

residential property larger than two (2) acres, there shall be no restriction on the number of dogs allowed to be possessed or kept provided all other applicable zoning provisions are obeyed. However, any such property that contains more than six (6) dogs shall be required to maintain those animals in an enclosure at least one hundred (100) feet from the nearest property line.

**Cats:**

On any residential property equal to or less than one (1) acre, or for any dwelling unit in a multifamily development (e.g. apartment, condominium, townhome, mobile home park, duplex or similar), it shall be unlawful to possess or keep more than three(3) cats. On any residential property larger than one (1) acre but equal to or less than two (2) acres, it shall be unlawful to possess or keep more than six (6) cats. On any residential property larger than two (2) acres, there shall be no restriction on the number of cats allowed to be possessed or kept provided all other applicable zoning provisions are obeyed.

Litters of animals shall be exempt from the provisions herein for up to six (6) months from the date of birth.

**Section 620 Commercial Districts: P, CBD, B-1, B-2, B-3.**

The commercial zoning districts include: Professional / Office / Institutional District (P), Downtown Commercial District (CBD), Neighborhood Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

**620.1 General Provisions.** In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

**620.2 Specific Intent and Purpose.**

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
  - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
  - (b) strengthen the city's economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;
  - (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
  - (d) minimize the impact of commercial development on adjacent residential districts;
  - (e) minimize the impact of industrial development on adjacent commercial districts;
  - (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
  - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
  - (i) provide sites for compatible public uses which complement commercial development; and,
  - (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
- (2) The unique specific purposes of each commercial zoning district are as follows:
  - (a) Professional / Office/Institutional District (P).  
To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.
  - (b) Downtown Commercial District (CBD).  
To recognize and protect the historic and current vital core of the city; to foster its continued

existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

(c) *Neighborhood Commercial District (B-1).*

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(d) *General Commercial District (B-2).*

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(e) *Highway Business District (B-3).*

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

620.3 Commercial Land Use Regulations (P, CBD, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In **Table 7 - Commercial Zoning District Land Use Regulations**, the letter "P" designates use classifications permitted in commercial zoning districts. The letter "C" designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter "X" designates use classifications prohibited. References listed under "see section" reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

**Section 620.3 Table 7 – Commercial Zoning District Land Use Regulations**  
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
<b>Accessory building and uses</b>						
accessory apartments	P	P	P	P	P	See RESIDENTIAL
accessory dwelling units	C	P	C	X	X	See RESIDENTIAL
bed and breakfasts	C	C	P	P	P	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	X	C	C	P	P	Note (1)
home occupations	P	P	P	P	P	See § 1000.3
home office	P	P	P	X	X	
residential business	P	P	P	X	P	See § 1000.3
outdoor storage	X	X	X	X	P	
outdoor display	X	P	X	X	X	
sidewalk amenities	X	P	X	X	X	See § 1000.6
structures – general	P	P	P	P	P	See § 1000.1
temporary structures	P	P	P	P	P	See § 1000.9
uses – general	P	P	P	P	P	See § 1000.2
<b>Administrative and information service facilities</b>						
administrative offices/processing center	P	P	P	P	P	
call/telecommunications center	P	P	P	P	P	
data processing/programming facilities	P	P	P	P	P	
<b>Agricultural uses</b>						
timber harvesting	X	X	X	X	P	
<b>Alcohol and beverage stores, retail</b>						
beer and wine	X	C	C	P	P	
<b>Amusements and Entertainment</b>						
adult entertainment establishment	X	X	X	X	X	Note (19)
archery range or firing range	X	X	X	X	P	See §1031
game center	X	P	P	P	P	
miniature golf, outdoor	X	X	X	X	C	
play centers, skating rink, bowling alley	X	X	X	X	P	
theaters	X	P	X	X	P	
theaters, outdoor	X	C	C	C	C	
<b>Animal facilities and services</b>						
clinics and specialty services	X	X	X	P	P	Note(4)
hospitals, lodging, and shelters	X	X	X	X	P	Note(4)
animal/pet supply stores, retail (excluding pet sales)	X	P	P	P	P	
animal/pet supply stores (including pets sales)	X	X	X	P	P	
<b>Antique, curio, and/or collectible shops</b>	P	P	P	P	P	
<b>Apparel stores-clothing and accessories, retail</b>						
bridal, vintage, consignment, and rental	X	P	P	P	P	
new	X	P	P	P	P	
secondhand and/or thrift	X	P	P	P	P	
shoe repair, service	X	P	P	P	P	
tailoring and/or dressmaking, service	X	P	P	P	P	

<b>Arts, Crafts, and Hobbies</b>						
Art, craft and/or hobby supply stores, retail	X	P	P	P	P	
Art gallery or shop, retail	X	P	P	P	P	
Art studios	P	P	P	P	P	
Craftsman studios	P	P	P	P	P	
<b>Audio/video/computer equipment</b>						
supply stores, rental and/or repairs	X	P	P	P	P	
supply stores, retail	X	P	P	P	P	
<b>Beauty shops, services</b>						
barber, hairdresser, and/or stylist shops	P	P	P	P	P	
beauty supply, retail	P	P	P	P	P	
beauty/health spas	X	P	P	P	P	
manicure establishment	X	P	P	P	P	
tanning centers	X	P	P	P	P	
<b>Book, news, magazine stores, retail</b>	X	P	P	P	P	
<b>Building, construction and special trade facilities</b>						Note(5)
contractor and developer offices	X	P	P	P	P	
contractor/developer offices with facilities	X	X	X	X	P	
contractor/developer office center	X	X	X	X	P	Note(6)
landscape/irrigation service	X	X	X	X	P	
timber harvesting service	X	X	X	X	P	
tree surgery service	X	X	X	X	P	
building supply store, wholesale	X	X	X	X	P	Note(10)
<b>Catering establishments, retail and rental</b>	P	P	P	P	P	
<b>Child-care facilities</b>						
child-care, center	C	C	X	P	P	
child-care, home	C	C	X	P	P	
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
<b>Churches</b>						
community	P	P	P	P	P	
megachurch	P	P	P	P	P	
neighborhood	P	P	P	P	P	
<b>Collection Agency</b>	P	P	P	P	P	
<b>Community associations/clubs-civic and private</b>	P	P	P	P	P	
<b>Confectionery and dessert shops, retail</b>	X	P	P	P	P	
<b>Copy and blueprint shops</b>	P	P	P	P	P	
<b>Department/discount department stores, retail</b>	X	P	P	P	P	
<b>Detective agency</b>	P	P	P	P	P	
<b>Distribution and storage facilities</b>						
warehouse, self-service (mini)	X	X	X	X	P	
warehouse	X	X	X	X	P	
<b>Drug stores, retail</b>	P	P	P	P	P	
<b>Educational facilities</b>						
schools-private, public, parochial	C	C	C	C	C	
school programs-day-, pre-, post-	C	C	C	C	C	
small scale instruction	C	P	P	P	P	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C	P	P	P	P	
<b>Fabric and notion shops, retail</b>	X	P	P	P	P	
<b>Financial institutions-banks, savings/loans</b>						
With/without drive-thru window	P	P	P	P	P	
Automatic teller machine only	P	P	P	P	P	

<b>Florist and plant shops, retail</b>	X	P	P	P	P	
<b>Funeral and interment establishments</b>						
cemeteries and memorial cemeteries	X	X	X	X	C	See §1020 Note (10)
gravestone and burial vault, sales and storage	X	X	X	X	P	
undertaking, mortuary, and/or funeral home	X	X	X	C	P	
<b>Gift, card, and stationary shops, retail</b>	X	P	P	P	P	
<b>Grocers, retail</b>						
convenience food stores	X	P	P	P	P	Note(12)
delicatessens, bakery, specialty	X	P	P	P	P	Note(12)
grocers farmers market	X	P	X	X	X	Note(7)
grocery markets	X	P	P	P	P	Note(12)
health food stores	X	P	P	P	P	Note(12)
<b>Healthcare, service-dental, medical, optometry, psychiatric, chiropractic</b>						
clinics (day services only)	P	P	P	P	P	Note(20)
convalescent care, nursing, rest homes	P	X	P	P	P	
hospitals and laboratories	P	X	X	P	P	
person care homes, family	X	X	P	P	P	
personal care homes, group	C	C	P	P	P	
personal care homes,	C	C	C	P	P	
congregate private offices	P	P	P	P	P	
sanitariums and mental institutions	X	X	X	X	P	
<b>Interior design and decorating establishments</b>						
china, clock, frame, and/or rug shops,	X	P	P	P	P	
retail floor covering, retail and service	X	P	P	P	P	
furniture and furnishings stores,	X	P	P	P	P	
retail hardware and paint stores,	X	P	P	P	P	
retail kitchen supply stores, retail	X	P	P	P	P	
kitchen supply stores, rental	X	P	P	P	P	
linen and drapery, retail and service	X	P	P	P	P	
wallpaper, retail and service	X	P	P	P	P	
<b>Jewelry stores, retail</b>	X	P	P	P	P	
<b>Laundry and/or dry cleaning establishments</b>						
drop and pick up	X	P	P	P	P	
stations full-service	X	X	P	P	P	
self-service, public	X	X	C	P	P	
<b>Lawn and garden establishments</b>						
supply and equipment, retail and rental	X	X	C	P	P	Note(10) See § 1000.5
greenhouse and plant nursery,	X	X	C	C	P	
<b>Lodging</b>						
bed and breakfast inns	C	P	C	P	P	
hotels	X	P	C	P	P	
inns	X	P	C	P	P	
motels	X	X	X	C	P	
<b>Mercantile and dry good stores, retail</b>	X	P	P	P	P	
<b>Media facilities, print and electronic</b>						
film and internet production offices	P	P	P	P	P	
newspapers offices	X	P	P	P	P	
publishing and printing establishments	X	P	P	P	P	

<b>Motor vehicles and equipment</b>						
<b>&gt;passenger vehicles and small engine equipment</b>						Note(14)
body repair and painting	X	X	X	X	P	) Note
car wash, service or self-service	X	X	P	P	P	(8)
fuel sales	X	C	P	P	P	
general service/installation of parts/access.	X	C	P	P	P	
new or used, sales and rental	X	X	X	C	P	
light duty trailer sales, new-accessory use	X	X	X	C	P	Note(8)
parts/accessories,	X	P	P	P	P	Note(10)
sales tires, sales	X	X	C	C	P	Note
vehicle storage yard welding	X	X	X	X	P	(13)
and fabrication wrecker	X	X	X	X	P	
and/or towing service	X	X	X	X	P	Note
<b>&gt;heavy trucks, RVs and other heavy equipment</b>	X	X	X	X	P	(10)
body repair and painting	X	X	X	X	P	Note(8)
fueling station	X	X	X	X	P	Note (8)
general service/installation of parts/access.	X	X	X	X	P	Note(15)
new or used, sales and	X	X	X	X	P	Note(8)
rental	X	X	X	X	P	Note(8)
parts/accessories/tires,	X	X	X	X	X	Note(8)
sales	X	X	X	X	X	Note(13)
truck wash, service or self-						)
service terminal, motor freight						
truck stop/travel plaza						

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
<b>Musical instrument shop, retail</b>	X	P	P	P	P	
<b>Office Parks</b>						
medical office parks	X	X	P	X	P	
professional office parks	P	X	P	X	P	
<b>Office supply stores, retail</b>	P	P	P	P	P	
<b>Optical supply stores, retail</b>	P	P	P	P	P	
<b>Parking, commercial-primary use</b>						
garages	P	P	P	P	P	Note(
lots	X	X	X	X	P	10)
<b>Parks and Recreation</b>						
campgrounds	X	X	X	X	X	
health/fitness center	X	X	P	P	P	Note(17),
gymnasium	X	X	C	C	P	Note(18)
neighborhood activity center-accessory use	P	P	P	P	P	Note(17)
parks, active	X	C	P	P	P	
parks, passive	P	P	P	P	P	
<b>Photography</b>						
supply and processing stores, sales/service	X	P	P	P	P	
portrait studio	P	P	P	P	P	
<b>Professional offices</b>	P	P	P	P	P	Note(9)
<b>Public buildings</b>						
government offices, libraries, museums	P	P	P	P	P	
convention hall, community center	P	P	P	P	P	
<b>Recreational equipment stores, repair and Rental</b>	X	X	X	P	P	Note(10)
<b>Recreational equipment/supply stores, retail</b>	X	P	X	P	P	Notes(10) & (13)

<b>RESIDENTIAL:</b>						
accessory apartments	P	P	P	C	C	See:§1000.8
accessory dwellings	P	P	P	C	C	See: §1000.8
apartment buildings	C	C	C	C	C	
apartment houses	C	P	X	X	X	
lofts	P	P	P	P	P	
single-family dwellings	P	P	P	P	P	
two-family dwelling/duplex	X	X	X	X	X	
townhouses	C	C	C	C	C	
<b>Restaurant</b>						Note(11)
restaurant/café, grill, lunch counter	X	P	P	P	P	
with drive-in or drive-through service	X	C	X	X	P	Note(17)
with walk-up or walk-away service	X	C	X	X	P	
<b>Sales and Service Facilities</b>						
appliance stores (small and large), retail, rental, rental, and/or repairs	X	X	P	P	P	Note(2),(3)&(6)
building supply, retail	X	X	P	P	P	
equipment(small and large), service and rental	X	X	X	X	P	Note
equipment(office), service and rental	X	P	X	P	P	
fuel sales-liquid, wholesale and sale	X	X	X	X	X	(2)
funeral and interment establishments, wholesale and storage janitorial	X	X	X	X	P	Note
cleaning services janitorial/cleaning supply	X	X	X	P	P	
store, wholesale lawn and garden supply,	X	X	X	P	P	(16)
wholesale locksmith shop, service	X	X	X	X	P	
	X	P	X	P	P	
<b>LAND USE CATEGORY</b>		<b>DISTRICT</b>				<b>REFERENCE</b>
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
<b>Sales and Service Facilities (continued)</b>						
manufactured home sale lots	X	X	X	X	X	
pawn shop and pawnbrokers	X	X	X	X	P	
pest control services	X	X	X	X	P	
print and publication shops	X	X	X	X	P	
scrap hauling service	X	X	X	X	X	
sewer and septic tank service	X	X	X	X	X	
vending supply and service	X	X	X	X	X	
<b>Shipping, packaging, and delivery establishments</b>						
non-freight business	X	X	X	X	P	
<b>Shopping Centers</b>	X	X	X	X	P	
<b>Telecommunications facilities</b>						
mobile telephones/paging, retail and service	X	P	P	P	P	
satellite dishes, retail	X	X	P	P	P	
<b>Temporary buildings</b>	P	P	P	P	P	See §1000.9
<b>Toy, variety, novelty, and dime stores, retail</b>	X	P	P	P	P	
<b>Transportation facilities</b>						
airport	X	X	X	X	C	
administrative offices/dispatches	X	X	X	X	P	
commuter lot	X	X	X	X	P	
stations or terminals	X	X	X	X	P	
<b>Travel agencies</b>	P	P	P	P	P	

<b>Utility and area service provider facilities</b>						
emergency management services-fire, police, ambulance	P	P	P	P	P	See Article XI
garbage and recycling collection services	X	X	X	X	X	
landfills, incinerators, and dumps	X	X	X	X	X	
recycling center	X	X	X	X	X	
telecommunications facility, radio and television stations	X	P	C	C	P	
telecommunications facility, tower/antenna	X	X	X	X	C	
utility administrative office	X	P	X	X	P	
utility transformers, substations, and towers	P	P	P	P	P	
<b>Vending</b>						
food and beverage, temporary sales	X	C	X	X	X	
general merchandise, temporary sales	X	C	X	X	X	
parking, temporary event	X	P	P	P	P	
outdoor sales, temporary sales	X	C	X	X	X	

**Notes for Table 7, Section 620.3:**

(\*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD District and operated only during the established times set by Council or its designee.
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.
- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.
- (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.



- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retail sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.
- (18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (20) Not allowed in B2 in CBD

**Section 630 Industrial District: M-1.**

**630.1 General Provisions.** In the M-1 industrial zoning district, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

**630.2 Specific Intent and Purpose.**

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
  - (a) provide appropriately located areas for a range of light industrial uses, and limited commercial uses that are compatible therewith, for the employment of residents of the city and region;
  - (b) strengthen the city's economic base, protect industrial investments, and promote the sustained stability of existing industrial areas;
  - (c) encourage an orderly and coordinated industrial growth pattern to ensure adequate and efficient provision of public services;
  - (d) create suitable environments for various types of light industrial, manufacturing, and compatible commercial uses, and protect them from the adverse effects of inharmonious uses;
  - (e) minimize the impact of industrial development on residential districts, small town architecture, and the quality of life of the community;
  - (f) ensure that the appearance and effects of industrial buildings and uses are harmonious with the character of the area in which they are located;
  - (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, and the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial and industrial buildings and uses;
  - (h) provide sites for public and semi-public uses needed to complement industrial development or compatible with an industrial environment; and
  - (i) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
  - (j) protect and promote a suitable environment for light industrial uses and LIMITED commercial uses compatible therewith; to provide accessibility to major transportation facilities as well as availability of adequate utilities and other public services; to discourage uses incompatible with light industrial development; and to minimize the negative impacts often associated with such uses typically characterized by one or more of the following:
    - 1) warehouse storage of wholesale goods and bulk product,
    - 2) outdoor storage of vehicles, heavy equipment, and large goods/bulk product,
    - 3) operations oriented toward the working or adult portions of the population,
    - 4) operations requiring additional performance standards to avoid objectionable environmental conditions,
    - 5) operations requiring large acreage for heavy vehicle circulation and loading/unloading.

development’s impact on the community including its impact on vehicular traffic, utilities, and school system capacity.

- (9) The minimum lot size for all single-family homes located in R2 zoned property shall comply with all dimensional requirements of the R1A district.

**700.2 P, CBD, B-1, B-2 and B-3 Dimensional Requirements:** The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

**Section 700.2: Table 12 – Commercial Zoning District Dimensional Requirements**

	P	B1	CBD	B2	B3
<b>LOT</b>					
Lot area, min (1)	7,500 sq.ft.	7,500 sq.ft.	none	None(7)	None(7)
Lot coverage, max	50%	50%	100%	60%	60 %
Lot width, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
<b>YARD</b>					
Setback, front yard (2)	25 ft.	25 ft.	0 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	0 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	0 ft.	20 ft. (4)	20 ft. (5)
<b>BUILDING</b>					
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	750 sq. ft.	1,000 sq.ft.	2,000 sq.ft.

- (1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.
- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.

**700.3 M-1 Dimensional Requirements:** The following table delineates the dimensional requirements for the M-1 industrial zoning district. For the matrix of use provisions for this district, see Article VI. For supplementary standards for specific uses, see Article X.

**Section 700.3: Table 13-Industrial Zoning District Dimensional Requirements**

	M-1
<b>LOT</b>	
Lot area, min(1)	3 acres
Lot Width, min	150 ft.
Lot frontage, min	150 ft.
<b>YARD</b>	
Setback, front yard(2)	100 ft.
Setback, side yard (3)(4)	50 ft.
Setback, rear yard (3)(4)	75 ft.