

Sec. 9-10-2. - Permitted uses. - The following uses and their accessory uses are permitted as shown in the use table below:

Commercial Zoning Districts	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural	CNE Neighborhood Established
Residential Categories						
Agriculture	N	N	N	N	P	N
Single-Family Dwellings	S, L(11)	S, L(11)	S, L(11)	S, L(11)	S, L(11)	S, L(11)
Accessory Dwelling Units	S	S	N	S	S	S
Dwellings Above or Below Businesses	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Duplexes	N	N	N	N	N	N
Personal care homes	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Multifamily Dwellings	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(15)
Class "A" Manufactured Homes	N	N	N	N	P, L(10)	N
Class "B" Manufactured Homes	N	N	N	N	N	N
Boarding House, Rooming House	S	S	S, L(13)	S	S	S
Dormitory	S	S	S, L(13)	S	S	S
Commercial Categories						
Home Occupation	P	P	P	P	P	P
Sales of products grown on site	N	N	N	N	P	N
Hostels	P	P	P	P	P	P
Hotels	P	P	N	L(4)	N	N
Motels	P	N	N	N	N	N
Bed and Breakfast	P	P	P	P	P	P
Retail Sales and Service	P	P	L(2)	L(3)	L(4)	L(3)
Convenience Store	P, L(8)	S	S	P, L(8)	P, L(8)	S
Theaters (less than 1,000 seats)	P	P	N	N	N	S
Restaurant or Bar	P	P	N	P	P	P, L(2)
Drive-Through Facility	P, L(7)	N	N	S, L(7)	N	N
Professional Services and Office	P	P	L(4)	L(3)	L(4)	L(4)
Quick Vehicle Servicing	P	N	N	N	N P	N
Vehicle Repair	P	P	N	P, L(2)	P	N
Auto and RV Sales	P, L(8)	N	N	N	N	N
Laundry Facilities	P, L(8)	P	S	P, L(8)	P	P
Equestrian Facilities	N	N	N	N	P	N
Commercial Outdoor Recreation	S	N	N	N	P	N
Indoor Recreation	P	P	N	N	N	S
Major Event Entertainment	S	S	N	N	S	N
Commercial Parking Structures or Lots	S	S, L(5)	N	N	N	N

Commercial Zoning Districts	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural	CNE Neighborhood Established
Administrative or Research Facilities	P	P	P	L(4)	L(4)	L(4)
Broadcasting or production Studios	P	P	N	P	P	S
Temporary Uses	P	P	P	P	P	P
Temporary Special Event	P, L(14)	P, L(14)	N	N	P, L(14)	N
Industrial Categories						
Printing/Publishing	P	P	N	N	N	N
Bakeries	P	P	N	L(2)	L(2)	P, L(2)
Bottling Plants	P	P	N	L(2)	L(2)	N
Manufacture of Non-Odiferous Foods	N	N	N	N	N	N
Feed Lots and Slaughterhouses	N	N	N	N	N	N
Food Processing	L(6)	N	N	N	N	N
Light Manufacturing	L(6)	L(6)	N	N	L(6)	N
Heavy Manufacturing	N	N	N	N	N	N
Wholesale Sales	P	P	N	N	P	N
Wholesale Nurseries	N	N	N	N	P	N
Distribution Center	P	N	N	N	P	N
Outdoor Storage	N	N	N	N	N	N
Wholesale Storage And Distribution	N	N	N	N	N	N
Self-Service Storage	P	N	N	N	N	N
Construction Materials Sales	P	N	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N	N	N
Kennels	P	N	N	N	P	N
Veterinary Clinics	P	N	S	S	P	S
Transfer Stations	N	N	N	N	N	N
Sanitary Landfills, Landfills, Commercial Incinerators	N	N	N	N	N	N
Asphalt Plants	N	N	N	N	N	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	P, L(9)	P	P	P	P	P
Community Service	P, L(9)	P	P	P	P	P
Parks And Open Areas	P, L(9)	P	P	P	P	P
Churches	P, L(9)	P	P	P	P	P
Business/Trade Schools	P, L(9)	P	L(4)	L(4)	P	L(4)
Day Care, Kindergarten, Elementary, Middle, and High School	P, L(9)	P	P	P	P	L(4)

Commercial Zoning Districts	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural	CNE Neighborhood Established
Colleges	P, L(9)	P	L(4)	L(4)	P	L(4)
Nursing Homes	P, L(9)	P	P	P	P	P
Hospital	P, L(9)	P	P	P	P	S
Medical Centers	P, L(9)	P	P	P	P	L(4)
Cemeteries	P, L(9)	P	P	P	P	P
Mortuaries	P, L(9)	P	P	P	P	P
Fraternity or Sorority	S	S	S, L(13)	S	S	S
Semi-Public Halls, Clubs, or Lodges	S, L(9)	S	S, L(13)	S	S	S

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(1) = Permitted only on second story and above or in the basement level of the structure. At least 50 percent of the ground floor shall be leasable commercial space not used for parking or self-service storage. Multifamily residential uses arranged in any other manner on a commercially-zoned property are permitted only as a special use permit, **or as otherwise permitted by L(15) below.**

L(2) = Uses are limited to no more than 2,500 square feet of gross floor area per lot.

In addition, Retail Sales and Service uses in the Milledge Avenue Corridor Special District Overlay shall be permitted only on lots with Milledge Avenue street frontage equal to or greater than the minimum lot width and only in buildings with primary orientation toward Milledge Avenue.

L(3) = Uses are limited to no more than 10,000 square feet of gross floor area per use, except grocery stores which may have 30,000 square feet of gross floor area, with a maximum of 30,000 square feet of gross floor area per building; provided however multifamily dwellings and dwellings above businesses are permitted under L(1) above. Any development exceeding these parameters shall be reviewed following the Special Use procedure specified in chapter 9-4.

L(4) = Uses are limited to no more than ~~10,000~~ **15,000** square feet of gross floor area per lot.

L(5) = Parking in more than 50 percent of the ground floor in a parking structure is not permitted.

L(6) = Light manufacturing of products sold on site permitted, area of manufacture not to exceed 1,500 square feet.

L(7) = Drive-through facilities are not permitted in these zones when located on Level One corridors, based on the Athens-Clarke County Corridor Designations Chart, as provided in section 9-25-8 J.

L(8) = Parking areas are permitted between the building and the street, provided that landscaping is included adjacent to the street pursuant to subsection 9-30-9 E.6. of this title.

L(9) = No more than 25 percent of required parking spaces are permitted between the building and the street.

L(10) = Class "A" Manufactured Homes on individual lots are permitted:

L(11) = Shall follow the general regulations found in table 9-7-3 under the RS-5 zoning regulations, RS-5 tree canopy standards found in 8-7-15, RS-5 standards found in 9-26-3, and reviewed under 9-25-8.B standards. Lots of record existing prior to February 6, 2007 and subdivision plats submitted for approval prior to February 6, 2007 shall be exempt from the special use requirement.

L(12) = Refer to [section 9-15-19.A.](#) and B. for more information concerning Personal Care Homes.

L(13) = Special use approval in the Milledge Avenue Corridor Special District Overlay.

L(14) = Temporary special events...

L(15) = Ground floor residential uses are allowed in accordance with the following conditions:

1. The ground floor residential use shall be located at least 50 feet from the Prince Avenue right-of-way; and
2. The structure with the ground floor residential use shall be oriented toward the local street right-of-way and not toward Prince Avenue; and
3. A structure with ground floor commercial use shall be located between the Prince Avenue right-of-way and the enclosed portion of the structure with the ground floor residential use; and
4. Structures with ground floor residential uses shall not exceed 30 feet in height.

Sec. 9-10-3. - General regulations. - General regulations for all C zones are contained in the table below:

Table 9-10-3	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural	CNE Neighborhood Established
Maximum residential density (bedrooms per gross acre)	24	200	16	16	16	16
Minimum lot area	2,500 sq. ft.	None	5,000 sq. ft.	5,000 sq. ft.	20,000 sq. ft.	5,000 sq. ft.
Minimum lot width ²	50 ft.	None	50 ft.	50 ft.	100 feet	50 ft.
Minimum lot depth	50 ft.	None	50 ft.	50 ft.	200 feet	50 ft.
Minimum front yard ¹	None	None	10 ft.	10 ft.	20 feet	10 ft.
Minimum side yard	None	None	6 feet	6 feet	6 feet	6 feet
Minimum side yard, adjacent to street	None	None	6 feet	6 feet	6 feet	6 feet
Minimum yard when abutting residential zone ³	10 feet	None	10 feet, plus one foot for each foot of building height above 30 feet.	10 feet, plus one foot for each foot of building height above 30 feet.	10 feet, plus one foot for each foot of building height above 30 feet.	10 feet, plus one foot for each foot of building height above 30 feet.
Maximum FAR ⁴	1.5	5.0	0.75	0.75	0.25	0.75
Maximum lot coverage, except agricultural buildings	80%	100%	65%	75%	35%	85% for lots 0.5 acre or less; 75% for lots between 0.5 and 1.5 acres; 65% for lots greater than 1.5 acres.
Minimum landscaped area	20%	0%	35%	25%	65%	15% for lots 0.5 acre or less; 25% for lots between 0.5 and 1.5 acres; 35% for lots greater than 1.5 acres.
Maximum building height ⁴	65 feet	100 feet	40 feet	65 feet	65 feet	30 feet

¹ Unless otherwise specified in section 9-15-9.

² Except for lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the front lot line and maintained for the entire minimum lot depth. For lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the minimum required front setback line and maintained for the remaining portion of the minimum lot depth.

³ When abutting a residential zone, setback and building height shall have a 1:1 ratio, or be stepped per floor. Further, "Abutting" would recognize that zoning boundaries go to the centerline of the right-of-way, so streets do not provide relief from this requirement

⁴ CNE-zoned lots 1.5 acres or greater in size shall have a maximum FAR of 0.5.

Sec. 9-10-4. – Required Parking.

A. *CNE Zone.* In all areas within the CNE zone, all uses other than residential and hotel uses can reduce their required parking by up to 20%. This allowance may be used in combination with other provisions that provide for the reduction of required parking.

Sec. 8-7-15. – Tree Canopy Cover.

<i>Table 1. Tree Canopy Cover Requirements by Zoning District</i>		
<i>Lane Use Zone</i>	<i>Total Tree Canopy Cover, Conserved and Planted</i>	<i>Conserved Tree Canopy Cover Component of Total (lots greater than or equal to 12,500 sq. ft.)</i>
CNE	45%	15%