

- (9) Sanitariums, rest homes, hospitals, and animal kennels.
- (10) Airplane landing fields including flight strips and helicopter ports and accessory facilities.
- (11) Radio or television transmission stations.
- (12) Quarries and strip mining operations subject to the requirements of the Georgia Surface Mining Act of 1968, and provided that all operations are screened from the view of adjoining roads and properties.
- (13) Temporary or portable sawmills for the cutting of timber on adjacent land and provided that all operations are screened from the view of adjoining roads and properties.
- (14) Additional dwellings on a single lot, provided the requirements of Section 107 are met.
- (15) Sanitary landfills subject to the provisions of the Georgia Solid Waste Management Act and the rules of the Georgia Department of Natural Resources governing solid waste management.
- (16) Group homes and personal care homes provided the requirements of Section 97 are met.

(Ord. No. 49-86, §§ 12—14, 9-15-86; Ord. No. 35-99, § 1, 4-5-99; Ord. No. 88-99, § 1, 11-1-99)

## **Section 72. - Commercial Districts.**

### *72.1. C-1 Neighborhood Service Commercial District.*

*72.1.1. Intent of District.* The C-1 District is specifically intended to provide for the customary retail and service needs of a residential neighborhood and other land uses intended to serve the immediate vicinity or neighborhood as the primary service area.

### *72.1.2. Required Conditions.*

- (1) All sales, business, servicing, storage, or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, and the sale of automobile fuel at service stations. No more than twenty (20) percent of the floor space is to be used for storage.
- (2) Uses, processes, or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.
- (3) No sale of beer or wine for consumption on the premises, except with meals.
- (4) Products to be sold only at retail.
- (5) No sale, display, or storage of second-hand merchandise except as incidental to sale of new merchandise.
- (6) Lot must front onto an arterial or collector street.
- (7) Off-street parking shall not require backing or maneuvering into the right-of-way of a public street.

*72.1.3. Permitted Uses.* Within the C-1 District, the following uses are permitted:

- (1) Retail business involving the sale of merchandise on the premises, in stores having a size under three

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thousand five hundred (3,500) square feet.

- (a) Book, magazine and newspaper stores (except those marketing adult-oriented merchandise).
  - (b) Candy store.
  - (c) Delicatessen.
  - (d) Drugstore or pharmacy (excluding those marketing comparison shopping goods).
  - (e) Photographic, camera or art store, providing such art is not adult-oriented material.
  - (f) Grocery store.
  - (g) Bakery providing goods baked on premise are sold retail only.
  - (h) Butcher shop or poultry/fish store providing no slaughter on premises.
  - (i) Convenience store.
  - (j) Florist shop.
  - (k) Gift or curio shop or antique shop.
  - (l) Bicycle repair shop.
  - (m) Insurance agency.
  - (n) Jewelry and watch repair shop.
  - (o) Real estate agency.
  - (p) Hobby and toy stores.
- (2) Businesses in facilities having a size under three thousand five hundred (3,500) square feet involving the rendering of a personal service or the repair and servicing of small equipment, limited to:
- (a) Barber shop, beauty shop, or combination thereof.
  - (b) Dressmaker, seamstress, tailor.
  - (c) Dry cleaning and/or laundry self-service facilities and pick-up station.
  - (d) Office for governmental, business, professional, or general purpose (but no storage of vehicles or equipment on the premises is permitted except emergency vehicles).
  - (e) Studio offering instruction in art, music, dancing, drama, or similar cultural activity.
  - (f) Shoe repair shop.
- (3) Other land uses intended to serve the immediate vicinity of neighborhoods or the primary service area, limited to:
- (a) Private or semi-private club, lodge, union hall or social center.

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- (b) Church, synagogue, or other place of worship.
- (c) Publicly-owned and operated building, facility, or land (but overnight storage of vehicle or equipment other than emergency vehicles on the premises is not permitted).
- (d) Kindergarten, play schools, and day care centers and homes.
- (e) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incident thereto, provided the requirements in Section 93 are met.
- (f) Public utility substation or other installation provided that such use is adequately screened as required by Section 67, and there is neither commercial operation nor storage of vehicles or equipment on the premises.
- (g) Group homes and personal care homes provided the requirements of Section 97 are met.
- (h) Assisted living facilities, nursing homes, personal care homes and similar uses.

72.1.4. *Uses Allowed Only by Special Exception.* The following uses may be allowed only by special exception by the Planning & Zoning commission in accordance with the provisions of Section 114.

- (1) Locksmith or gunsmith.
- (2) Automobile service station, provided no automobile repair is performed and the requirements in Section 96 are met.
- (3) Restaurants, grills, and lunch counters having a size under three thousand five hundred (3,500) square feet (but not including night clubs, bars, taverns, liquor stores, drive-in restaurants, or curb-service establishments).
- (4) Dry cleaning or laundry establishments, providing that only laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers. This is intended to exclude laundering and dry cleaning centralized plants serving multiple locations and/or route pickups.
- (5) Branches of banks and savings and loan associations.
- (6) Halfway houses

72.2. *C-2 General Commercial District.*

72.2.1. *Intent of District.* The intent of this district shall be to provide a commercial district designed to serve the community at-large consisting of a wide variety of sales and service facilities and locations that will be accessible to all shoppers, as well as serving the motoring public.

72.2.2. *Required Conditions.*

- (1) All businesses, servicing, storage, or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as, for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobile fuel at service stations.

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- (2) Uses, processes, and equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

72.2.3. *Permitted Uses.* Within the C-2 General Commercial District, the following uses are permitted:

- (1) All uses permitted and allowed only by special exception in C-1 District, without regard to size of establishment.
- (2) Amusement enterprises, such as miniature and Par-3 golf, golf-driving ranges, skating rinks, coin-operated amusement centers, "go-cart"-type miniature auto racing tracks and similar enterprises, provided that any such "go-cart"-type miniature auto racing tracks shall be at least two hundred fifty (250) feet from any residential structure in a residentially-zoned district.
- (3) Motels and hotels which shall contain a minimum lot area of forty thousand (40,000) square feet.
- (4) Automobile repair garage, mechanical and body, provided all operations are conducted in a building. Within one hundred (100) feet of a residential district, no openings, other than a stationary window, shall face a residential district. An automobile repair garage shall not store or otherwise maintain any parts or waste material outside such buildings.
- (5) Bus and railroad terminal facilities.
- (6) Restaurants, including drive-in establishments provided that when such a drive-in establishment abuts a residential district, it shall be separated from such district by a six-foot high buffer (as defined in Section 32) and having no light shining directly into residential districts.
- (7) Theatres, including drive-in theaters, provided acceleration and deceleration lanes of at least two hundred (200) feet in length are provided for the use of vehicles entering or leaving the theatre and the volume or concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movements, and provided the screen is not visible from any expressway, freeway, arterial, or collector street located two thousand (2,000) feet from such screen.
- (8) Travel trailer parks provided the requirements in Section 91 are met.
- (9) Bars, taverns and night clubs.
- (10) Any retail business or commercial use in which there is no processing or treatment of materials, goods, or products (except for merchandise for sale on the premises, or as otherwise provided for herein), including:
  - (a) General farming equipment and horticulture sales.
  - (b) Furniture, home furnishings, office furniture, and equipment.
  - (c) Automobile, travel trailer, farm equipment and implements, and mobile home sales (new and used) which need not be enclosed, by any mechanical or body repair must be conducted entirely within a structure which shall not have any opening, other than a stationary window, within one hundred (100) feet of a residential district and provided further that all vehicles on a used vehicle or equipment sales lot must be in operating condition at all times.
  - (d) Produce sales and farmers market.

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- (e) Package liquor stores.
  - (f) Clothing stores.
  - (g) Hardware stores.
  - (h) Variety stores (dollar stores).
  - (i) Record/music stores.
  - (j) Jewelry stores.
  - (k) Sporting goods.
  - (l) Paint stores.
  - (m) Pet stores.
- (11) Golf, swimming, tennis, or country clubs, privately owned and operated community clubs, or recreational areas provided that any activity associated with such uses which generate excessive or unusual noise or light shall not be located closer than two hundred fifty (250) feet of any residential structure in a residential zoning district.
- (12) Public utility structure and buildings, including electric and natural gas substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 67.
- (13) Places of assembly, including auditoriums, stadiums, coliseums, and dance halls provided that any activity associated with such uses which generates excessive or unusual noise or light shall not be located closer than two hundred fifty (250) feet to any residential structure.
- (14) Public and private schools and libraries.
- (15) Board and rooming houses.
- (16) Food locker plant renting lockers for the storage of food, including sale of retail delivery, and cutting package of meats but not including slaughtering.
- (17) Printing, blueprinting, book binding, photostating, lithography, and publishing establishments.
- (18) Undertaking, mortuary, crematory or funeral establishments and ambulance services.
- (19) Hospitals, clinics, sanitariums, convalescent or nursing homes.
- (20) Commercial parking garage or lot provided no entrance or exit be on the same side of the street and within the same block as an elementary school and that curb breaks be limited to two (2) for each one hundred (100) feet of street frontage, each not to exceed thirty (30) feet in width and not closer than twenty (20) feet to a street intersection.
- (21) Temporary uses including sale of Christmas trees, tents for revivals, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside stands, but such use not permitted for a period to exceed two (2) months in any calendar year.

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- (22) Veterinary hospital, kennel, or clinic provided any structure used for such purpose shall be a minimum of one hundred (100) feet from any residential district.
- (23) Automobile laundry or car wash provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles [at two hundred (200) square feet per vehicle] equal to one-third of the practical hourly capacity of the washing machines and in addition that curb breaks be limited to two (2), each not to exceed thirty (30) feet in width, and located not closer than twenty (20) feet to an intersection.
- (24) Appliance, television, or radio repair with no outside storage of such or of parts of such.
- (25) Furniture repair or upholstery (but not furniture manufacturing).
- (26) Indoor shooting ranges.
- (27) Self-storage facilities. Uses not related to the short-term storage of household items and non-hazardous, non-perishable durable goods are prohibited at self-storage facilities, this includes storage of hazardous items, perishable goods or animals, and use as a residence, office, workshop, studio, band rehearsal area or place of business.
- (28) Group homes and personal care homes provided the requirements of Section 97 are met.

72.2.4. *Uses Allowed Only by Special Exception.* The following uses may be permitted as a special exception by the planning and zoning commission in accordance with the provisions of Section 114:

- (1) Appliance, television, or radio repair with outside storage of such or of parts of such provided a buffer is planted and maintained.
- (2) Building and lumber supply establishments provided that:
  - (a) The entire storage area is properly screened as required in Section 67 or for a height greater as required to adequately screen such area, and
  - (b) Any machine operations be conducted entirely within a building which shall not have any opening facing a residential district, other than a stationary window, within one hundred (100) feet of a residential district.
- (3) The repair of electric components and the assembly of electric components, subassemblies and small systems composed of plastic, vinyl or other materials, under the following restrictions:
  - (a) No manufacturing or goods from raw materials shall be allowed;
  - (b) All such operations must be conducted indoors;
  - (c) Such operations shall be limited to building structures with less than ten thousand (10,000) square feet; and
  - (d) No more than twenty (20) percent of the total square footage of any building shall be used for the storage of any type materials and/or goods, whether assembled or unassembled.
- (4) Halfway houses

72.3. *C-3 Concentrated Commercial District.*