THE CITY OF DORAVILLE
AGENDA ITEM SHEET

Subject: C1 – C2 Text Amendments

Date of Meeting: May 3, 2010

Budget Impact: ___Y _X N

Budget Impact Amount: $ None

Funding Source:
( )Annual
( )Capital
(X)N/A

Regular Meeting	(X)
Work Session	( )
Recommendation	( )
Policy/Discussion	( )
Report	( )
Other	( )

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Action Requested: A Council and Staff Work Session to discuss and amend the C1 – C2 Zoning District. Requested meeting date May 11, 2010 6:00pm.

"Section 1606 Exceptions to Public Hearing and Advertising Requirements:
If the proposed amendment does not involve application to amend the zoning map or change the zoning classification of a parcel of property or otherwise change the permitted use of a particular parcel of property, then the advertising and public hearing requirements set forth in Section 1601 through 1605 shall not be required."

History, Facts, Issues: The C1 – C2 Zoning District was rewritten in its entirety, the first reading was waived with little or no comment, and put into legislation on December 1, 2008. Due to irregularities within this document a review is necessary.

Options: _____

Recommended Action: The C1 – C2 Zoning Ordinance is a living document and therefore subject to change. Recommended Action is a work session with Mayor, Council, Staff, and City Attorney on May 11,2010 6:00pm.

Department: City Council Member, Pam Fleming
Department Head: Mayor Ray Jenkins

Administrative Comments and Recommendation: _____

Action Taken By Board: _____

STATE OF GEORGIA

CITY OF DORAVILLE

ORDINANCE NO. 2008-33

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF DORAVILLE, GEORGIA TO AMEND SECTION 402 DEFINITIONS ARTICLE IV INTERPRETATION AND DEFINITIONS; TO AMEND SECTIONS 909 AND 910, C-1 AND C-2 DISTRICTS, ARTICLE IX SCHEDULE OF DISTRICT REGULATIONS, CHAPTER 23 ZONING; TO PROVIDE PENALTIES; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; TO PROVIDE FOR CODIFICATION; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, zoning is a matter within the purview of local governments pursuant to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983;

WHEREAS, these articles are adopted pursuant to authority granted to the City of Doraville, Georgia by Article XI, Section II, Paragraph III of the Constitution of the State of Georgia of 1983, and more specifically the plenary police powers delegated to the City by said section and by operation of law;

WHEREAS, the Official Code of Georgia Annotated § 36-66-1, et seq. provides procedures and regulations for the adoption of zoning ordinances;

WHEREAS, the duly elected governing authority of the City of Doraville, Georgia are the Mayor and Council thereof;

WHEREAS, evidence was presented to the Mayor and Council from the City Planner that additional definitions were required to improve the use of the Zoning Ordinance and that amendments to both C-1 and C-2 commercial zones were needed to prevent pernicious and incompatible uses not contemplated in the redevelopment of said zones;

WHEREAS, in reviewing the definition and other sections of the ordinance, the Mayor and Council have deemed it appropriate to further define and delineate uses and terms of art in the Ordinance;

WHEREAS, the existing uses and zoning of nearby properties will not be directly applicable to this Ordinance;

WHEREAS, to the extent there is destruction of property values on any property, the same promotes the health, safety, morals or general welfare of the public;

WHEREAS, the relative harm to the public as compared to the hardship imposed upon the individual property owners is de minimus;

WHEREAS, the suitability of a subject property for a zoning proposed is not applicable;

WHEREAS, the length of time a property has been vacant as zoned, considered in the context of land development of adjacent and nearby property is not applicable;

WHEREAS, whether the zoning proposal adversely affects the existing use or usability of adjacent or nearby property is not directly applicable to this Ordinance;

WHEREAS, property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

WHEREAS, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

WHEREAS, the zoning proposal is in conformity with the policy and intent of the land use plan;

WHEREAS, there are other existing or changing conditions affecting the use and development of property which gives supporting grounds for approval of the zoning proposal;

WHEREAS, the possible effects of the change in the regulations or map on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community have been considered and pose no negatives;

WHEREAS, the impact shall be limited as to adoption of the proposed zoning change upon pedestrian and vehicular circulation and traffic and thoroughfare capacities and capabilities; and

WHEREAS, the health, safety, welfare and aesthetics of the citizens of the City of Doraville shall be improved and protected by adoption and implementation of this Ordinance.

THE MAYOR AND COUNCIL OF THE CITY OF DORAVILLE, GEORGIA HEREBY ORDAIN:

Section 1

That Section 402. Definitions, Article IV Interpretation and Definitions, Chapter 23 Zoning shall include the following definitions to be added to the existing list of definitions and the same shall be re-alphabetized as necessary. In addition, any definition listed herein below supersedes and replaces any definition in conflict herewith and the Section is hereby amended to read as follows:

"Chapter 23. Zoning

. . .

Article IV. Interpretation and Definitions.

. . .

Section 402. Definitions.

Bingo Hall: Means a facility used exclusively or primarily for conducting bingo and other similar games that is open to the public whether operated for profit or not for profit.

Carport, Residential – Private: Means an enclosed or semi-closed permanent all-weather structure (without a vehicular garage entry door), anchored to a concrete foundation and slab with a finished concrete floor therein, which has been designed for the primary storage of automobiles which are used by the occupants of the dwelling. A carport may be either attached to a principal structure or detached as an accessory/subordinate structure. For purposes of definition, any open, exposed elevation or absent a garage entry door for vehicular ingress/egress shall constitute a carport rather than a garage. A single-carport shall be a minimum of 12' x 20' and shall contain therein a parking space of no less than 9' x 20'. A double or two (2) automobile carport shall be a minimum of 24' x 20' and shall contain therein two (2) vehicle parking spaces which are 9' x 20'. Each subsequent size carport shall provide an additional 12' x 20' for each automobile and thereby accommodate a parking space of 9' x 20'. Any exterior walls shall be clad in brick, stone, stucco, cement board siding and products; wood siding (other than sheet 4' x 8' sheet materials), vinyl (limited to .44 mil) or aluminum siding or any combination thereof which replicates or is architecturally compatible with the principal structure. Any column supports either interior or exterior to the carport shall be covered with the same exterior materials so as to be architecturally compatible with the structure. The carport roof shall be sheathed in a roofing material which matches that of the type and color of the principal structure. The use of corrugated metal panels or transparent or semi-transparent panels shall be prohibited on all exterior elevations and roofing other than approved standing

seam metal roofing materials. All travel ways to and from a carport structure shall be asphalt or concrete. A carport structure shall not be drive-through unless attached to the dwelling and where all travel ways shall have a lawful curb to a public street. When attached to a principal structure and/or located within a side yard and/or visible from a public right-of-way for a minimum distance of 100 feet, carport structures shall contain a minimum four (4) foot knee wall on all exterior elevations other than approved ingress/egress. The storage or parking of a motorized vehicle (including but not limited to automobile, truck, boat, recreational vehicle, or moped), travel trailer, or trailer within a carport requires the vehicle to be operational (where motorized) and have a current and valid plate, registration, and insurance as shall be required by State or local law. There may be electrical connections to a carport; however, no plumbing connections shall be allowed. Where a carport is detached, it shall have no heated square footage located within, beside, or above the carport. For purposes of zoning, a carport shall not meet the requirement for minimum square footage. Additionally, a carport shall not meet the requirements for a garage as may now or subsequently be required unless converted to meet the requirements set forth in the definition a Garage, Residential – Private. A carport shall be included as a qualifying limitation on the number of accessory structures as may be established by the zoning ordinance.

Curb Cut: Any interruption, or break in the line of a street curb intended to provide vehicular access to a street (public or private). In the case of streets without curbs, curb cuts shall represent construction of any vehicular access which connects to said street. All curb cuts require a permit which has been issued by the appropriate jurisdictional authority specific to said street either the Georgia Department of Transportation (GDOT), City of Doraville, or DeKalb County, Georgia.

Decibel: A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in "decibels."

Density: The number of dwelling units per net acre of land.

Driveway Apron: Means a concrete way for vehicular traffic extending from the roadway to property line generally across a sidewalk, whether or not such sidewalk is present or improved, for the purpose of providing access to parking or maneuvering space on abutting property. A driveway requires a curb-cut permit for construction.

Driveway, Residential: Means a driveway serving a one or two-family (duplex) residence which has been paved with asphalt or concrete.

Driveway, Commercial: Means a driveway serving any property, except a one (1) or two (2) family (duplex) residence which shall be paved with asphalt or concrete.

Dwelling Unit, Efficiency: A dwelling unit located in an apartment or condominium building consisting of not more than one (1) habitable room together with a kitchen or kitchenette and sanitary facilities.

Easement: An interest in real property, distinct from the fee ownership of land, granting the legal right to cross property which facilitates such, as limited to sewer lines, water lines, and transmission lines, or the right, distinct from the fee ownership, of the land to reserve and hold an area for drainage or access purposes. An easement does not qualify a property as being exempt from public road frontage requirements.

Garage, Residential – Private: A completely enclosed permanent all-weather structure which has been designed for the primary storage of automobiles which are owned and used by the occupants of the dwelling and is anchored to a concrete foundation and slab with a finished concrete floor therein. A garage may be either attached to a principal structure or detached as

an accessory/subordinate structure. A single-garage shall be a minimum of 12' x 20' and shall contain therein a parking space of no less than 9'x 20'. A double or two (2) automobile garage shall be a minimum of 24' x 20' and shall contain therein two (2) vehicle parking spaces which are 9' x 20'. Each subsequent size garage shall provide an additional 12' x 20' in overall size for each automobile and thereby accommodate a parking space of 9' x 20'. All garage structures, whether attached or detached, shall have a locking operable vehicle entry door and a locking operable exterior entrance door for residents which opens onto an exterior concrete slab stoop minimum 3' x 3' in area (unless serving properties developed as apartments). All exterior walls shall be fully enclosed unless operable door and window apertures are present. All exterior walls shall be clad in brick, stone, stucco, cement board siding and products; vinyl (limited to .44 mil) or aluminum siding or any combination thereof which replicates or is architecturally compatible with the principal structure. The garage roof shall be sheathed in a roofing material which matches that of the type and color of the principal structure. The use of corrugated metal panels or transparent or semi-transparent panels shall be prohibited on all exterior elevations and roofing other than approved standing seam metal roofing materials. All travel ways to and from a garage structure shall be asphalt or concrete. A garage structure shall not be drive-through unless attached to the dwelling (all vehicle entry points shall have entry doors as described herein) and where all travel ways shall have a lawful curb to a public street. Electrical and plumbing connections may be permitted to a garage provided there is no habitable living space that receives primary ingress/egress there from. The establishment of a kitchen or bath within or receiving primary ingress/egress from a garage shall be prohibited although washer and dryer connections may be located within a garage but not within the required parking space(s). The alteration of the interior of a garage (e.g. the creation of a

demising wall) without the removal of the garage door shall be prohibited. The enclosure of any required garage shall be prohibited unless a garage structure is provided elsewhere on the zoned lot. Garages may be heated or unheated provided no residential habitation occurs therein and furthermore provided a heated garage shall not qualify as minimum heated square footage/floor area which may be required by the zoning ordinance. A two (2) vehicle garage as described herein (either attached or detached) shall be required for all new construction, re-construction, and remodels where a building permit is issued to add heated or unheated space which expands the building footprint (single-family attached and detached; condominium; and multi-family dwelling units which are two (2) or more bedrooms) effective December 2, 2008, but a garage shall not be considered in order to qualify to meet any minimum floor area requirements of a structure which may presently exist or hereafter be adopted. Vertical construction (other than new construction) shall generally be exempt from the two (2) vehicle garage requirement unless the amount of square footage added (heated or unheated) exceeds one-third (1/3) the existing floor area in which case the two vehicle garage requirement shall be mandatory commensurate with permit issuance.

Hotel: A building in which lodging or board and lodging are provided for more than 20 persons and offered to the public for compensation which meets the requirements set forth in Section 910. As such, it is open to the public in contradiction to a boarding house, which is herein separately defined.

Impervious Surface Ratio: The amount of impervious surface, identified in square feet, divided by lot area, identified in square feet, expressed as a percent.

Laundromat: A building, or portion thereof, used by a business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises or by

employees of the facility who may on premise wash, dry, fold and/or iron items for customers but excluding dry-cleaning of any item.

Lot, Flag: Any lot which does not contain the minimum lot width at the Code required front yard building setback line. Flag lots are prohibited by City Code and require a variance approved by the City Council.

Nightclub: a place where dancing by patrons occurs excluding dance schools and academies.

Octave Band: A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

Octave Band Filter: An electrical frequency analyzer designed to standards formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals.

Odorous Matter: Any matter or material that yields an odor which is offensive in any way to a person with reasonable sensitivity.

Particulate Matter: Any material, except uncombined water, which exists in a finely divided, suspended form as a liquid or solid at standard conditions.

Performance Standards: Criteria established to control building enclosure, landscaping, noise, odorous matter, exterior lighting, vibration, smoke, particulate matter, gasses, radiation, storage, fire, and explosive hazards, and humidity, heat, or glare generated by or inherent, in uses of land or buildings.

Sound Level Meter: An instrument standardized by the American Standards Association for measurement of intensity of sound.

Stable: A building in which horses are sheltered which may be accessory to a residential or other use or a freestanding principal use.

Tank Farm: An open air facility containing one (1) or more above ground containers with an individual or collective storage capacity of greater than or equal to 60 gallons designed for the bulk storage of chemicals, petroleum, natural gas, or propane products, or other materials (including raw materials) but excluding the storage of waste(s). Retail cylinder exchange locations as furthermore regulated within the C-2 district of this chapter shall not constitute a tank farm.

Truck Stop: A facility intended to provide services to the trucking industry, including but not limited to the following activities: dispensing of fuel, truck repair, and restaurant; but excluding hotels, motels, extended stay facilities, shower or changing facilities or overnight parking, all as part of the facility designed to accommodate two (2) or more tractor trailer vehicles.

Wind Turbine: A machine with a turbine apparatus (rotor blades, nacelle and tower) capable of producing electricity by converting the kinetic energy of wind into rotational, mechanical, and electrical energy; provided the term does not include electrical distribution or transmission lines, or electrical substations.

. . ."

Section 2

That Section 909, Article IX Schedule of District Resolutions, Chapter 23 Zoning of the Code of Ordinances, City of Doraville, Georgia is hereby amended to read as follows:

"Chapter 23. Zoning.

. . .

Article IX. Schedule of District Regulations.

Section 909. C-1 Neighborhood Commercial District.

. . .

PURPOSE:

The Neighborhood Commercial District provides a location for limited retail and service uses to satisfy the common and frequent needs of the residents of nearby residential neighborhoods. It is the intent of this district to encourage such uses to be a part of neighborhood convenience (a continuous architectural unit e.g. main street or town center) on a street of appropriate classification proximate to the neighborhoods to be served. Neighborhood Commercial Districts in excess of ten (10) contiguous acres are not encouraged. Residential habitation, wholesaling, and warehousing are not permitted within the C-1 district. Development is restricted to lands with public water and sewer available.

PERMITTED USES:

Accounting, auditing, and bookkeeping services.

Advertising agencies and services.

Art and school supply stores without instruction.

Attorneys and law offices.

Automotive fuel stations and convenience stores with attendant provided the following:

(a) All pumps and canopy structures are placed not less than twenty-five (25) feet from the nearest right-of-way line.
(b) All underground tanks are located outside the right-of-way.
(c) Any accessory uses are located behind the front building setback line.
(d) All structures (principal, accessory and/or canopy) shall have a pitched design roof and shall be faced with brick and/or stone (excluding fenestration).
(e) No coin operated car wash.
(f) No automotive detail, service or repair.
(g) No outdoor storage or display of merchandise or vehicles shall be permitted.

Banks, credit unions and savings and loan associations, but excluding drive-in or drive-through services.

Botanical gardens.

Bakeries, whose entire products are sold at retail on the premises but excluding drive-in or drive-through services.

Barber shops, beauty parlors with similar personal service establishments including nail salons as an accessory use provided the principal and accessory use(s) are licensed by the Georgia Board of Cosmetology but excluding body craft studios and massage establishments.

Bicycle store (non-motorized), with or without repair but excluding outside storage and display.

Books and periodicals (subject to restrictions of adult entertainment), stationary, and card shops.

Business and professional office uses (including the sale of goods at retail) but excluding uses as further regulated by Code. Furthermore, ambulance service; bail bond and appearance bond operations; barter, swap, and trading offices; body craft studio; cash advance; check cashing establishments; contractor's offices; exterminating and pest control offices; firearms dealers office; lawn care offices; moving and storage companies; taxi service and dispatch agencies; trucking and transport firms; wrecker service; blood and/or plasma donor centers; body craft studios; day labor or labor pool agencies; delivery services; driving schools; escort services; fortunetellers; handwriting analysts; hypnotists; massage establishments; modeling agencies; palmistry; pawnshops, including title pawn, and pawnbrokers; automotive and truck rental; and automotive dealer's office are specifically excluded. No vehicle whose gross vehicle weight rating (GVWR) of over 10,000 pounds, including commercial tractor-trailers, dump

all included

trucks, wreckers, or earth moving equipment shall be parked, stored, or dispatched in connection with a business or professional office use conducted on the premises. No vehicle for hire shall be parked, stored, or dispatched from the site. The adaptive re-use of single-family or multi-family dwellings shall be prohibited.

Camera stores without lab processing.

Candy, nut, and confectionary stores including on-premises production.

Cellular telephone stores selling new merchandise.

Children and infant product stores selling new merchandise only.

Chiropractic offices.

Clinics (out-patient), except veterinary clinics and substance abuse and treatment facilities.

Clothing, apparel, and accessories stores selling new merchandise.

Commercial artist studios (except body craft studios).

Commercial parking garages subject to design guidelines provided ground floor retail space is included.

Community assembly including civic, social fraternal, and philanthropic associations; private (non-profit) clubs, lodges, and meeting halls.

Computer sales of new merchandise.

Computer and data processing services.

Cultural and recreational services including art galleries, libraries, museums, parks, playgrounds, and playfields.

Dairy products stores

Dentist offices and dental clinics.

Drycleaners (excluding drive-in or drive-through services).

Drug stores/apothecary shops but excluding drive-in or drive-through services.

Florist and gift shops.

Furniture stores selling new merchandise (maximum 2,000 square feet of gross floor area), but excluding furniture rental and outdoor display or storage.

Furriers and fur shops without manufacturing.

Garden supply store, but excluding outdoor storage or display and limited to 2,000 square feet of gross floor area.

Grocery, fruit, vegetable, and meat/seafood markets, including supermarkets, provided all operations, storage and display are wholly contained within a building, but no killing, eviscerating, skinning, plucking, or smoking of livestock, poultry, fish or other animals is permitted.

Hardware and appliance stores selling new merchandise retail but excluding outdoor storage and display.

Health and fitness clubs without massage or spa.

Hobby, toy, and games stores (maximum 2,000 square feet of gross floor area).

Household appliance stores selling new merchandise at retail but excluding outdoor display or storage.

Ice cream shops (but excluding drive-in and drive-through services) provided indoor or outdoor seating (or some combination thereof) is provided.

Indoor amusement and recreation businesses including theaters, but excluding drive-in theaters, billiards and pool halls, paintball facilities and water parks.

Instruction of fine arts.

Insurance carriers, agents, brokers, and service.

Interior decorator and consulting services.

Jewelry stores selling new merchandise at retail and jewelry repair but excluding pawnbrokers and precious metal dealers.

Luggage (new) retail sales store.

Miscellaneous home furnishing stores including bedding and linen stores, cookware stores, cutlery stores, glassware and china shops, lamp and shade shops, paint and wallpaper stores selling new merchandise.

Music and musical instrument stores selling new merchandise but excluding the giving of music lessons and recording studios.

Office supply and related businesses but excluding the sale of used office equipment and furniture.

Optometrists with or without eyeglass lab.

Party supply stores (excluding liquor and package stores).

Photographers (including the sale of supplies and equipment).

Physician's offices and clinics (outpatient services) but excluding colonics and colon therapy. Physicians, nurse practitioners, and nursing staff shall be licensed by the State of Georgia.

Radio/compact disc and television sales of new merchandise and service (including the sale of supplies and equipment).

Restaurants, cafeterias, and delicatessens with or without outdoor seating, but excluding drive-in or drive-through service and billiard or pool halls with three (3) or more billiard tables.

Sewing and piece goods stores with or without sewing instruction.

Shoe stores and shoe repair shops but excluding outdoor shoeshine stands.

Sporting goods stores with no outside storage or display but excluding the sale of marine craft and guns.

Tailors, dressmaking, millinery, and clothing shops.

Tanning salon without massage services.

Theaters (indoor only) but excluding alcohol sales and adult entertainment.

Toy store for children selling new merchandise.

Utility payment offices.

Video/DVD sales of new merchandise and rental but excluding adult entertainment.

Watch and clock sales of new merchandise and repair.

ACCESSORY USES:

Customary accessory uses except as furthermore regulated herein.

CONDITIONAL USES:

Automobile parking lot with attendant provided the entire perimeter of the site (except approved ingress/egress) shall contain a five (5) foot landscape strip containing a combination of trees, shrubs, perennial flowers, and groundcover. All parking shall be on graded and paved surfaces.

Automatic teller machine (walk up only) without associated retail banking facilities.

Churches and other places of worship but excluding the use of tents.

Coin operated convenience food and drink (non-alcoholic) vending machines (e.g. soft drink, snack, and coffee) when contained within a roofed structure with walled enclosure on a minimum of three (3) sides. Said structure shall be architecturally compatible with the principal structure.

Day care center but excluding "family day care home" and "home" as defined by state law and further providing care for age range child aged six (6) weeks up to and including eighteen (18) months. At least 100 square feet of outdoor recreation area per child shall be provided which is enclosed with a six (6) foot high fence. Any gate(s) shall be self-latching. No adaptive re-use of existing single-family or multi-family dwellings shall be permitted.

MORE THAN

Food service (take-out only).

Ice machine (but excluding coin operated machine) when contained within a roofed structure with walled enclosure on a minimum of three (3) sides. Said structure shall be architecturally compatible with the principal structure.

Laundromats.

Newsstands and tobacco shops excluding sale of drug paraphernalia and drug related objects as defined under O.C.G.A. § 16-13-1 and § 16-13-32.

Public and government buildings including City, County, State and Federal Offices; court buildings; fire department facilities; police department facilities; and post offices.

USES PROHIBITED:

Any use not specifically permitted or uses not permitted upon approval of a Conditional Use shall be prohibited.

DIMENSIONAL REQUIREMENTS:

Minimum Lot Area:	*20,000 square feet exclusive of wetlands and floodplain*
Minimum Lot Width:	*30 feet*
Minimum Public Road Frontage:	*30 feet*
Maximum Front Yard Building Setback:	*25 feet but no less than five (5) feet from the right-of-way*

Minimum Rear Yard Building Setback:	*None, but buffer requirements where applicable per Code plus five (5) foot structure setback*
Minimum Side Yard Building Setback:	*None, but buffer requirements where applicable per Code plus five (5) foot structure setback*
Maximum Building Height:	*Three (3) stories or 35 feet, whichever is greater and subject to FAA approval if within approach zone*
Maximum Impervious Lot Coverage:	*85 percent*

Section 3

That Section 910, C-2 General Business District, Article IX Schedule of District Regulations, Chapter 23 Zoning of the Code of Ordinances, City of Doraville, Georgia is hereby amended to read as follows:

"Chapter 23. Zoning.

. . .

Article IX. Schedule of District Regulations

Section 910. C-2 General Business District

PURPOSE:

The General Commercial District is established in order to provide suitable areas for the various types of community and regional oriented commercial activities including retail uses, highway business uses, and office uses. General Commercial Districts are intended to be located along arterial or major collector streets and at such locations as are appropriate for community and regional commercial areas as opposed to locations that serve primarily local neighborhoods. Residential habitation, wholesaling, and warehousing are not permitted within the C-2 district. Development is restricted to lands with public water and sewer available.

PERMITTED USES:

Any uses permitted within the C-1 district, but excluding conditional uses unless specifically provided for herein.

Acupuncture provided that state licensing requirements are complied with.

Automotive parts (retail only) but without on-premises installation.

Banks, credit unions and savings and loan associations, including drive-in or drive-through services, provided that any accessory canopy or teller's cage shall be located within the rear yard and furthermore provided that an accessory automated teller shall be located behind the front building setback or within a rear or side yard. Stacking lane(s) and pass lane(s) shall be provided for all drive-in or drive-through service.

Beauty supply store without beauty or barber college.

Bowling alleys but excluding alcohol sales.

Building material yards provided that all outside storage areas are contained within a screened area. Screening shall be obtained by the use of landscaping, fencing, or any reasonable combination thereof deemed appropriate by the City Planner or his designee.

Catering services without banquet hall.

Clothing and costume rental agencies.

Comedy club but excluding alcohol sales.

Commercial cleaning services (office only) but excluding dispatch of on-site operators.

Commercial indoor recreation facility but excluding alcohol sales.

Concierge services (maximum of two (2) business vehicles on-site).

Consulting scientist's offices.

Credit reporting, adjustment, and collection agencies but excluding the collection, storage or sale on-site of motorized vehicles.

Customer service centers (but excluding call centers).

Drapery, curtain, and upholstery stores (retail only) but excluding on-site manufacturing or installation.

Department stores selling new merchandise.

Detective agencies.

Drug store with drive-in or drive-through service provided the drive-in or drive-through is side or rear oriented on the lot and furthermore provided appropriate stacking and pass lane(s) are provided.

Dry cleaners with drive-in or drive-through services provided appropriate stacking and pass lane(s) are provided.

Employment, personnel, and temporary help service (excluding day labor or labor pool).

Engineering, drafting, and architectural services (no greater than 2,000 square feet of gross floor area).

Floor covering stores but excluding outdoor storage or display.

Furniture and household appliance stores offering new goods (without service or repair), but excluding furniture or household appliance rental.

Hobby, toy and game stores (greater than 2,000 square feet of gross floor area).

Holding and investment organizations.

Home security alarm (without monitoring) sales office.

Ice cream shops (including drive-in and drive-through) services provided indoor or outdoor seating (or some combination thereof) is provided.

Internet based businesses but excluding on-site shipping services.

Laundry and dry cleaning plants without outside operations.

Limited manufacturing activities: book binding, photocopying, photoengraving, printed matter, printing and publishing (maximum size 3,000 square feet).

Maid, nanny, and household help agency (excluding day labor).

Mail order houses.

Mailing, reproduction, and commercial art services but excluding mailing services to locations outside the continental United States of America.

Management, consulting, and public relations services.

Membership organizations including automobile clubs (office only), better business bureaus, chamber of commerce, labor unions, political organizations, and professional associations.

Money management and investment offices.

News syndicates.

Notary service.

Photocopying and reproduction services but excluding blue printing establishments.

Plumbing, electrical, and home building supply showrooms and sales centers provided there is no outdoor storage or display associated with the use.

Pre-schools and kindergartens but excluding day care facilities.

Public relations firms.

Real estate brokers, managers, appraisers, and real estate title.

Rediscount and financing institutions for credit agencies other than banks.

Restaurants, including drive-in and drive-through restaurants, with or without outdoor seating, provided stacking lane(s) and pass lane(s) are provided. Drive-in and drive-through facilities shall be oriented to the side or rear of the lot.

Securities commodities, brokers, dealers, and exchanges.

Sign company office with no sign assembly or manufacture. No outdoor display or storage shall be permitted. Parking of company vehicles shall not be visible from the public right-of-way.

Social, fraternal, union or civic buildings.

Songwriters and music arrangers.

Theatrical producers, bands, orchestras, and entertainers.

Tire stores selling new merchandise without service or installation.

Travel agencies.

Urban planning services.

Veterinary clinics for small household animals, provided that such clinics and any treatment rooms, cages, pens, or kennels be maintained within a completely enclosed, air-conditioned, heated, sound insulated building and that such clinic be operated in such a way as to produce no objectionable or noxious odors or noises outside its walls and the provision be made to dispose of all refuse and garbage in a sanitary manner.

Writing and lecturing facilities.

ACCESSORY USES:

Customary accessory uses except as furthermore regulated herein.

CONDITIONAL USES:

Acupressure.

C2 Cont.

Amphitheater (outdoor).

Antique store without consignment provided no outdoor storage or display.

Associations for physically or mentally handicapped persons and non-profits.

Auction gallery, but excluding automotive and truck auction.

Automatic car wash provided all detail operations are conducted indoors. No outdoor storage or display shall be permitted. No overnight storage of vehicles shall be permitted. Portable or temporary structures (e.g., tents) shall be prohibited. Any building (including canopies and supports) shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof. Nighttime illumination shall be required. An attendant, who is an employee of the facility, shall be present at all times when the facility is in operation and open to the public.

Automatic teller machine (walk up or drive-through) without associated retail banking facility provided adequate stacking and pass lane(s) are provided.

Automotive and passenger truck/sport utility vehicle cleaning and detail (no outside operations) but excluding exterior vehicle washing. No wet sanding shall be permitted.

Billiards or pool halls (maximum three (3) pool tables) subject to restrictions of Code.

Bowling alleys including the sale of alcohol (subject to restrictions of Code).

Bus or rail stations.

Bus or rail terminals.

Car stereo, audio and video: sales, repair, and installation provided any service bays shall be side or rear oriented and shall not be visible from the public rights-of-way. No outdoor storage or display shall be permitted. No overnight storage of vehicles. Portable or temporary

structures (e.g., tents) shall be prohibited. Any structure shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof.

Churches and other places of worship but excluding the use of tents.

Coin operated amusement arcade with no more than two (2) billiard pools tables and as subject to restrictions of Code.

Coin operated car wash but excluding outdoor storage or display. No overnight storage of vehicles shall be permitted. Portable or temporary structures (e.g., tents) shall be prohibited. Any building (including canopies and supports) shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof. Nighttime illumination shall be required. An attendant, who is an employee of the facility, shall be present at all times when the facility is in operation and open to the public.

Colonics and colon therapy without massage services.

Comedy club including alcohol sales (subject to restrictions of Code).

Commercial human disease testing laboratories.

Commercial indoor recreation facility including alcohol sales (subject to restrictions of Code).

Commercial indoor swimming pool facilities for patrons.

Commercial re-location services with offices catering to the location and leasing of dwellings (no moving or storage operations).

Consignment furniture or clothing store but excluding outdoor display or storage.

Dance halls but excluding alcohol sales or consumption.

Day care center but excluding "family day care home" and "home" as defined by state law and further provided care for age range child aged more than eighteen (18) months. At least

100 square feet of outdoor recreation area per child shall be provided which is enclosed with a six (6) foot high fence. Any gate(s) shall be self-latching.

Discotheque, with or without alcohol sales (subject to restrictions of Code).

Discount store selling new merchandise.

Drive-in or drive-through services which have not been otherwise permitted under this chapter but excluding liquor and package stores and any other use not permitted by right in C-1 and C-2 zones. Adequate stacking and pass lanes shall be provided.

Emission testing facilities provided all operations shall be conducted entirely within an enclosed building and any service bays are oriented to the rear of the building but not visible from public rights-of-way and adequate stacking lanes and pass lanes as applicable. The structure shall include a designated indoor public waiting area (minimum eight (8) fixed seats) with a public restroom. No overnight storage of vehicles. Portable or temporary structures (e.g., tents) shall be prohibited. Any building shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof.

Exhibition halls and auditoriums.

Food service (take-out only).

Funeral homes without crematorium and without drive-through or drive-in service/viewing. Hearses shall not be parked or stored visible from the public right-of-way. An all weather porte-cochere shall be provided at the rear of the facility for the intake of the human remains; however, a side or rear porte-cochere shall be provided for funeral services transport to final resting place.

Furniture and household appliance stores offering new merchandise for rent.

General retail stores selling new merchandise excluding sales of drug paraphernalia and drug related objects as defined by O.C.G.A. § 16-13-1 and § 16-13-32.

Home security alarm (without monitoring) sales office.

Hot tubs sales, service and repair provided all business operations are conducted wholly within an enclosed facility. No outdoor storage or display.

Hotels (but excluding motels and extended stay facilities) provided all guest rooms are accessed by interior hallways which are heated and air-conditioned and controlled as a secured access facility. Guest rooms shall have no direct access to the outside. Guest rooms shall be a minimum of 300 square feet and shall be accessed by a magnetic keycard entry-locking device. Guest rooms are rented for a minimum duration of eight (8) hours but not on a weekly or monthly basis. No occupational tax/business license shall be issued for any business operating from any guest room of the facility. The lobby shall be a minimum of 700 heated square feet in size and shall provide management on duty 24 hours per day. For buildings three (3) stories or less or containing no more than 130 rooms, each building shall have a minimum roof pitch of 4 in 12. A restaurant operated by the hotel would be a customary accessory use. Semi-tractor trailer truck parking shall not be provided on-site. The hotel site shall be a minimum of two (2) acres exclusive of wetlands and floodplain and meet all other district dimensional requirements.

Intermediate medical care facility (out-patient services only).

Massage Therapy as defined by state law with all parties holding a valid massage therapy license issued by the Georgia Board of Massage Therapy.

Miniature golf facility (indoor or outdoor).

Motor vehicle window tinting and accessories sales and installation provided all operations are conducted indoors and without outdoor storage and furthermore provided any

service installation bay doors shall not face public rights-of-way. No outdoor display shall be permitted. No overnight storage of vehicles. No other automobile service or repair shall be permitted. No on-site painting, wet sanding, or welding. Portable or temporary structures (e.g., tents) shall be prohibited. Any building shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof.

Nail salons without barber or beauty shops with employees licensed by the Georgia State Board of Cosmetology.

Nightclubs, with or without alcohol sales (subject to other restrictions on alcohol sales) provided the use is setback 1,500 feet from the nearest residentially zoned use. The setback distance shall be measured from the nearest corner of the building, fenced in area or facility allowing patrons to be present to the property line of the nearest residentially zoned parcel.

Oil and filter change facility provided no other automotive repair, service, or diagnostic is provided and provided all business operations are conducted within a fully enclosed facility, and no overnight storage of vehicles. Portable or temporary structures (e.g., tents) shall be prohibited. Any building shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof.

Paintball facility (indoor only).

Pet store subject to restrictions of Code and without outdoor storage.

Planetariums and aquariums.

Podiatrists office with or without foot reflexology when operated under one (1) occupational tax license.

Precious metal dealers but excluding pawnbrokers (subject to restrictions of the Code).

Propane cylinder exchange only (maximum 20 pound tanks) – no on-site refill. Said facility shall be located as an adjunct to an existing retail home building supply facility (subject to State Fire Marshal restrictions) when situated within a side or rear yard but shall not be located visible from public rights-of-way. The tank locations shall be within a secured, gated, roofed facility which is continuously monitored with back-up by 24-hour camera surveillance. Said facility hours of operation shall be limited to the presence of an attendant who is also an employee of the parent facility. The site shall not be utilized as a drop-off point for the recycling or collection of propane gas or used propane tanks. No more than twenty (20) tanks shall be offered for exchange or storage on-site.

Public parks.

Recording and TV production services.

Recreational centers and gymnasiums but excluding stadiums.

Rideshare facility.

Sales of boats and trailers, heavy equipment such as trucks, agricultural machinery or road building and service equipment where such uses are located entirely within a wholly enclosed structure but excluding outside storage or display.

Shoe shine stand.

Sign company with incidental inside sign assembly of non-electric signs which are less than four (4) feet in height and 32 square feet in area. The assembly area shall be no more than twenty-percent (20%) of the gross floor area. No manufacturing of signage shall be permitted on the premises. No outdoor display or storage shall be permitted. Parking of company vehicles shall not be visible from the public rights-of-way.

Skating rinks (outdoor/indoor).

Special training and schooling services including art and music schools, barber and beauty schools, business schools, dancing schools, exercise studios, and tutoring.

Specialty automotive and passenger truck rim store, but excluding hubcaps, with inside only installation, provided all service bays shall not face a public right-of-way and there is no outdoor storage or display. No overnight storage of vehicles. Portable or temporary structures (e.g., tents) shall be prohibited. Any building shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof.

Tax preparation and filing services.

Teen or adolescent club with food sales but excluding alcohol sales and billiards or pool halls.

Theaters (outdoor) except drive-ins.

Tire/brake/battery/muffler stores with diagnostic service, and installation provided all operations are conducted indoors and without outside storage. Any service bays shall not face a public right-of-way. No overnight storage of vehicles. No other automobile service or repair shall be permitted. Portable or temporary structures (e.g., tents) shall be prohibited. Any building shall be faced with brick and/or stone on all elevations (excluding fenestration) and shall have a pitched-style roof.

Transit terminals for human transport.

USES PROHIBITED:

Any use not specifically permitted or uses not permitted upon approval of a Conditional Use shall be prohibited.

DIMENSIONAL REQUIREMENTS:

Minimum Lot Area:	*30,000 square feet exclusive of wetlands and floodplain but excluding hotel site which*

	shall be a minimum of two (2) acres exclusive of wetlands and floodplain
Minimum Lot Width:	*30 feet*
Minimum Public Road Frontage:	*30 feet*
Maximum Front Yard Building Setback:	*25 feet but no less than five (5) feet from the right-of-way*
Minimum Rear Yard:	*Ten (10) feet, but buffer requirements where applicable per Code plus five (5) feet structure setback from required buffer*
Minimum Side Yard:	*Three (3) feet, but buffer requirements where applicable per Code plus five (5) foot structure setback from required buffer*
Maximum Building Height:	*Ten (10) stories, subject to FAA approval if within approach zone.*
Maximum Impervious Lot Coverage:	*85 percent*

. . ."

Section 4

a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor or Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this

Ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of this Ordinance.

c. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5

Penalties provided for violations of this Ordinance are set out in Section 1-12, as amended hereby, of the Code of Ordinances, City of Doraville, Georgia and are herby incorporated as if set out fully.

Section 6

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 8

The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Doraville.

Section 9

It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code Ordinances, City of Doraville, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 10

This Ordinance shall become effective upon its adoption by the Mayor and Council.

SO ORDAINED, this 1 day of December, 2008.

CITY OF DORAVILLE, GEORGIA

Ray Jenkins

Ray Jenkins, Mayor

Waived
First Reading

December 1, 2008
Second Reading

ATTEST:

Rhonda A. Blackmon (SEAL)
Rhonda Blackmon, City Clerk

APPROVED AS TO FORM:

Murray J. Weed, City Attorney

PMT6276

C1 - C2 Text Amendments
Requested by: Pam Fleming

C 1		PERMITTED USES	REQUESTED ACTION
1	P.11	Purpose	: Delete "excess of ten(10) contiguous acres are not encouraged"
1	P.11	Art & School Supply	: Delete without instruction; P 14 Fine Arts Instruction Permitted
2	P.11	Auto Fuel Stations & Convenient Stores	: Delete the Attendant requirement, Delete(e)No Coin Operated Car Washes, Delete(g) No Display of Merchandise
3	P.12	Banks	: Delete No Drive Throughs
4	P.12	Bakeries	: Delete No Drive Throughs
5	P.12	Bicycle Store	: Delete No Outdoor Display
6	P.12	Business & Professional Office	: Body Craft Studios listed twice in the paragraph; This paragraph lists 28 Prohibited Uses in C1. I request that we remove these from this paragraph and list in the section "Prohibited Uses".
7	P.13	Camera Stores	: Delete No Lab Processing
8	P.14	Dry Cleaners	: Delete No Drive Throughs
9	P.14	Drug Stores	: Delete No Drive Throughs
10	P.14	Furniture Stores	: Delete Maximum GFA & Outdoor Display
11	P.14	Garden Supply	: Delete Maximum GFA, Outdoor Storage, & Outdoor Display
12	P.14	Health & Fitness Clubs	: Delete No Massage & Spa
13	P.14	Hobby, Toy, Game Stores	: Delete Maximum GFA Ref: Toy Store P.16 No Conditions
14	P.14	Household Appliance	: Delete Outdoor Display
15	P.14	Ice Cream Shops	: Delete No Drive Throughs
16	P.15	Music Stores	: Delete No Lessons Allowed
17	P.15	Office Supply	: Delete No Sale of Used Eqpt & Furniture
18	P.15	Restaurants	: Delete No Drive Throughs & Delete: Billiard with 3 or more tables Should be listed separately not under restaurants
19	C 1	ACCESSORY USES	: Statement used is subject to interpretation by whom???
C 1		CONDITIONAL USES	REQUESTED ACTION
20	P.16	Automatic Teller Machine	: Should Be Permitted in C 1; Delete Walk-up Only
21	P.17	Day Care Center	: Delete Age limitations (6 weeks to 18 months only???)
C1		PROHIBITED USES	REQUESTED ACTION: ADD 28 PROHIBITED USES
	P.12	Ambulance Service	
	P.12	Automotive & Truck Rental	
	P.12	Automotive Dealer's Office	
	P.12	Bail Bond or Appearance of Bond Opers.	
	P.12	Barter, Swap, Trading Offices	

C1 - C2 Text Amendments
Requested by: Pam Fleming

	P.12	Blood & Plasma Donor Centers	
	P.12	Body Craft Studios	
	P.12	Cash Advance & Check Cashing	
	P.12	Contractor's Offices	
	P.12	Day Labor & Labor Pool Agencies	
	P.12	Delivery Services	
	P.12	Dispatch Office	
	P.12	Driving Schools	
	P.12	Escort Services	
	P.12	Exterminating & Pest Control	
	P.12	Firearms Dealer's Offices	
	P.12	Fortunetellers	
	P.12	Handwriting Analysts	
	P.12	Hypnotists	
	P.12	Lawn Care Offices	
	P.12	Massage Establishments	
	P.12	Modeling Agencies	
	P.12	Moving & Storage Companies	
	P.12	Palmistry	
	P.12	Pawn shops, Title Pawn, Pawnbrokers	
	P.12	Taxi Service	
	P.12	Trucking & Transport Firms	
	P.12	Wrecker Service	
C 2		**PERMITTED USES**	**REQUESTED ACTION**
22	P.19	Automotive Parts	: Delete No installation
23	P.19	Banks	: Delete Location of Drive Through & Automatic Teller S/B Permitted in C 1
24	P.19	Catering Services	: Delete No Banquet Hall
25	P.19	Commercial Cleaning Service	: Delete No Dispatch
26	P.20	Customer Service Centers	: Delete No Call Centers
27	P.20	Drug Stores	: Delete item Should Be Permitted in C 1
28	P.20	Dry Cleaners	: Delete item Should Be Permitted in C 1
29	P.20	Employment Service	: Delete Day Labor & Labor Pool
30	P.20	Engineering Services	: Delete GFA Restrictions
31	P.20	Floor Covering Stores	: Delete No Outdoor Display
32	P.20	Hobby, Toy Stores	: Delete Item Should Be Permitted in C 1
33	P.20	Home Security Alarm Sales Office	: Delete No Monitoring

C1 - C2 Text Amendments
Requested by: Pam Fleming

34	P.20	Ice Cream Shops	: Delete Item Should Be Permitted in C 1
35	P.21	Book Binding	: Delete GFA Restrictions
36	P.21	Maid, Nanny Service	: Delete: No Day Labor
37	P.21	Photocopying	: Delete: No Blue Printing Establishments
38	P.21	Plumbing, Elec, Bldg Supply	: Delete No Outdoor Storage & No Outdoor Display
39	P.21	Pre-Schools	: Delete: No Day Care Facilities
40	P.22	Restaurants with Drive-Throughs	: Delete Location Restrictions
41	P.22	Sign Company Office	: Delete No Sign Assembly & Outdoor Display
42	P.22	Tire Stores	: Delete No Installation
43	**C 2**	**ACCESSORY USES**	: Statement used is subject to interpretation by whom???
C 2		**CONDITIONAL USES**	**REQUESTED ACTION**
44	P.22	Accupressure	: Delete Should Be Permitted in C 2 Ref: Accupuncture
45	P.23	Antique Store	: Should be Permitted in C 2; Delete No Consignment & No Display
46	P.23	Non-Profit Assn for Physically or Mentally impaired	: Should be Permitted in C 2
47	P.23	Automatic Car Wash	: Should be Permitted in C 2; Delete Detail Operations Indoors Only, Architectural Standards, & Nighttime Illumination.
48	P.23	Automatic Teller with Drive Through	: Should Be Permitted in C 2
49	P.23	Automotive Vehicle Cleaning	: Should be Permitted in C 2; Delete No Outside Oeprations
50	P.23	Billiards & Pool Halls	: Delete Maximum Number, Include Condition of number of tables per GFA
51	P.23	Car Stereo Installation	: Should be Permitted in C 2; Delete Location of Bay Restrictions, No Outdoor Display, & Architectural Standards
52	P.24	Churches	: Should Be Permitted in C 2
53	P.24	Coin-Operated Amusement Arcade	: Include Condition for Billiards number of tables per GFA
54	P.24	Coin-Operated Car Washes	: Should be Permitted in C 2
55	P.24	Consignment Furniture	: Should Be Permitted in C 2, Delete: No Outdoor Display
56	P.24	Dance Hall	: Delete No Alcohol Sales Ref: Discotheque with Alcohol P.25
57	P.24	Day Care Center	: Should Be Permitted in C 2 without Age Restrictions
58	P.25	Discount Store	: Should Be Permitted in C 2
59	P.25	Emission Testing	: Should Be Permitted in C 2; Delete Within an Enclosed Building
60	P.25	Food Service Take-out Only	: Delete Item Repetitive of Restaurants, etc.
61	P.26	General Retail Stores	: Should Be Permitted in C 1 and C 2
62	P.26	Home Security Alarm Sales Office	: Already Permitted in C 2; Delete this duplication
63	P.26	Intermediate Medical Care Facility	: Should Be Permitted in C 2
64	P.26	Massage Therapy	: Should Be Permitted in C 2

C1 - C2 Text Amendments
Requested by: Pam Fleming

65	P.26	Motor Vehicle Tinting	: Should Be Permitted in C 2; Delete Bay Restrictions & Architectural Standards
66	P.27	Nail Salons	: Should Be Permitted in C 2
67	P.27	Nightclubs	: Setback Requirement should include Schools
68	P.27	Oil & Filter Change	: Should Be Permitted in C 2 Under Automotive Parts; Delete Fully Enclosed Building
69	P.27	Pet Store	: Should Be Permitted in C 2
70	P.27	Podiatrists	: Should Be Permitted in C 2
71	P.27	Precious Metal Dealers	: Should Be Permitted in C 2 Jewelry
72	P.28	Propane Cylinder Exchange	: Should Be Permitted in C 2; Delete Location Restrictions
73	P.28	Recording & TV Productions Services	: Should Be Permitted in C 2
74	P.28	Sale of Boats & Trailers	: Should Be Permitted in C 2; Delete Totally Enclosed Bldg
75	P.28	Sign Company	: Listed as Permitted in C 2; Delete this Item
76	P.29	Specialty Automotive Rim Store	: Should Be Permitted in C 2; Delete No Hubcaps, Outdoor Display, & Architectural Standards
77	P.29	Tax Preparation	: Should Be Permitted in C 2
78	P.29	Theatres Outdoor Except Drive-Ins	: Delete Except Drive-Ins Contradictory
C2		**PROHIBITED USES**	**NO ACTION REQUIRED**