

## Exhibit A

### Sec. 2-25. CBD, Central Business District.

- (a) **Relationship to comprehensive plan.** The CBD zoning district is intended to implement the “town center mixed use” future development area established by the comprehensive plan. The CBD zoning district is intended to implement the “downtown activity center” future land use category established by the comprehensive plan.
- (b) **Purposes and intentions.** The CBD zoning district corresponds with the established downtown area of Powder Springs, which is the historic cultural, business, and governmental center of the city. The CBD zoning district is intended foster a unique sense of place and identity for the city. This intent can be achieved by providing for an appropriate mixture of land uses and intensity of development conducive to maintaining the downtown area as a focal point for civic activities and traditional “main street” retail commercial and service uses. The CBD zoning district is also intended to provide for a vibrant mix of land uses within easy walking distance of abutting and adjacent neighborhoods, including commercial, office, various forms of housing, civic and institutional uses, and parks and recreation areas. Townhomes and loft apartments are considered particularly appropriate residential uses. The absence of front building setbacks in the CBD zoning district encourages a public realm that promotes “street life” while allowing for greater utilization of the land.
- (c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, “Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts.”
- (d) **Dimensional requirements.** Minimum lot size, minimum lot width, maximum building height, minimum building setbacks and other dimensional requirements shall be as provided in Table 2-4, “Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts.”
- (e) **Design review.** Design review shall be required as specified in article 5, “Site and Architectural Design Review,” of this 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>									
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	<del>P</del> X	P	<del>X</del> P	<del>X</del> P	<del>X</del> 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	<del>XS</del>	X
Club or lodge, nonprofit, without private bar or restaurant	Sec. 4-75	S	P	P	P	X	P	<del>XS</del>	X
Club or lodge, nonprofit, with private bar or restaurant	Sec. 4-75	S	S	S	S	X	S	<del>XS</del>	X
College or university		S	P	P	P	<del>SX</del>	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	<del>PX</del>	P	P	X
Community food or housing shelter	Sec. 4-100	X	X	X	S	S	X	X	X
<b>Use</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>
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	<del>XP</del>	P	P	X
School, private, elementary, middle, or high	Sec. 4-260	P	P	P	P	<del>XP</del>	P	P	X
School, special	Sec. 4-260	P	P	P	P	<del>XP</del>	P	P	X
School, business or trade	Sec. 4-260	P	P	P	P	<del>XP</del>	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	X-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

Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Day care, including group day care home, and basic social (non-medical) adult day care serving not more than 18 adults)	Sec. 4-110	P	P	P	P	<del>S</del> P	P	X	X
Day care, child learning center (19 or more), or basic social adult day care serving 19 or more adults, or medical adult day care serving any number	Sec. 4-110	X	S	S	P	S	P	X	X
Exterminator, pest control or disinfecting service		X	P	P	P	S	P	P	P
Fairground		X	X	X	P	X	S	P	X
Farmers market		X	X	X	P	P	P	P	X
Finance, insurance, and real estate establishments, including bank, 2,500 square feet or less of gross floor area per establishment		P	P	P	P	P	P	P	X
Finance, insurance, and real estate establishments, including bank, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Fitness center		X	X	S	P	S	P	P	X
Flea market	Sec. 4-140	X	X	X	X	X	X	S	X
Fuel sales, gasoline and diesel, retail	Sec. 4-150	X	X	X	S	X	P	P	P
Fuel tank sales		X	X	X	<del>X</del> P	X	X	P	P
Funeral home, mortuary, or mausoleum		X	X	X	S	X	S	P	P
Furniture repair or reupholstering		X	X	X	P	S	P	P	X
Greenhouse, plant nursery		X	X	X	P	X	P	P	X
Golf course with country club		X	X	X	P	X	P	S	X
Hookah bar or hookah lounge		X	X	X	X	X	X	X	X
Internet business		P	P	P	P	<del>S</del> P	P	P	X
Janitorial, building and carpet cleaning		X	X	X	P	S	P	P	P
Kennel	Sec. 4-195	X	X	X	S	X	S	P	X
Landscaping company		X	X	X	<del>X</del> P	X	P	P	X
Lawn and garden store		X	X	X	P	X	P	P	X
Laundry, laundromat		X	X	P	P	<del>X</del> P	P	P	X
Locksmith, security service		P	P	P	P	P	P	P	X
Lodging service, hotel		X	X	X	P	P	S	X	X
Lodging service, motel		X	X	X	<del>X</del> P	X	X	X	X

Lodging service, single room occupancy Extended Stay		X	X	X	X-S	X	X	X	X
Mail order establishment		P	P	P	P	S-P	P	P	X
Manufactured home sales lot		X	X	X	S	X	S	P	P
Mixed use building		P	X	X	P	P	S	X	X
Museum		P	P	P	P	P	P	P	X
Office, professional, medical, other		P	P	P	P	P	P	P	P
Office/warehouse		X	X	X	X	X	P	P	P
Open air business		X	X	X	X	X	S	S	P
Package store		X	X	X	S	X	X	X	X
Parking lot, off-site		S	S	S	S	S	S	S	S
Parking structure		S	X	X	S	S	S	S	X
Pawn shop		X	X	X	X	X	X	X	X
Payday loan establishment		X	X	X	X	X	X	X	X
Personal service establishment, apparel		P	X	P	P	P	P	X	X
Personal service establishment, entertainment		X	X	X	P	P	P	X	X
Personal service establishment, event or travel		P	P	P	P	P	P	X	X
Personal service, forecasting		X	X	X	X	X	X	S	S
Personal service, on-site provider		P	S	P	P	P	P	X	X
Personal service, social relationship		X	X	X	X	X	X	S	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	P	P	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
<b>Use</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>
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 3

~~Lodging Service, Extended Stay Single room occupancy facility: -Any hotel or motel in which thirty percent or greater of all guest rooms have facilities for both the storage, refrigeration, and preparation of food, and/or which are advertised, designed, or utilized for weekly or monthly occupancy. Additionally, any hotel or motel which offers or otherwise permits more than three percent (3%) of its rooms to be rented by guests staying on the premises for longer than 30 consecutive days or which offers or permits any guest to stay more than 45 days in a 180 day period, shall also be considered an extended stay facility, regardless of whether the units provide facilities for the storage and preparation of food.~~

lodging service that offers shelter accommodations for a person or persons for more than 15 days or less in one room, open to the public for a fee.

**Sec. 6-74. Minimum Number of Off-street Parking Spaces Required.**

- (a) **Reference to requirements table.** Unless specifically provided otherwise in this article, on each lot where a building, structure, or use exists, each site shall be designed to provide and shall provide for off-street parking in the minimum (and not to exceed the maximum) amounts in Table 6-4.
- (b) **Single-family and two-family dwellings.** The minimum number of parking spaces required per dwelling unit for a single-family or two-family residence is two, **whether outdoors or within exclusive of** an enclosed garage or carport. **Garages shall be provided (attached or detached). Single car garages shall be a minimum of 11' x 25' and double car garages shall be a minimum of 21' x 23'. All measurements shall be clear internal measurements (exclusive of water heater or other mechanical equipment).**
- (c) **All other uses.** For all other uses, the minimum number of outdoor parking spaces required on a property for residents, employees, customers and visitors shall be as determined for the type of land use in Table 6-4.
- (d) **Two or more uses.** Developments containing two or more of the uses listed on Table 6-1 shall provide no less than 80% of the number of spaces allowed for each use (except as may be further reduced per Sec. 6-83, "Shared Use of Parking Spaces.")
- (e) **No double counting.** Parking spaces provided to meet the requirements of this article for one use shall not be used to meet the parking requirements of any other use, except as provided per Sec. 6-83, "Shared Use of Parking Spaces."
- (f) **Reduction.** No existing or future off-street parking area shall be reduced in capacity to less than the minimum required number of spaces, or increased to more than the maximum permitted number of spaces, or altered in design or function to less than the minimum standards, unless specifically provided for in this article.

**Table 6-4**

USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
<b>COMMERCIAL USES</b>		
Adult entertainment	1 per 200 square feet	1 per 100 square feet
Animal hospital; kennel	1 per 400 square feet	1 per 250 square feet
Appliance sales and repair	1 per 500 square feet	1 per 300 square feet
Art gallery	1 per 400 square feet	1 per 300 square feet
Automated teller machine, no drive-through	2 per machine	3 per machine
Auto parts store	1 per 500 square feet	1 per 300 square feet
Automobile sales	1 per 200 square feet of repair space plus 1 per 400 square feet of showroom/office	1 per 150 square feet of repair space plus 1 per 300 square feet of showroom/office
Automobile service and repair	1 per 250 square feet	1 per 200 square feet
Bank, credit union, savings and loan	1 per 300 square feet (also see stacking requirements for drive-through facilities)	1 per 200 square feet (also see stacking requirements for drive-through facilities)
Barber shop or beauty parlor	1 per 300 square feet	1 per 250 square feet

Bed and breakfast inn	2 for the owner-operator plus 1 per guest bedroom	4 for the owner-operator plus 1.5 per guest bedroom
Bowling alley	3 per lane	4.5 per lane
Carpet or floor covering store	1 per 300 square feet of retail sales and office area, plus if applicable, warehouse requirements for designated storage, receiving, and shipping area	1 per 250 square feet of retail sales and office area, plus if applicable, warehouse requirements for designated storage, receiving, and shipping area
Car wash, staffed or automated	2 stacking spaces for each car wash lane plus 2 drying spaces per lane	3 stacking spaces for each car wash lane plus 2 drying spaces per lane <u>Additional parking may be approved through site plan approval as part of a special use application.</u>
<u>Hotel, extended stay</u>	<u>1.5 per unit lodging unit</u>	<u>Two per lodging unit</u>