



2017 PROPOSED CODE

AMENDMENTS

*OFFICIAL UNIFIED DEVELOPMENT CODE OF  
CITY OF POWDER SPRINGS*

- ARTICLE 2** – Zoning Districts and Official Zoning Map
- ARTICLE 3** -- Use Definitions
- ARTICLE 4** – Requirements for Specific Uses
- ARTICLE 5** – Site Design and Architectural Review
- ARTICLE 6** – Access, Parking and Loading
- ARTICLE 7** – Signs
- ARTICLE 12** – Tree Protection, Buffers and Landscaping

**Planning Commission Work Session Recommendations**

October 12, 2017 – 7:00pm

**Planning Commission Recommendations Public Hearing**

October 30, 2017 – 7:30pm

**City Council Work Session**

November 1, 2017 –times varies (pm)

**City Council Public Hearing Date**

November 6, 2017—7:00pm

**Community Development Department**

**4488 Pineview Drive, Powder Springs, GA 30127**

**Phone: 770-943-1666 Fax: 770-222-6935**

**CITY OF POWDER SPRINGS, GEORGIA  
UNIFIED DEVELOPMENT CODE**

**ARTICLE 2** – Zoning Districts and Official Zoning Map

Table 2-4 – Dimensional Requirements for Mixed Use and Non-residential Zoning Districts --  
 Amending to correct dimensional requirements for CBD

<b>DENSITY AND LOT REQUIREMENTS</b>	<b>CBD</b>
Minimum lot size (square feet)	<del>3,630</del> None
Minimum lot width (feet)	<del>20</del> None
Minimum lot frontage (feet)	<del>20</del> –None
Floor-area ratio, maximum	<del>1.00</del> None
Maximum density, multi-family (units per acre)	<del>12.0</del> None
Maximum impervious surface coverage, lot (%)	<u>100%</u> <del>0</del>
Maximum square footage per establishment (square feet)	None
<b>PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA</b>	<b>CBD</b>
Front, minimum (feet)	<del>15</del> None
Side, minimum (feet)	None
Rear, minimum (feet)	<del>25</del> None
Setback, minimum, abutting R zoning district (feet)	<u>None</u> <del>15</del>
Buffer width minimum within setback abutting R zoning district (feet)	<u>None</u> <del>10</del>
Front landscape strip (minimum average width in feet)	None
<b>ACCESSORY BUILDINGS OF 144 SQUARE FEET OR LESS IN FLOOR AREA AND ACCESSORY STRUCTURES</b>	<b>CBD</b>
Side or rear yard	None
<b>BUILDING HEIGHT REQUIREMENTS</b>	<b>CBD</b>
Maximum building height (feet)	50
Maximum building height (number of stories)	4
<b>MINIMUM RESIDENTIAL UNIT SQUARE FOOTAGE</b>	<b>CBD</b>
Minimum heated floor area requirement per residential unit (square	<u>None</u> <del>1,100</del>

feet)	
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### ARTICLE 3 – USE DEFINITIONS

Article 3, Use Definitions—Amended highlighted text to read as follows:

#### B -

*Business service establishment:* A business activity engaged in support functions to establishments operating for a profit on a fee or contract basis, including but not limited to: advertising agencies, photocopying, blueprinting and duplication services, mailing agencies, commercial art and graphic design; personnel supply services and employment agencies, computer and data processing services, detective, protective, and security system services, accounting, auditing, and bookkeeping services, messenger services and couriers, and publications and business consulting firms, ~~and food catering.~~

#### C-

*Catering service:* An establishment that serves and supplies food to be consumed off-premises. ~~A catering service is a business service establishment.~~

#### D –

*Dumpster:* A container designed to hold refuse that has a hooking connection that permits it to be raised and dumped into a sanitation truck for disposal, or a container (~~excluding temporary placements~~) designed to hold refuse that is loaded onto a truck.

#### R -

*Retail trade establishment, enclosed:* Any business offering goods and products for sale to the public, which may include the incidental repair of such goods and products, that operates entirely within a structure containing a roof and walls on all sides, except for outdoor display or other use during business hours and accessory storage in enclosed, subordinate buildings. These include but are not limited to the following: hardware, paint, glass and wallpaper stores, grocery and miscellaneous food stores including retail bakeries, apparel, shoe, and accessory clothing stores, furniture, upholstery, floor covering, household appliance and home furnishing stores, musical instrument stores, radio, television, and computer stores, record, tape, and compact disc stores, , drug stores, apothecaries and proprietary stores, sporting goods stores and bicycle shops, art and stationery stores, hobby, toy, and game shops, jewelry, gift, novelty, souvenir and antique shops, camera and photographic supply stores, luggage and leather goods stores, sewing, needlework, and piece goods stores, newsstands, florists, , ~~automotive parts stores not involving repair~~, video rental and sales stores, and watch and clock sales and repair shops. Retail trade establishment excludes the following uses: package stores, pawn shops, tobacco shops, ~~auto parts stores, and used merchandise.~~

#### R –

Retail trade establishment, Used Merchandise - , Establishments primarily engaged in retailing used merchandise and secondhand goods (except motor vehicles, such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes)

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**Sec. 4-230 (b). Outdoor Display and Storage.** - Amended highlighted text to read as follows:

**b) Outdoor Storage.**

1. The outdoor storage of goods, material, merchandise or vehicles not otherwise on display for customer selection or direct sale or lease to customers in any of the office/commercial zoning districts is prohibited, except in the CRC zoning district.
2. In the CRC zoning district, outdoor storage must be located in the rear yard, and the outdoor storage area must be screened from view by an opaque fence or free-standing wall no less than 8 feet in height, a special use permit shall be required.
3. For automotive repair uses (where permitted), no vehicle shall remain on premises for a period exceeding five days unless parts have been ordered, in time not to exceed 30 days. The total number of vehicles on the premises waiting for parts shall not exceed two vehicles per service bay at any time. No junk vehicles shall be permitted on the premises at any time.
4. In industrial zoning districts, any storage use operated as a principal use or accessory use on a property shall be contained entirely within a building or shall be screened from view by an opaque fence or free-standing wall no less than 8 feet in height. Equipment operated by the principal use may be stored in an industrial district under a semi-permanent awning structure in a side or rear yard subject to the approval of the community development director.
5. In industrial districts, no more than 6 tractor trailers and no more than 6 construction dumpsters shall be permitted, and such storage requires a minimum lot size of 10 acres.

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**Sec. 4-265 (a). Self-Service Storage Facility.** - Amended highlighted text to read as follows:

Minimum standards for the use, site development, construction, and placement of self-service storage facilities and mini-warehouses shall be as follows:

**(a) Development regulations.**

1. Special use permit shall be required.
2. **Perimeter fence or wall.** The self-service storage facility shall be enclosed by a minimum 6 foot high fence or wall. Said fence or wall shall be constructed of either

brick, stone, masonry units, wood, chain link, cyclone, or other similar materials. Said fence or wall shall be set back a minimum of 20 feet from the side and rear property lines. Fences and walls in the front yard shall adhere to the required front yard setback.

3. **Separation between storage buildings.** If separate buildings are constructed, there shall be a minimum of 10 feet separating the individual buildings. Buildings shall be situated or screened so that overhead access doors do not face public roads, or residentially- or office and institutionally-zoned property.
4. **Maximum bay size.** The maximum size of a storage bay shall be 450 square feet
5. **Maximum building height.** With the exception of the structure used for security quarters, the maximum height of a self-service storage facility shall be 1 story unless additional stories are approved by the Mayor and City Council. The height of the building shall not exceed 20 feet. Roof-mounted air conditioning and other equipment if utilized shall be screened from view. The combined height of the building and the parapet wall shall not exceed 25 feet. All self-service storage facilities shall utilize gable roofs with not less than a 2:12 slope.
6. **Parking requirements.** Designated customer parking is not required; however, a minimum of 5 parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways may be used for both circulation of traffic and user parking while using the storage bays. The minimum width of these aisle ways shall be 24 feet for two-way traffic and 20 feet for one-way traffic. Prior to issuance of a certificate of occupancy, the traffic flow patterns in the aisle ways shall be clearly marked. Marking shall consist at a minimum of the use of standard directional signage and painted lane markings with arrows. In order to assure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aisle ways shall be approved by the Cobb County Fire Department.

**(b) Landscape requirements.**

1. Landscaping shall be provided in areas between the property lines and the required fencing. Such areas shall be designated as perimeter landscape strips. Landscaping shall be designed, placed, and maintained in such a manner as not to interfere with traffic visibility.
2. A landscape strip of at least 20 feet in width shall be provided along all street frontages.
3. The side and rear yard setbacks shall remain in their natural state or be re-landscaped with vegetation.

4. If the existing vegetation is inadequate to buffer adjoining residential or office and institutional development, an 8 foot high fence or wall shall be installed along the interior property lines and street setbacks.
5. The following minimum planting requirements shall apply as follows and shall supersede the landscape buffer/screening requirements of the CRC, LI, and HI zoning districts: A minimum of 1 tree shall be planted for each 20 feet of perimeter landscape strip; immediately upon planting, trees shall be a minimum of 10 feet in height; if a hedge is to be installed in the perimeter landscape strip, the hedge shall be 24 inches in height upon planting, with the material planted every 24 inches on center; all planting shall be maintained in good condition by the property owner; the community development director or Mayor and City Council may allow existing vegetation, where warranted, to substitute for landscape, buffer, and screening requirements of this subsection.

**(c) General regulations.**

1. No wholesale or retail sales shall be permitted. A self-service storage facility included within a planned commercial or planned industrial development shall have a minimum of 1 acre devoted exclusively for such use.
2. The only commercial activities permitted exclusively on the site of the self-service storage facility shall be rental of storage bays and pick-up and delivery of goods or property in dead storage.
3. Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; rehearsing or practicing utilizing band instruments; conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on site. 771B Residential quarters for security purposes may be established on the site in accordance with Section 4-65 of this development code.
4. Individual storage bays within a self-service storage facility shall not be considered a premise for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.
5. Except as otherwise specifically provided in this section, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals are prohibited.

**(d) Access.** A self-service storage facility shall be located on a lot that gains access to a local non-residential, major collector, or arterial street as determined by the community development director based on review of applicable plans.

**(e) Outside storage.** Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use

shall be permitted within a self-service storage facility, provided the following requirements are met.

1. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval.
  2. The storage area shall not exceed 25 percent of the total buildable area of the site.
  3. The storage area shall be entirely screened from view from adjacent residential and office areas and public streets by a building or by the installation of a 6 or 8 foot high wall or fence. If existing vegetation or topography provides the required screening, then this wall or fence requirement may be eliminated.
  4. Such storage area shall not be located between property lines and minimum required building setbacks.
  5. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.
- (f) **Dumpsters and trash receptacles.** Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially-zoned properties and shall be adequately screened from view from all other adjacent properties and streets.
- (g) **Expansion.** Expansion of an existing self-service storage facility may be permitted with special use approval provided such expansion is located within a CRC zoning district that adjoins the existing self-service storage facility.

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#### **Sec. 4-266. Self-Service Storage Facility, Climate-Controlled.**

[Amended highlighted text to read as follows:](#)

The following minimum standards shall apply to climate controlled self-service storage facilities:

- (a) Building height should not exceed those of adjacent buildings or impact the view shed of adjacent residential property.
- (b) Floor area ratio shall be as determined appropriate by the Mayor and Council.
- (c) All units shall be accessed through a main or central entrance.
- (d) All windows or similar architectural features must be one way and provide for an opaque screen from view outside the building.
- (e) Architectural style and design shall be similar or complementary to the predominant architectural design of other commercial uses within the activity center. The style and design shall be approved by the Mayor and Council. Any roof-mounted utilities or

building components must be screened from view of adjoining properties and public right of way.

- (f) There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment, or parking of construction or related equipment allowed.
- (g) There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type.
- (h) There shall be no storage of flammable liquids, highly combustible or explosive material or hazardous chemicals.
- (i) No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or license to do business.
- (j) There shall be no resident manager or any type of overnight accommodations for such use.
- (k) Landscape plans shall be submitted and approved by staff with an emphasis on planting within the parking facilities.
- (l) One parking space shall be provided for every 80 individual storage units.
- (m) The loading area, including adequate turn around space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the Mayor and Council if not located to the side or rear of the structure.
- (n) A lighting plan shall be submitted to and approved by the Mayor and Council.
- (o) No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, or to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.
- (p) Dumpster areas and detention shall be sufficiently screened from view of adjoining properties and public right of way.
- (q) Hours of operations shall be established by the Mayor and Council, considering the operations hours of surrounding businesses.
- (r) Special use shall be required within a CRC zoning district.

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**Towers and Wireless Telecommunications Facilities.**

**Sec. 4-420. Application Requirements.** - Amended highlighted text to read as follows:

Each application for a use pursuant to this division shall include the following information, which is in addition to the information required for special use applications generally, if required:

- (a) A recorded plat or boundary survey.
- (b) A site plan, with topographical information.
- (c) An elevation view, perspective drawing, or simulated photograph of how the proposed telecommunication tower will appear from public rights-of-way and surrounding residential streets from which the tower will be visible once constructed.
- (d) Supporting engineering calculations and information which provide evidence of need and document radio frequency range, coverage area, and tower height requirements. The application must specifically address whether there is a technically suitable space available on an existing tower or other location within the search area (i.e., the grid for the placement of the antenna), and such information shall specifically include the location of all existing towers within a one-mile radius of the site proposed.
- (e) The community development director may require certification as to structural integrity of any telecommunications tower, monopole or antenna array.
- (f) The community development director shall be authorized to charge a fee to the applicant in an amount designed to allow the city to retain the services of one or more consultants, engineers, or other experts in the area of radio frequency engineering or other relevant fields to assist the city in analyzing the application and providing an independent assessment of the information submitted as a part of the application.

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**ARTICLE 5 – Site and Architectural Design Review**

Sec. 5-59. Trash and Recycling Collection Facilities - Amend highlighted text to read as follows:

**Temporary dumpsters.**

- (1) Only one temporary dumpster unit may be placed on a property.
- (2) A temporary dumpster unit shall only be placed on a hardened surface and shall be located at the furthest point away from the street.
- (3) A temporary dumpster unit or similar enclosure is limited to 30 days on a property during any 365-day period beginning on the date of the placement of the unit.
- (4) In no event shall a temporary dumpster or similar enclosure be placed in a public street or on the right-of-way.
- (5) (5) In no event shall a temporary dumpster or similar enclosure pose an obstruction for public safety.
- (6) In cases where there is an active building permit to significantly perform a major remodel to an existing structure or to construct a new structure the temporary dumpster unit or similar enclosure may be placed on the property as long as there is an active building permit and work is progressing to the satisfaction of the building official. Only debris from the permitted construction activity is permitted in a temporary dumpster. In no event will the dumpster unit be allowed to remain on a property for over 180 days. The temporary dumpster unit must be removed prior to the issuance of a certificate of occupancy. If no driveway with a hardened surface exists on the property where a new structure is being constructed, a gravel pad shall be provided for placement of the temporary dumpster to prevent erosion on the site.
- (7) In cases where a hardship can be demonstrated, the director of community development may grant an extension on a property for 30 days. Only three 30-day extensions may be granted at a specific site by the director of community development. Any additional request for an extension may be considered by the Mayor and Council. A hardship may be caused by an accidental or unintentional fire, flood, natural disaster or other circumstances presented on a case by case basis that creates a need for additional time for the unit to remain on the property. The applicant for the extension shall bear the burden of proof to document and demonstrate, in writing, to the director the basis for the required extension.

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**ARTICLE 6, ACCESS, PARKING AND LOADING**

**DIVISION II. DRIVEWAYS** - - Amended by adding highlighted text to read as follows:

**Sec. 6-21. Access Driveway Required.**

- (a) Every development and every lot shall have access to the public street system via an approved roadway or driveway.
- (b) Ingress and egress to parking areas shall be by means of a driveway from the abutting street meeting the minimum requirements of this article.

**Sec. 6-22. Minimum Driveway Width.**

Access drives shall be constructed to a minimum width required in Table 6-1. When a property containing a single-family residence is converted to a use that requires a wider driveway, the public works director may reduce the driveway width required by this section if access via a narrower driveway will not be impeded.

**Sec. 6-23. Maximum Driveway Width.**

(a) Driveways, shall not exceed the widths indicated in Table 6-1, for single or two family dwellings, ~~except that the community development director may authorize a wider driveway, not exceeding 12 feet wide, if it serves more than one single family or two family dwelling.~~

(b) Driveways serving uses other than single-family or two-family dwellings shall not exceed the widths indicated in Table 6-1, unless adjoining a state route, in which case the driveway shall meet Georgia Department of Transportation standards. On non-state routes, the public works director may limit the width of a driveway when it is deemed to be of benefit to the safety and welfare of the public.

**Table 6-1  
Minimum Driveway Requirements**

Use	Minimum Driveway Width, Divided Entrance with Center Island	Minimum Driveway Width		Maximum Driveway Width	
		Two-Way	One -Way	Two -Way	One-Way
Single-Family Residence	NA	8 feet 12 feet	8 feet 12 feet	10feet 24 feet	10feet 14 feet
Multi-Family Residential	36 feet	26 feet 24 feet	12 feet 14 feet	12 feet 32 feet	12 feet 18 feet
Commercial & Industrial	36 feet	30 feet 24 feet	16 feet 14 feet	16 feet 32 feet	16 feet 18 feet

**Sec. 6-24. Driveway Surfacing.**

Driveways shall be improved with a concrete per city standard ~~with a minimum width of eight twelve feet or greater width as required by the community development director.~~ Driveways shall be surfaced as described in Section 6-58 for parking lots.

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**Sec. 6-58. Parking Lot Surfacing.**

- a. Parking areas shall be surfaced with concrete, asphaltic concrete, asphalt or other dust-free surface; provided, however, that porous pavement parking spaces and grass pavers may be substituted for standard dust free pavements as specified in Sec. 6-87, "Use Division of Large Parking Lots."
- b. Off-street parking areas for single-family and two-family dwellings shall be improved with a concrete surface at least 4 inches thick ~~and no less than 12 feet wide.~~
- c. Asphalt surfacing of residential driveways shall not be permitted except by special use.
- d. Aggregate (gravel) surface may be considered appropriate and approved by the community development director in rural or low-density residential areas by a special use approval by the Mayor and Council. Water quality effectiveness and character of the zoning district shall be considered in determining surfacing requirements. Any permitted aggregate surface shall be maintained with rock or stone not more than one inch in diameter with an average depth of 2 inches and a minimum depth of one inch. The rock or stone may not contain dirt, sticks, construction debris, or other foreign matter. Sand, rock or stone powder, crush and run or other similar material is prohibited. Aggregate surface shall be contained to prevent migration of the gravel onto other areas.
- e. Off-street parking areas for uses other than single-family and two-family dwellings shall be improved with a permanent dust-free surface consisting of a minimum of a 6-inch graded aggregate base overlaid with a 2-inch Type B binder and a 1½-inch Type E asphaltic concrete wearing surface.
- f. In the LI and HI Industrial zoning districts, the above type of surface is required for customer, visitor, and employee automobile parking. In the LI and HI Industrial zoning districts the following surface is required in areas used for loading docks and parking of commercial trucks and other commercial equipment:
  - a. A 8-inch graded aggregate base, overlaid with a 2-inch Type B binder and a 1½-inch Type E asphaltic concrete wearing surface.; or,
  - b. A 10-inch graded aggregate base, overlaid with a 12-inch course of 3,000 P.S.I. concrete.

**ARTICLE 7, SIGNS AND ADVERTISING DEVICES**

**Table 7-2 - Maximum Number and Area of Signs by Use Type by Zoning District --** The [table shall be amended to correct the following language](#)

Type of Sign By Use (Number if More than One Permitted)	Maximum Area Per Permitted Sign (Square Feet Except as Otherwise Shown)					
	R-30, R-20, R-15	MDR, MXU	LRO, BP, NRC	CBD	CRC	LI, HI
<b>Undeveloped or vacant lot</b>						
Accessory ground sign (1 per road frontage)	3	6	12	4	16	16
Temporary ground sign during the time when land is for sale, rent, or lease, or under construction (1 per road frontage)	3	4	6	8	12	12
<b>Lot with a single dwelling</b>						
Accessory ground sign (1 per road frontage)	3	3	3	4	8	8
Temporary ground, wall, or window sign during the time when a space, unit, building, or land is for sale, rent, or lease, or under construction (1 per road frontage)	3	4	4	4	24	24
<b>Lot containing a single non-residential principal permitted use</b>						
Accessory ground sign (2 per road frontage)	3	6	12	4	16	16
Principal use ground sign when fronting on a local street (1 per 400 feet of road frontage)	16	16	40	32	48	40
Principal use ground sign when fronting on a state route (1 per 400 feet of road frontage)	24	24	48	32	65	65
Temporary wall or window sign during the time when a space, unit, building, or land is for sale, rent, or lease, or under construction (1 per unit)	3	4	4	4	24	24
Wall sign (no more than 3 which collectively cannot exceed the maximum % of signable area permitted), not to exceed 2 square feet of sign area per 1 square <u>linear</u>	20%	20%	20%	20%	20%	10%

<b>foot of leased building frontage</b>						
Window sign (% of signable area)	20%	20%	20%	20%	20%	10%
<b>Lot containing more than one permitted principal use or more than one building</b>						
Accessory ground sign (1 per road frontage)	3	6	12	4	16	16
Multi-tenant principal ground sign when fronting on a local street (1 per road frontage)	24	24	40	32	65	48
Multi-tenant principal ground sign when fronting on a state route (1 per road frontage)	32	32	48	32	90	90
Temporary wall or window sign during the time when a space, unit, building, or land is for sale, rent, or lease, or under construction (1 per unit)	3	4	4	4	24	24
Subdivision ground sign when fronting on a local street (2 per entrance to subdivision) (Note: cannot be permitted in association with a multi-tenant ground sign)	24	24	24	16	48	64
Subdivision ground sign when fronting on a state route (2 per entrance to subdivision) (Note: cannot be permitted in association with a multi-tenant ground sign)	32	32	36	16	64	72
Wall sign (unit or leased space) (% of signable area) (no more than 3), not to exceed 2 square feet of sign area per 1 square linear foot of leased building frontage	20%	20%	20%	30%	60%	10%
Window sign (1 per unit or leased space) (% of signable area)	20%	20%	20%	20%	20%	10%

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## ARTICLE 12 - TREE PROTECTION, BUFFERS, AND LANDSCAPING

### Sec. 12-26. Tree Replacement.

(a) The property owner or his or her assigns shall replace any protected tree that dies or is removed from a site if such removal results in a tree canopy coverage less than that required by this article, or any other deficiency with regard to meeting the requirements of this article.

Replacement is required by the next planting season with a tree of the same or similar species and projected canopy size at maturity.

(b) Replacement of specimen trees ~~for which tree canopy credit was received during development~~ shall be at the rate of twice the actual tree canopy of the specimen tree or twice the tree canopy at maturity, whichever is greater.

**Sec. 12-27. Tree Removal.**

A permit is not required for the removal of trees, however property owners are encouraged to receive determinations per section e below prior to tree removal. This section provides clarification and additional provisions with respect to tree removal.

(a) **Exemptions.** Tree removal is authorized when such tree removal is consistent with Sec. 12-5, "Exemptions." That section includes the removal of dead or hazard trees and specifies other exemptions.

(b) **Protected trees.** Subject to exemptions specifically authorized, no authorization shall be given by the city to remove trees in any of the following circumstances, except by approval of a variance, variances may be approved administratively if accompanied by a report by a certified arborist: (1) when located within any tree protection area recorded on a final subdivision plat or established on approved land development plans; (2) any tree within any stream buffer established or required by the city's soil erosion control ordinance and this Development Code (which if involving disturbance of the first 25 feet of stream buffer closest to the stream bed, must also obtain variance approval from the Georgia Department of Natural Resources); (3) any tree within a buffer between incompatible uses as required by or as established pursuant to this article; (4) specimen tree and (54) any tree saved or planted to meet the requirements of this article, as indicated on approved tree protection or landscaping plans on file with the city.

(c) **Replacement.** It shall be the responsibility of each lot owner to maintain compliance with the tree canopy requirements of this Article. If the removal of trees, including dead or hazard trees, would cause the lot to no longer comply with the minimum tree canopy coverage requirements of this Article, then the lot owner shall be obligated to replace the removed trees as required by Sec. 12-26 of this division.

(d) **Tree removal on lots containing a single-family dwelling.** On lots containing an existing detached, single-family dwelling, trees may be removed only in accordance with the provisions of this section. Existing single-family lots on which a single-family detached dwelling exists shall not be required to file tree protection and tree conservation plans as otherwise required by this division for tree removal of ~~less than~~ 10 or fewer trees in an 18 month period. Tree removal requests of more than 10 trees will be require a simplified tree protection and tree conservation plan. A lot containing a detached single-family dwelling that does not meet the minimum tree canopy coverage requirements of this article shall not remove any trees unless tree removal is compensated with tree planting that will at maturity provide tree canopy equivalent to that removed.

(e) **Inspections, determinations and authorizations.** The community development director may upon request of a property owner inspect trees proposed to be removed. The director may issue letters of determination or authorization upon request of a property owner, indicating whether the contemplated removal of trees is in compliance with this section and this article generally. This development code authorizes enforcement in cases where noncompliance is determined.

**Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code**

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Personal service establishment, of the type permitted, exceeding 2,500 square feet of gross floor area per establishment		S	S	S	P	P	P	X	X
Pet care, grooming, training, sitting		X	X	P	P	S	P	P	X
Recreational vehicle park		X	X	X	S	X	X	X	X
Restaurant without drive-through		P	S	P	P	P	S	S	X
Restaurant with drive-through	Sec. 4-115	X	X	S	P	S	S	X	X
Retail trade establishment, enclosed		P	S	P	P	P	S	S	X
Riding academy or equestrian center		X	X	X	P	X	P	P	X
Riding stable	Sec. 4-255	X	X	X	P	X	P	P	X
Security service		P	P	P	P	P	P	P	P
Self-service storage facility (mini-warehouses)	Sec. 4-265	X	X	X	P	X	P	P	X
Self-service storage facility (mini-warehouses), climate-controlled	Sec. 4-266	X	X	X	S	X	X	X	X
Special event facility		S	S	P	P	P	P	S	X
Stadium, coliseums, arenas, amphitheater	Sec. 4-85	X	X	X	X	S	S	S	X
Tattoo studio		X	X	X	X	X	X	X	X
Taxi-cab or limousine service		X	X	X	S	X	P	P	X
Theater, motion picture or performing arts		X	X	X	P	P	P	X	X
Tow service		X	X	X	X	X	P	P	X
Truck stop		X	X	X	S	X	X	S	S
Utility company		X	X	P	P	P	P	P	P
Vapor bar or vapor lounge		X	X	X	X	X	X	X	X
Vehicle emission inspection facility	Sec. 4-320	X	X	X	P	X	X	P	P
<b>INDUSTRIAL</b>	<b>See also</b>	<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Agricultural processing		X	X	X	X	X	S	P	P
Ambulance services		X	X	X	X	X	S	P	P
Armored car services		X	X	X	P	X	P	P	P
Asphalt or concrete plant	Sec. 4-25	X	X	X	X	X	X	X	S
Auction house or yard		X	X	X	X	X	X	P	P
Bottling or canning plant		X	X	X	X	X	S	S	P
Brewery or distillery		X	X	X	<del>X</del> P	<del>X</del> P	<del>S</del> P	P	P
Bulk storage		X	X	X	X	X	S	P	P
Co-generation facility		X	X	X	X	X	S	P	P
Cold storage plant, frozen food locker		X	X	X	X	X	S	P	P
Cottage industry		P	S	X	X	P	P	P	X
Distribution center, including truck terminals		X	X	X	X	X	P	P	P
Dry cleaning plant		X	X	X	X	X	X	P	P
Explosives storage or manufacture		X	X	X	X	X	X	S	S
Food processing plant, including poultry and fish		X	X	X	X	X	S	S	P
Fuel sales, wholesale and distributors		X	X	X	X	X	X	P	P
Hazardous waste materials or volatile organic liquid handling and/or storage		X	X	X	X	X	X	S	S
Hazardous waste disposal		X	X	X	X	X	X	X	S
Incinerator		X	X	X	X	X	X	X	S
Landfill, construction and demolition or inert waste		X	X	X	X	X	X	S	S
Landfill, sanitary		X	X	X	X	X	X	X	S
Logging yard		X	X	X	X	X	X	P	P
Lumber yard		X	X	X	S	X	P	P	P
Manufacturing, apparel		X	X	X	X	X	P	P	P
Manufacturing, ceramics		X	X	X	X	X	S	P	P
Manufacturing, chemicals, floor coverings, glass, or rubber		X	X	X	X	X	X	S	S

**Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code**

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Fraternity or sorority house		X	X	X	S	X	X	X	X
Hospital		X	X	X	P	P	P	S	X
Institutional residential living and care facilities, serving 15 or less persons	Sec. 4-175	X	S	S	P	X	X	X	X
Institutional residential living and care facilities, serving more than 15 persons	Sec. 4-175	X	X	X	S	X	X	X	X
Library or archival facility		P	P	P	P	P	P	P	X
School for the arts	Sec. 4-260	P	P	P	P	P	P	P	X
School, private, elementary, middle, or high	Sec. 4-260	P	P	P	P	P	P	P	X
School, special	Sec. 4-260	P	P	P	P	P	P	P	X
School, business or trade	Sec. 4-260	P	P	P	P	P	P	P	P
Tower, amateur radio	Sec. 4-435	P	P	P	P	P	P	P	P
Utility substation		P	P	P	P	P	P	P	P
Transportation, communication, or utility facility not elsewhere classified		X	X	X	X	X	S	S	S
Wireless telecommunication facility or equipment	Sec. 4-325	X	X	X	S	X	S	S	S
<b>COMMERCIAL</b>	<b>See also</b>	<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Adult business	Sec. 4-585	X	X	X	X	X	X	S	S
Animal hospital or veterinary clinic		X	S	P	P	S	P	P	X
Animal shelter	Sec. 4-30	X	X	X	X	X	P	P	X
Appliance repair	Sec. 4-50	X	X	X	X	X	P	P	X
Artist studio		P	P	P	P	P	P	P	X
Auto parts and tire store (New Only)		X	X	X	P	X	P	P	X
Automobile rental	Sec. 4-40	X	X	X	P	X	X	P	P
Automobile repair	Sec. 4-45	X	X	X	X	X	X	P	P
Automobile sales (new)	Sec. 4-40	X	X	X	X	X	X	P	P
Automobile sales (used)	Sec. 4-40	X	X	X	X	X	X	X	P
Automobile sales broker (office only)		X	X	X	P	P	P	P	P
Automobile service	Sec. 4-50	X	X	X	P	X	X	P	P
Bakery, retail		P	X	P	P	P	P	P	X
Bail bonding or bondsperson		X	X	X	X	X	X	X	X
Bed and breakfast inn	Sec. 4-55	S	S	P	P	P	P	X	X
Body piercing		X	X	X	X	X	X	X	X
Broadcasting tower or studio		X	P	X	P	S	P	P	P
Building sales (including manufactured home)		X	X	X	X	X	X	P	P
Business service establishment, not exceeding 2,500 square feet of gross floor area per establishment		P	P	P	P	P	P	P	X
Business service establishment, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Camp or campground		X	X	X	S	X	X	X	X
Car wash		X	X	S	S	X	X	S	X
Catering establishment		X	X	X	P	X	P	P	X
Clinic		P	P	P	P	P	P	X	X
Commercial recreational facility, indoor		P	X	S	P	S	P	S	X
Commercial recreational facility, outdoor	Sec. 4-85	X	X	X	S	X	S	S	S
Conference center		X	X	X	P	P	P	X	X
Construction contractor's establishment		X	X	X	P	X	P	P	P
Consumer fireworks retail facility		X	X	X	X	X	X	S	S
Convenience store, without fuel pumps		P	X	P	P	P	S	X	X
Convenience store, with fuel pumps	Sec. 4-150	X	X	X	S	X	S	S	X
Courier or message service		X	P	X	P	P	P	P	X
Data processing center		X	P	X	P	P	P	P	X

**Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code**

**Table 2-3  
Permitted and Special Uses in  
Mixed-Use and Non-residential Zoning Districts**

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
<b>ACCESSORY</b>									
Automated teller machine (with drive-through)	Sec. 4-35	X	X	P	P	X	P	X	X
Automated teller machine (without drive-through)	Sec. 4-35	P	P	P	P	P	P	P	P
Business services, accessory		P	P	P	P	P	P	P	P
Caretaker's residence	Sec. 4-65	X	X	X	X	P	P	P	P
Carnival or amusement park not on fairground	Sec. 4-85	X	X	X	S	S	S	X	X
Carport or garage	Sec. 4-05	P	P	X	X	P	P	P	P
Catering establishment		X	X	X	P	P	P	X	X
Christmas tree sales facility, temporary		X	X	P	P	P	P	P	X
Construction field office	Sec. 4-210	P	P	P	P	P	P	P	P
Fence	Sec. 4-135	See Table 4.1							
Food truck	Sec. 4-145	P	X	P	P	P	P	P	X
Helicopter landing pad		X	X	X	S	X	S	S	S
Intermodal container, temporary	Sec. 4-180	P	P	P	P	P	P	P	P
Solar energy system, building mounted	Sec. 4-275	P	P	P	P	P	P	P	P
Solar energy system, ground mounted	Sec. 4-280	P	P	P	P	P	P	P	P
<b>RESIDENTIAL</b>									
<b>See also</b>		<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Boarding house		X	X	X	S	X	X	X	X
Dormitory		X	X	X	S	X	X	X	X
Dwelling, single-family detached, fee-simple, existing on the effective date of these regulations	Sec. 4-130	P	P	P	P	P	P	P	P
Dwelling, single-family detached	Sec. 4-130	P	P	X	X	S	X	X	X
Dwelling, single-family attached (fee-simple or condominium townhouse)	Sec. 4-120	P	S	X	X	P	X	X	X
Dwelling, two-family (duplex)	Sec. 4-125	P	X	X	X	X	X	X	X
Dwelling, multiple-family, including apartments and condominiums		P	X	X	X	P	X	X	X
Group home, serving 15 persons or less		S	S	S	P	S	X	X	X
Group home, serving more than 15 persons		X	X	X	S	S	X	X	X
Live-work unit		P	P	X	X	P	S	S	X
Loft dwellings		S	X	X	X	P	X	X	X
Relocated residential structure		X	S	X	X	X	X	X	X
<b>INSTITUTIONAL</b>									
<b>See also</b>		<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Aircraft landing area, other than helicopter landing pad		X	X	X	X	X	S	S	S
Cemetery	Sec. 4-70	X	P	X	X	X	P	P	P
Church, temple, synagogue, or place of worship	Sec. 4-70	S	P	P	P	X	P	S	X
Club or lodge, nonprofit, without private bar or restaurant	Sec. 4-75	S	P	P	P	X	P	S	X
Club or lodge, nonprofit, with private bar or restaurant	Sec. 4-75	S	S	S	S	X	S	S	X
College or university		S	P	P	P	X	P	P	X
Community center, senior center		P	P	P	P	P	P	P	X
Continuing care retirement community		S	X	X	P	S	X	X	X
Community donation center	Sec. 4-90	X	X	X	P	P	P	P	X
Community food or housing shelter	Sec. 4-100	X	X	X	S	S	X	X	X

**Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code**

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling		X	X	X	X	X	X	X	S
Manufacturing, cosmetics or toiletries		X	X	X	X	X	S	P	P
Manufacturing, electronics, camera, photographic, or optical good or communication equipment		X	X	X	X	X	P	P	P
Manufacturing, primary and fabricated metal		X	X	X	X	X	X	S	P
Manufacturing, fiberglass insulation		X	X	X	X	X	S	P	P
Newspaper, periodical, book, and database publishers		X	X	X	S	S	P	P	P
Manufacturing, ice		X	X	X	X	X	S	P	P
Manufacturing, instrument assembly		X	X	X	X	X	P	P	P
Manufacturing, machines		X	X	X	X	X	S	P	P
Manufacturing, metal products		X	X	X	X	X	X	P	P
Manufacturing, pharmaceuticals and medical supplies		X	X	X	X	X	P	P	P
Manufacturing, textiles		X	X	X	X	X	X	X	S
Manufacturing, wood products (including pulp mill)		X	X	X	X	X	X	P	P
Manufacturing, not otherwise classified		X	X	X	X	X	X	S	S
Microbrewery, micro-distillery		P	P	P	P	P	-P	P	P
Outdoor storage (unrelated to open air business)	Sec. 4-230	X	X	X	S	X	S	P	P
Petroleum recycling		X	X	X	X	X	X	X	S
Packing and crating		X	X	X	X	X	P	P	P
Power plant, private		X	X	X	X	X	X	S	P
Rail yard		X	X	X	X	X	X	P	P
Recovered materials processing facility		X	X	X	X	X	X	P	P
Recycling processing center		X	X	X	X	X	X	P	P
Research laboratory		X	P	X	X	X	P	P	P
Salvage yard or junkyard	Sec. 4-190	X	X	X	X	X	X	X	X
Sawmill		X	X	X	X	X	X	P	P
Septic tank cleaning services		X	X	X	X	X	X	P	P
Showroom		X	X	X	X	X	P	P	P
Slaughterhouse		X	X	X	X	X	X	S	S
Solid waste handling or transfer facility		X	X	X	X	X	S	P	P
Solvent metal cleaning		X	X	X	X	X	X	X	S
Stockyard		X	X	X	X	X	X	X	S
Surface mining, quarrying, or other resource extraction	Sec. 4-290	X	X	X	X	X	X	S	S
Tire retreading and recapping facilities		X	X	X	X	X	X	P	P
Warehouse or storage building		X	X	X	X	X	P	P	P
Wastewater or water treatment plant		X	X	X	X	X	X	P	P
Wholesale trade, including showroom		X	X	X	X	X	P	P	P
Wrecked motor vehicle compound	Sec. 4-330	X	X	X	X	X	X	X	S
<b>OTHER/ MISCELLANEOUS</b>	<b>See also</b>	<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Conservation area		P	P	P	P	P	P	P	P
Common area and greenspace		P	P	P	P	P	P	P	P
Community recreation	Sec. 4-100	P	P	P	P	P	P	P	P
Conservation area		P	P	P	P	P	P	P	P
Public use		P	P	P	P	P	P	P	P
Solar energy facility or solar farm		X	X	X	X	X	X	P	P
Temporary use approved by the community development director		P	P	P	P	P	P	P	P

**Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code**

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Personal service establishment, of the type permitted, exceeding 2,500 square feet of gross floor area per establishment		S	S	S	P	P	P	X	X
Pet care, grooming, training, sitting		X	X	P	P	<del>S</del> P	P	P	X
Recreational vehicle park		X	X	X	S	X	X	X	X
Restaurant without drive-through		P	S	P	P	P	S	S	X
Restaurant with drive-through	Sec. 4-115	X	X	S	P	S	S	X	X
Retail trade establishment, enclosed		P	S	P	P	P	S	S	X
Riding academy or equestrian center		X	X	X	P	X	P	P	X
Riding stable	Sec. 4-255	X	X	X	P	X	P	P	X
Security service		P	P	P	P	P	P	P	P
Self-service storage facility (mini-warehouses)	Sec. 4-265	X	X	X	<del>P</del> X	X	<del>P</del> S	<del>P</del> S	X
Self-service storage facility (mini-warehouses), climate-controlled	Sec. 4-266	X	X	X	S	X	<del>X</del> P	<del>X</del> P	X
Special event facility		S	S	P	P	P	P	S	X
Stadium, coliseums, arenas, amphitheater	Sec. 4-85	X	X	X	X	S	S	S	X
Tattoo studio		X	X	X	X	X	X	X	X
Taxi-cab or limousine service		X	X	X	S	X	P	P	X
Theater, motion picture or performing arts		X	X	X	P	P	P	X	X
Tow service		X	X	X	X	X	P	P	X
Truck stop		X	X	X	S	X	X	S	S
Used Merchandise Stores , enclosed (except Antique Stores)		X	X	S	S	X	X	S	X
Utility company		X	X	P	P	P	P	P	P
Vapor bar or vapor lounge		X	X	X	X	X	X	X	X
Vehicle emission inspection facility	Sec. 4-320	X	X	X	P	X	X	P	P
<b>INDUSTRIAL</b>	<b>See also</b>	<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Agricultural processing		X	X	X	X	X	S	P	P
Ambulance services		X	X	X	X	X	S	P	P
Armored car services		X	X	X	P	X	P	P	P
Asphalt or concrete plant	Sec. 4-25	X	X	X	X	X	X	X	S
Auction house or yard		X	X	X	X	X	X	P	P
Bottling or canning plant		X	X	X	X	X	S	S	P
Brewery or distillery		X	X	X	X	X	S	P	P
Bulk storage		X	X	X	X	X	S	P	P
Co-generation facility		X	X	X	X	X	S	P	P
Cold storage plant, frozen food locker		X	X	X	X	X	S	P	P
Cottage industry		P	S	X	X	P	P	P	X
Distribution center, including truck terminals		X	X	X	X	X	P	P	P
Dry cleaning plant		X	X	X	X	X	X	P	P
Explosives storage or manufacture		X	X	X	X	X	X	S	S
Food processing plant, including poultry and fish		X	X	X	X	X	S	S	P
Fuel sales, wholesale and distributors		X	X	X	X	X	X	P	P
Hazardous waste materials or volatile organic liquid handling and/or storage		X	X	X	X	X	X	S	S
Hazardous waste disposal		X	X	X	X	X	X	X	S
Incinerator		X	X	X	X	X	X	X	S
Landfill, construction and demolition or inert waste		X	X	X	X	X	X	S	S
Landfill, sanitary		X	X	X	X	X	X	X	S
Logging yard		X	X	X	X	X	X	P	P
Lumber yard		X	X	X	S	X	P	P	P
Manufacturing, apparel		X	X	X	X	X	P	P	P
Manufacturing, ceramics		X	X	X	X	X	S	P	P
Manufacturing, chemicals, floor coverings,		X	X	X	X	X	X	S	S

**Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code**

**Table 2-1  
Permitted and Special Uses by Residential Zoning District**

Use	See Also Sec.	R-30	R-20	R-15	MDR
<b>ACCESSORY USES</b>					
Accessory uses and structures not otherwise listed in this table, determined by the community development director to be normally incidental to one or more permitted principal uses	Sec. 4-05	P	P	P	P
Accessory apartment, attached	Sec. 4-10	S	S	S	S
Accessory apartment, detached	Sec. 4-10	S	S	S	S
Carport or garage		P	P	P	P
Construction field office	Sec. 4-210	P	P	P	P
Fallout shelter		P	P	P	P
Family day care home	Sec. 4-110	P	P	P	P
Fence	Sec. 4-135	See Table 4.1			
Greenhouse, private		P	P	P	P
Guest house	Sec. 4-160	P	P	P	P
Home occupation	Sec. 4-170	P	P	P	P
Intermodal container, temporary	Sec. 4-180	P	P	P	P
Junk	Sec. 4-185	X	X	X	X
Model home or subdivision sales officer, temporary	Sec. 4-285	P	P	P	P
Parking space, parking lot accessory to one or more permitted uses	Sec. 4-235	P	P	P	P
Parking of commercial vehicle or semi-trailer	Sec. 4-270	X	X	X	X
Recreation facility, private (tennis court, swimming pool)	Sec. 4-295	P	P	P	P
Roadside stand		S	X	X	X
Solar energy system, building mounted	Sec. 4-275	P	P	P	P
Solar energy system, ground mounted	Sec. 4-280	S	S	S	S
Tower, amateur radio	Sec. 4-435	P	P	P	P
Utility substation		P	P	P	P
Yard or garage sale	Sec. 4-335	P	P	P	P
<b>AGRICULTURAL USES</b>					
Livestock and animal quarters	Sec. 4-200	S	X	X	X
Poultry	Sec. 4-200 (d)	P	P	P	P
Production of crops	Sec. 4-15	P	P	P	P
Timbering and forestry	Sec. 4-15	P	P	P	P
Agriculture, agricultural facility, or agricultural operation not otherwise specifically indicated in this table		S	S	X	X
<b>RESIDENTIAL USES</b>					
Boarding house		X	X	X	X
Conservation subdivision	Art.15 Div. 9	P	P	P	P
Dwelling, detached single-family	Sec. 4-130	P	P	P	P
Dwelling, two-family (duplex)	Sec. 4-125	X	X	X	P
Dwelling, attached single-family (fee simple or condo)	Sec. 4-120	X	X	X	P
Dwelling, multiple-family		X	X	X	P
Group home		X	X	X	S
Live-work unit		X	X	X	S
Loft		X	X	X	P
Manufactured home	Sec. 4-205	X	X	X	X
Modular home (see def. industrialized building)		P	P	P	P
Model home or subdivision sales office, temporary	Sec. 4-285	P	P	P	P
Relocated residential structure		S	S	S	S
<b>INSTITUTIONAL USES</b>					
Church, temple, synagogue, or place of worship	Sec. 4-70	S	S	S	S
Club or lodge, nonprofit (civic, fraternal, social)	Sec. 4-75	S	S	S	S
Continuing care retirement community		X	X	X	S