

Sec. 119-217. - CH commercial highway district.

(a) *Scope and purpose.* The provisions of this section apply to the CH commercial highway district. The CH commercial highway district is intended to promote suitable areas for those business and commercial uses which primarily serve the traveling public and benefit from direct access to major streets.

(b) *Permitted uses.*

(1) *General.*

- a. Any use permitted in the CBD and CN districts.
- b. Antique shops.
- c. Animal hospitals or veterinary clinics, no open kennels and dog runs.
- d. Art and school supply stores.
- e. Art galleries.
- f. Automotive body repair shops.
- g. Automotive carwash (full-service or self-service).
- h. Automotive parts stores.
- i. Auto repair shops or tire stores including lubrication or tune-up centers (full-service and self-service).
- j. Automotive sales lots and associated service facilities (new).
Automotive sales lots and associated service facilities (used). No more than eight total automotive sales (used) facilities are permitted in the City of Loganville, regardless of zoning district.
- k. Automotive service stations, with or without fuel pumps.
- l. Bakeries.
- m. Banks or financial institutions; automatic teller as accessory or freestanding use.
- n. Barbershops and beauty shops.
- o. Bicycle shops.
- p. Blueprinting establishments.
- q. Boat sales establishments (new or used).
- r. Book or stationary stores.
- s. Building supply centers with outdoor lumberyards or storage areas, provided these areas are screened with a six-foot high, 100 percent opaque fence.
- t. Business colleges or business schools operated as a business enterprise.

- u. Clothing sales or rental stores.
- v. Communication towers (see article VIII of this chapter).
- w. Contractor's offices with outdoor storage of equipment or materials, provided the storage or equipment areas are screened with a six-foot high, 100 percent opaque fence.
- x. Convenience food stores with or without fuel pumps.
- y. Custom dressmaking and sewing shops.
- z. Dance studios.
- aa. Day care centers, provided the following conditions are met:
 - 1. At least 100 square feet of outdoor recreation area per child, and the outdoor play area is enclosed with a six-foot high fence.
 - 2. Comply with all state day care requirements.
 - 3. Comply with all health regulations.
- bb. Department stores.
- cc. Drive-in restaurants.
- dd. Drug stores.
- ee. Dry cleaning pickup and delivery stations with ten-foot pickup lane.
- ff. Electronic sales and service establishments.
- gg. Equipment rental, sales or service (including heavy equipment, farm equipment, bulldozers, backhoes, forklifts, cranes, etc.) enclosed by a six-foot high opaque fence.
- hh. Florists.
 - ii. Food catering establishments.
 - jj. Food stores or grocery stores.
- kk. Funeral homes and mausoleums.
 - ll. Furniture rental, sales or service establishments.
- mm. Garages.
- nn. Garden supply centers and greenhouses (including accessory outdoor storage) enclosed with a six-foot high opaque fence.
- oo. Gift shops.
- pp. Group or congregate personal care homes.
- qq. Hardware stores.
- rr. Health clubs or spas.

- ss. Hobby shops.
- tt. Hotels, provided that:
 - 1. All guestrooms shall be accessed through an interior hallway only.
 - 2. Guestrooms shall not contain housekeeping facilities (i.e., kitchens or cooking units).
 - 3. Guestrooms shall not be occupied by a "permanent resident" as defined by the hotel/motel tax provisions of this Code.
- uu. Ice cream shops.
- vv. Instruction of fine arts.
- ww. Interior decorating shops.
- xx. Jewelry stores.
- yy. Kennels, provided no structure, which includes buildings, pens, or dog-runs, shall be located within 100 feet of any residential zoning and must abide by all county and state regulations.
- zz. Laundries and dry cleaning establishments including self-service laundries.
- aaa. Lawnmower repair shops.
- bbb. Locksmith shops.
- ccc. Log splitting and storage lots, provided splitting and storage areas are screened with a six-foot high, 100 percent opaque fence.
- ddd. Machine, welding, radiator or muffler repair shops.
- eee. Mobile buildings (temporary, while any of the permitted or special uses are under construction, but not to exceed six months).
 - fff. Mobile home or mobile building leasing or sales lot (new or used).
- ggg. Museums and libraries.
- hhh. Music stores or studios.
 - iii. Office/showroom facilities.
 - jjj. Parking lots, enclosed with a six-foot high opaque fence.
- kkk. Pest control businesses.
 - lll. Pet shops or grooming establishments.
- mmm. Photocopying and reproduction services.
- nnn. Photography shops and studios.
- ooo. Plant nursery sales facilities.
- ppp.

Plumbing, electrical, pool and home building supply showrooms and sales centers.

- qqq. Radio and television repair shops.
- rrr. Record/video sales and rental stores.
- sss. Recreation facilities (indoor, such as bowling alleys, skating rinks, and movie theaters, and commercial outdoor, such as miniature golf courses, driving ranges, water slides or drive-in theaters).
- ttt. Recovered materials processing facility, principal, provided the following standards are met:
 - 1. Activities shall be limited to collection, sorting, compaction and shipping.
 - 2. Along the entire road frontage (except for approved access crossings), there shall be a three-foot high landscaped earthen berm with a maximum slope of three to one and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
 - 3. No such facility shall be located adjacent to or across the street from any property used for or zoned for residential use.
 - 4. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
 - 5. All materials collected shall not be visible once deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully enclosed building.
 - 6. Any outside storage areas shall be screened by a minimum six-foot high, opaque fence.
- uuu. Restaurants and lounges.
- vvv. Shoe stores and shoe repair shops.
- www. Small appliance repair shops.
- xxx. Sporting good stores.
- yyy. Tailor shops.
- zzz. Taxidermists.
- aaaa. Taxicab or limousine services.
- bbbb. Toy shops.
- cccc. Travel agencies.
- dddd.

Vehicle rental establishments.

eeee. Watch and clock repair shops.

ffff. Weaving apparel shops.

gggg. Yard trimmings composting facility, provided the following conditions are met:

1. Composting materials shall be limited to tree stumps, branches, leaves and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals or similar products.
2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, there shall be a three-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

(2) *Office uses.*

- a. Accounting offices.
- b. Architecture or engineering offices.
- c. Doctor, dentist or chiropractor offices.
- d. Insurance offices.
- e. Law offices.
- f. Medical clinics.
- g. Other public or professional offices.
- h. Real estate offices.

(3) *Public and semipublic uses.*

- a. Churches, temples and synagogues.
- b. Clubs, lodges, fraternal institutions and meeting halls.
- c. Government offices.
- d. Post offices.
- e. Public or semipublic buildings and land uses, parks, playgrounds or community centers.
- f. Utility offices.

(4) *Residential.*

- a. Caretaker or watchman quarters as an accessory use.

(c) *Accessory uses.* No outside metal storage buildings allowed.

(d) *Special uses.* Within the CH commercial highway district, the following uses may be permitted provided the applicant for such a development is approved as a special use by the city council after receiving recommendations from the director of planning and development and the planning commission and after a public hearing.

- (1) Any retail or service establishment not specifically permitted herein, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
- (2) Residential or community shelters.

(e) *Space limits.* Following are the space limits for the CH commercial highway district:

Minimum lot area	30,000 square feet
Minimum lot width	100 feet
Minimum front yard	50 feet for major collector street, arterial street
	35 feet for minor collector street
Minimum rear yard	30 feet
Minimum side yard	20 feet
Maximum building height	Six story
Minimum floor area	N/A

(f) *Materials for facings.* Within any CH district all building and structure faces must be finished with glass, metal composite materials, wood, ceramics, or masonry except for incidental metal trim (non-MCM) and must extend down each side 20 feet toward the rear of building.

(Ord. of 9-18-2014(2); Ord. of 7-9-2015, § 2; Ord. 8-9-2018(2), § 1)