

Section 210-170. - B-1 General Business District.

210- *Purpose and Intent.* The B-1 District is composed of certain lands in appropriate locations along
 170.01 major streets, thoroughfares and intersections to provide for appropriate retail trade, personal services and professional offices for a community area of several neighborhoods. Regulations within this district are intended to permit and encourage full development of necessary commercial uses and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. B-1 is appropriate in the Rural, Community Residential, Corridors and Crossroad Communities Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended.

210- *Permitted Uses.* Within the B-1 District, the following uses are permitted:

- 170.02 A. Accessory Retail Sales and Services
- B. Ambulatory Health Care Services except Outpatient Care Centers
- C. Art Dealers
- D. Clothing and Clothing Accessories Retailers
- E. Coin-operated Laundries
- F. Commercial Banking
- G. Copy Shops
- H. Diet and Weight Reducing Centers
- L Dry Cleaning and Laundry Services (except Coin-operated)
- J. Electric Vehicle Charging Stations
- K. Event Venues
- L. Finance and Insurance Offices
- M. Fitness and Recreational Sports Centers
- N. Florists
- O. Food and Beverage Retailers (excluding Beer, Wine and Distilled Spirits Retailers)
- P. Food Services and Drinking Places (excluding Bars)
- Q. Gift and Souvenir Retailers
- R. Golf Courses
- S. Hair, Nail, Skin Care, Tanning Salons and Ear Piercing Services
- T. Health and Personal Care Retailers
- U. Hospitals excluding Psychiatric and Substance Abuse Hospitals
- V. Hotels and Motels
- W. Kidney Dialysis Centers

- X. Miscellaneous Store Retailers as identified in NAICS Code 453998
- Y. Motion Picture Theaters (excluding Drive-in Theaters)
- Z. Museums, Historical Sites and Similar Institutions
- AA. Newspaper Publishers
- BB. Office Supplies and Stationary Retailers
- CC. Offices of Real Estate Agents and Brokers
- DD. Parcel Delivery Lockers
- EE. Parking Lots and Garages
- FF. Personal and Household Goods Repair and Maintenance
- GG. Pet and Pet Supplies Retailers
- HH. Pet Care (except Veterinary) Services
 - II. Photofinishing Laboratories
 - JJ. Private Mail Centers
- KK. Professional, Scientific and Technical Services
- LL. Public Administration
- MM. Public Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools
- NN. Public Utilities
- OO. Re-upholstery and Furniture Repair
- PP. Schools and Instruction, other as identified in NAICS Code 6116
- QQ. Sound Recording Studios
- RR. Specialty Food Retailers
- SS. Supermarkets and other Grocery Retailers (except Convenience Retailers)
- TT. Theater Companies and Dinner Theaters
- UU. Used Merchandise Stores except Flea Markets

210- *Special Exception Uses.* Within the B-1 District, the following uses are permitted as a Special
 170.03 Exception provided specified conditions enumerated in Section 230-30 are satisfied:

- A. Accessory Structures and Uses
- B. Adult Day Centers
- C. Ambulance Service
- D. Assisted Living Community
- E. Auto Broker Office

- F. Automotive Parts, Accessories, and Tire Stores
- G. Automotive Body, Paint, and Interior Repair and Maintenance
- H. Beer, Wine and Distilled Spirits Retailers
 - I. Boarding Services, Pet
 - J. Breweries and Distilleries
 - K. Car Washes
 - L. Charitable Organization Collection Receptacles
- M. Child Care Learning Center
- N. Civic and Social Organizations
- O. Electronics and Appliance Stores
- P. Emission Inspection Station
- Q. Fuel Pumps accessory to Supermarkets and/or General Merchandise Retailers
- R. Funeral Homes and Funeral Services
- S. General Merchandise Retailers
- T. Hardware Retailers
- U. Intermediate Care Home
- V. Massage Therapy
- W. Nursing Home
- X. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools
- Y. Recycling Centers
- Z. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- AA. Rental and Leasing Services (non-automotive)
- BB. Shared Workspaces/Coworking Spaces including limited (no more than 15% of gross floor space) food and beverage sales (excluding Sexually Oriented Businesses)
- CC. Small Cell Wireless Facilities
- DD. Sporting Goods, Hobby, Musical Instrument and Book Retailers
- EE. Temporary Uses

210- *Special Use Permits*. Within the B-1 District, the following uses are permitted with a Special Use Permit provided specified conditions enumerated in Section 230-40 are met and have obtained approval by the Board of Commissioners:

- A. Cemeteries
- B. Dormitories
- C. Gasoline Stations with Convenience Stores
- D. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools two acres and over
- E. Telecommunication Towers
- F. Tobacco, Electronic Cigarette, and other Smoking Supplies Stores

210- *Lot Size, Area and Setback Requirements**.

170.05 *Unless otherwise specified; also subject to approval by the Office of Environmental Health see Table 17.M from the Georgia Department of Public Health "Manual for On-Site Sewage Management Systems"

A. Minimum Lot Size:

1. 20,000 square feet for public sewage management systems with public water supply
2. 21,780 square feet for on-site sewage management systems with public water supply
3. 43,560 square feet for on-site sewage management systems with Non-public (Individual) water supply

B. Minimum Public Road Frontage: 30 feet

C. Minimum Lot Width at Building Line: 75 feet; 60 feet in curve/cul-de-sac

D. Minimum Front Yard Setback: 40 feet

E. Minimum Side Yard Setback: 10 feet; 25 feet if corner lot or abutting residential use

F. Minimum Rear Yard Setback: 15 feet; 40 feet if abutting residential

G. Maximum Building Height: 45 feet

210- *Off-street Parking.* Off-street Parking shall be in accordance with Chapter 260 of the UDO.

170.06 210- *Required Buffers.* Required Buffers shall be in accordance with Section 240-140 of the 170.07 UDO.

210- *Sign Regulations.* Signage shall be in accordance with Title 4: Signs of the UDO.

170.08 (Ord. 22-14, 12/13/22; Ord. 23-04, 3/14/23; Ord. 23-07, 6/13/23; Ord. 24-02, 2/13/24)

Section 210-190. - B-2 Highway Business District.

190.01 210- *Purpose and Intent.* The B-2 District is composed of certain lands and structures located along state and federal roads which require high visibility, locations accessible to major highways and arterials, and serve significant portions of the community. It is also the intent of this district to provide areas for a wide variety of retail trade, personal services and professional offices which,

because of their intensity, outside storage area or hours of operation may have a significant impact on adjoining properties. Because of the nature of the businesses permitted in the B-2 district, the zoning district should be limited to property fronting on major thoroughfares and/or in large commercial nodes. B-2 is appropriate in the Community Residential, Corridors and Crossroad Communities Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended.

210- *Permitted Uses.* Within the B-2 District, the following uses are permitted provided all activities are conducted entirely within an enclosed building and any outdoor storage of materials, supplies, inventory, accessories etc., is within a designated area enclosed by a six-foot high opaque privacy fence unless otherwise stated herein:

- A. Accessory Retail Sales and Services
- B. Ambulatory Health Care Services (except Outpatient Care Centers)
- C. Amusement and Recreation Industries, Indoor as identified in NAICS Code 713990
- D. Art Dealers
- E. Automotive Equipment Rental and Leasing
- F. Bowling Centers
- G. Building Material and Garden Equipment and Supplies Dealers
- H. Check Cashing Services
 - I. Clothing and Clothing Accessories Retailers
 - J. Coin-operated Laundries
- K. Commercial Banking
- L. Computer Systems Design and Related Services
- M. Conference Center
- N. Copy Shops
- O. Diet and Weight Reducing Centers
- P. Drycleaning and Laundry Services (except Coin-operated)
- Q. Electric Vehicle Charging Stations
- R. Electronics and Appliance Retailers
- S. Event Venues
- T. Exterminating and Pest Control Services
- U. Farm Machinery and Equipment Repair and Maintenance Services
- V. Finance and Insurance Offices
- W. Fitness and Recreational Sports Centers
- X.

Florists

- Y. Food Services and Drinking Places (excluding Bars)
- Z. Furniture and Home Furnishings Stores
- AA. General Automotive Repair
- BB. General Merchandise Retailers
- CC. Gift and Souvenir Retailers
- DD. Golf Courses
- EE. Hair, Nail, Skin Care, Tanning Salons and Ear Piercing Services
- FF. Health and Personal Care Retailers
- GG. Hospitals excluding Psychiatric and Substance Abuse Hospitals
- HH. Hotels and Motels
 - II. Kidney Dialysis Centers
 - JJ. Local Messengers and Local Delivery Centers/Facilities
- KK. Miscellaneous Store Retailers as identified in NAICS Code 453998
- LL. Motion Picture and Sound Recording Industries
- MM. Motion Picture Theaters (except Drive-in Theaters)
- NN. Motor Vehicle and Parts Dealers
- OO. Museums, Historical Sites and Similar Institutions
- PP. Newspaper Publishers
- QQ. Office Supplies and Stationary Retailers
- RR. Offices of Real Estate Agents and Brokers
- SS. Parcel Delivery Lockers
- TT. Parking Lots and Garages
- UU. Personal and Household Goods Repair and Maintenance
- VV. Pet and Pet Supplies Retailers
- WW. Pet Care (except Veterinary) Services
- XX. Photofinishing Laboratories
- YY. Printing
- ZZ. Private Mail Centers
- AAA. Professional, Scientific and Technical Services
- BBB. Public Administration
- CCC.

Public Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools

DDD. Public Utilities

EEE. Re-upholstery and Furniture Repair

FFF. Safe Exchange Zones

GGG. Schools and Instruction, other as identified in NAICS Code 6116

HHH. Specialty Food Retailers

III. Sporting Goods, Hobby, Musical Instrument, and Book Retailers

JJJ. Supermarkets and Grocery Retailers

KKK. Theater Companies and Dinner Theaters

LLL. Used Merchandise Stores (except Flea Markets)

MMM. Virtual Kitchens

210- *Special Exception Uses.* Within the B-2 District, the following uses are permitted as a Special
190.03 Exception provided specified conditions enumerated in Section 230-30 are satisfied:

A. Accessory Structures and Uses

B. Ambulance Service

C. Appliance Repair and Maintenance

D. Assisted Living Community

E. Auto Broker Office

F. Automotive Body, Paint, and Interior Repair and Maintenance

G. Beer, Wine and Distilled Spirits Retailers

H. Boarding Services, Pet

I. Breweries and Distilleries

J. Car Washes

K. Charitable Organization Collection Receptacles

L. Child Care Learning Center

M. Emission Inspection Station

N. Drive-in Motion Picture Theaters

O. Fuel pumps accessory to Supermarkets and/or General Merchandise Retailers

P. Fuel storage for on-site use of vehicles and equipment

Q. Funeral Homes and Funeral Services

R. Greenhouse, Nursery, and Floriculture Production

S. Intermediate Care Homes

- T. Light Manufacturing as identified in NAICS 3271, 33232 and 334
- U. Massage Therapy
- V. Nursing Homes
- W. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools less than two acres
- X. Recycling Centers
- Y. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- Z. Rental and Leasing Services (non-automotive)
- AA. Shared Workspaces/Co-working Spaces, excluding Sexually Oriented
- BB. Businesses, with limited food and beverage sales
- CC. Small Cell Wireless Facilities
- DD. Temporary Uses
- EE. Truck Sales

210- *Special Use Permits.* Within the B-2 District, the following uses are permitted with a Special Use 190.04 Permit provided specified conditions enumerated in Section 230-40 are met and have obtained approval by the Board of Commissioners:

- A. Amusement and Recreation Industries, Outdoor as identified in NAICS Code 713990 (except Shooting Ranges and Stables, Riding)
- B. Amusement and Theme Parks
- C. Breeders
- D. Bus Stations
- E. Cemeteries
- F. Civic and Social Organizations
- G. Dormitories
- H. Extended Stay Hotels or Motels
- I. Flea Markets
- J. Gasoline Stations with Convenience Stores
- K. Heliports
- L. Mini-warehouses and Self-Storage Units including Truck, Trailer, Boat and RV Storage
- M. Motor Vehicle Towing
- N. Outpatient Care Centers except Kidney Dialysis Centers

- O. Pawnshops
- P. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools two acres and over
- Q. Psychiatric and Substance Abuse Hospitals
- R. Racetracks
- S. RV (Recreational Vehicle) Parks and Campgrounds
- T. Sand Dredging
- U. Tattoo Parlors, Makeup Salons (permanent) and Piercing
- V. Telecommunication Towers
- W. Temporary Impound Lots
- X. Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers
- Y. Truck (greater than 1.5 tons) Repair Shops

210- *Lot Size, Area and Setback Requirements**.

190.05 *Unless otherwise specified; also subject to approval by the Office of Environmental Health see Table 17.M from the Georgia Department of Public Health "Manual for On-Site Sewage Management Systems"

A. Minimum Lot Size:

1. 20,000 square feet for public sewage management systems with public water supply
2. 21,780 square feet for on-site sewage management systems with public water supply
3. 43,560 square feet for on-site sewage management systems with Non-public (Individual) water supply

B. Minimum Public Road Frontage: 30 feet

C. Minimum Lot Width at Building Line: 100 feet; 85 feet in curve/cul-de-sac

D. Minimum Front Yard Setback: 50 feet

E. Minimum Side Yard Setback: 10 feet; 25 feet if corner lot; 40 feet if abutting residential use

F. Minimum Rear Yard Setback: 15 feet; 40 feet abutting residential use

G. Maximum Building Height: 60 feet

210- *Off-street Parking.* Off-street Parking shall be in accordance with Chapter 260 of the UDO.

190.06 210- *Required Buffers.* Required Buffers shall be in accordance with Section 240-140 of the
190.07 UDO.

210- *Sign Regulations.* Signage shall be in accordance with Title 4: Signs of the UDO.

190.07

(Ord. 22-08, 5/25/22; Ord. 22-14, 12/13/22; Ord. 23-04, 3/14/23; Ord. 23-07, 6/13/23; Ord. 24-02, 2/13/24)