

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

210-170.01 Purpose and Intent.

The B-1 District is composed of certain lands in appropriate locations along 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. (Ord. 24-02, 02/13/24)

210-170.02 Permitted Uses.

Within the B-1 District, the following uses are permitted:

- 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
- I. Dry Cleaning and Laundry Services (except Coin-operated)
- J. Electric Vehicle Charging Stations
- K. Event Venues (Ord. 23-07, 6/13/23)
- 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) (Ord. 23-07, 6/13/23)
- 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 (Ord. 24-02, 02/13/24)
- SS. Supermarkets and other Grocery Retailers (except Convenience Retailers) (Ord. 24-02, 02/13/24)
- TT. Theater Companies and Dinner Theaters
- UU. Used Merchandise Stores except Flea Markets

210-170.03 **Special Exception Uses.**

Within the B-1 District, the following uses are permitted as a Special 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 (Ord. 23-04, 3/14/23)
- I. Boarding Services, Pet
- J. Breweries and Distilleries (Ord. 23-04, 3/14/23)
- 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 (Ord. 24-02, 02/13/24)
- 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

210-170.04 **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 (Ord. 24-02, 02/13/24)
- 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 (Ord. 24-02, 02/13/24)

210-170.05 **Lot Size, Area and Setback Requirements*.**

*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 (Ord. 22-14, 12/13/22) and (Ord. 23-07, 6/13/23)
- 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

210-170.06 **Off-street Parking.**

Off-street Parking shall be in accordance with [Chapter 260](#) of the UDO.

210-170.07 **Required Buffers.**

Required Buffers shall be in accordance with [Section 240-140](#) of the UDO

210-170.08 **Sign Regulations.**

Signage shall be in accordance with [Title 4: Signs](#) of the UDO