIX—Outdoor Lighting standards;
 - c. *Loitering*. Must install a sign with a statement that loitering as defined in O.C.G.A. § 16-11-36 or being on the premises for any purpose other than washing, waxing, vacuuming, polishing, detailing, or a combination thereof or for any purpose for which the operator/agent has given express permission is prohibited under state law and a warning that such activity is considered trespassing for which law enforcement agencies are authorized to enter onto the car wash premises and take appropriate action.
 - d. *Recycled Water*.
 - i. Newly constructed car wash, conveyer and car wash, in-bay automatic after the date of adoption must recycle at least fifty (50) percent of water as amended by GA R&R 391-3-31-.03;
 - ii. Newly constructed car wash, hand wash and car wash, self-service after the date of adoption must use wash nozzles and a pump system that is high pressure, and flow at no greater than three (3) gallons per minute, as amended by GA R&R 391-3-31-.03.
 - e. *Signage*.
 - i. Must conspicuously display business hours, business license, and prices;
 - ii. Must conspicuously display contact information for the owner, or a designated manager of the establishment.
21. C*21—Build-to-rent is hereby established. It shall include the following requirements:
- a. *Amenities*. All build-to-rent neighborhoods must have a company which manages HOAs in various neighborhoods in the state of Georgia as its main business purpose (a "management company"), managing the homeowners' association. Any BTR development must dedicate at least five (5) percent of the gross land area for an amenity area, selecting at least one (1) of the following features:
 - i. Amphitheatre, clubhouse, garden, park, playground, pool area, recreation facilities.
(The amenity area proposed will be finalized as part of the conditional use permit approval process);
 - b. *Architecture*. All build-to-rent neighborhoods may only use the following materials on the facades of units: Brick, cast stone, concrete siding—such as fiber cement siding, natural wood, or stone;
 - c. *Detached*. All newly constructed build-to-rent residential units must be detached;
 - d.

Management. Build-to-rent neighborhoods must be commonly managed by a management company with an on-site and staffed office with standard business hours of at least 9:00 a.m. to 5:00 p.m., Monday through Friday;

- e. *Utilities.* Each residential unit within a build-to-rent neighborhood must have individual connections to utilities with individual service accounts, including but not limited to electricity, water/sewer, telephone, natural gas, and services for solid waste and recycling;
 - f. *Short term rental.* Short term rentals, as described in Article IX, Short Term Rentals, of Chapter 22, Businesses, of the Code of Ordinances, will not be allowed within build-to-rent neighborhoods.
22. P*22—Uses with this designation are limited to a maximum floor area of four thousand (4,000) square feet. Any such use in excess of four thousand (4,000) square feet, except for those uses in DT-CBD and DT-RO zoning districts, shall have the ability to apply for a conditional use permit.
23. P/C*23—Residential uses are not allowed on the ground floor of buildings in the GC-VMU district.
24. C*24—Retail stores defined under Chapter II of the Land Development Code of Woodstock, Georgia as "CBD and/or Tobacco Specialty Store" must satisfy the following requirements prior to the acceptance of a conditional use permit. Distances required for the issuance of a conditional use permit shall be measured in lineal feet by the most direct route of travel on the ground as detailed below.
- a. Proposed premises of the retail CBD and/or tobacco specialty store establishment is greater than one thousand (1,000) feet from a religious institution, greater than one thousand (1,000) feet from a day care center, greater than one thousand (1,000) feet from a school, and greater than three thousand (3,000) feet from another retail CBD and/or tobacco specialty store with an approved business license by the City of Woodstock, Means of measurement further defined below:
 - i. *Church:* Measured from the front door of the proposed premises to the front door of the church.
 - ii. *School:* Measured from the front door of the proposed premises of a license to the nearest property line of the real property being used for school or educational purposes.
 - iii. *Day Care:* Measured from the front door of the proposed premises of a license to the nearest property line of the real property being used for day care services.
 - iv. *Existing Store:* Measured from the front door of the proposed premises to the front door of the existing store.

Distance from existing land use in feet	Religious Institution	Day Care Center	School	CBD and/or Tobacco Specialty Store
CBD and/or Tobacco Specialty Store	1,000 ft.	1,000 ft.	1,000 ft.	3,000 ft.

- b. A scale drawing from a registered surveyor identifying the location of the proposed premises and the distance to the nearest religious institution, school, day care center, and other business uses defined as a CBD and/or tobacco specialty store. Distance shall be measured in lineal feet by the most direct route of travel on the ground from premise to premise.
- c. City Council, in its sole discretion, may consider a variance to reduce distance requirements using the standards set forth in LDO Chapter XI—Zoning Policies and Procedures, in addition to the information provided in the application.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 6134-2019, § 3, 12-9-2019; Ord. No. 6194-2020, §§ 2—5, 1-13-2020; Ord. No. 7021-2021, § 4, 3-22-2021; Ord. No. 7175-2021, § 3, 5-24-2021; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 8322-2022, § 4, 12-12-2022)