

ARTICLE IX

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.11 HSB, HIGHWAY SERVICE BUSINESS DISTRICT.

PURPOSE: This district is designed to provide for the effective use of land situated in relationship to major highways and highway interchanges so efficient grouping of activities can develop to serve the traveling public. Front yard requirements are designed to provide for the safety of the traveling public by provision for adequate off-highway maneuvering and parking space.

(1) PRINCIPAL PERMITTED USES:

A. Retail and service uses:

1. Any use permitted in the BG, General Business district;
2. Drive-in restaurants, restaurants and lounges designed in accordance with the architectural design standards; and
3. Wholesale establishments provided outdoor storage areas are screened with a six-foot (6') high opaque fence.

B. Office Uses:

1. Any use permitted in the BG, General Business district.

C. Public and Semi-Public Uses:

1. Any use permitted in the BG, General Business district.

D. Other provisions:

1. Automobile parking is permitted within the minimum front yard provided a minimum ten-foot (10') landscaped strip and curb is provided adjacent to the right-of-way so that no automobile can back into the bordering street;
2. No outdoor storage is permitted except as specified herein; and
3. Other uses which may be determined by the Zoning Officer to be similar to the above listed principal permitted uses and which are in harmony with the purpose of this district may be permitted.

E. Temporary Uses:

1. Any temporary use permitted in the BG, General Business district.

(2) PERMITTED ACCESSORY USES:

1. Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein, and shall be located in accordance with the space limits of this district.

(3) CONDITIONAL USES: Within the HSB (Highway Service Business) district, the following uses may be permitted provided the applicant for such a business is granted a Conditional Use Permit by the Mayor and Council after receiving recommendations from the Planning and Development Department and Planning Commission and after a public hearing.

1. Automotive body repair shops, provided inoperative, wrecked and dismantled vehicles are screened with a six-foot (6') high, opaque fence;
2. Automotive parts store (with or without lubrication or tune-up centers);
3. Automotive repair shops including major engine repair (transmission, radiator repair and engine overhauls), provided inoperative vehicles are screened within a six-foot (6') high, opaque fence;
4. Automotive and motorcycle sales and rental establishments and associated service facilities (new or used) provided:
 - a. The property for said use shall not be less than two (2) acres in area;
 - b. The property shall have a minimum road frontage of two hundred (200) feet;
 - c. One thousand (1,000) linear feet of separation exists between said business and any other automotive and motorcycle sales business. For purposes of this requirement, distance shall be measured by the most direct route of travel on ground and shall be measured in the following manner:
 - i. From the main entrance of the proposed establishment from which automotive and motorcycle sales shall occur;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing establishment from which automotive and motorcycle sales shall occur.
 - d. All vehicles on the sales lots are in operating condition at all times.
 - e. All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only and shall not be stored/parked/displayed in landscaped areas or elevated by use of a ramp, post or other device higher than five feet (5') above grade.
 - f. Showrooms and/or service bays that keep new/used/service vehicles within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of

- application for an Occupation Tax Certificate) regarding the storage of hazardous materials.
- g. A Conditional Use Permit shall be required for all automotive and motorcycle sales lots/businesses.
 - h. Internet car sales where there is no temporary or permanent storage, parking, delivery, or display of inventory may submit an application to the Planning & Development Department for administrative review. The Planning and Development Director or his/her designee shall review and prepare a recommendation of the request. The City Manager, after having reviewed the Planning and Development Director's recommendation(s) shall have final authority to grant administrative variances. Application for an administrative variance shall contain the following:
 - i. Administrative Variance Application
 - ii. Sworn/Notarized Affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.
 - i. Prior to the issuance of an Occupational Tax Certificate from The City of Snellville, all applicants must provide a current copy of the Used Motor Vehicle Dealers License obtained from The State of Georgia.
 - j. Anyone found to be in violation of this ordinance shall be subject to citation(s) of up to \$1,000.00 per day and/or up to 60 days in jail so as long as the violation(s) are present on the property.
5. Automotive service stations or tire stores, including minor services such as lubrication or tune-up centers, battery replacement and brake repair;
 - a. All vehicle inventory stored/parked/displayed outside must be on paved parking surfaces only.
 - b. Service bays within building structures, must meet all applicable Federal, State, County, and local building and life-safety codes (at the time of application for an Occupation Tax Certificate) regarding the storage of hazardous materials.
 6. Boat sales establishments and associated service facilities, (new or used);
 7. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six foot high, opaque fence;
 8. Camper and recreational vehicle sales and rental establishments and associated service facilities;
- ~~9.—Churches and religious institutions subject to provisions of Section 9.2;~~
- ~~9.10.~~ Commercial recreation enterprises including, but not limited to, miniature golf courses, driving ranges, water slides, drive-in theaters, electric or gas powered vehicles, bowling centers, batting cages, skate board and paint-ball establishments, etc.;

- 10.11. Contractor's office with outdoor storage of equipment or materials provided the storage or equipment areas are screened with a six-foot (6') high, opaque fence;
- 11.12. Equipment rental, sales or service establishments (including heavy machinery farm equipment, bulldozers, forklifts, cranes, moving vans, trailers, etc.);
- 12.13. Gas Stations, provided that:
- Fuel pumps shall not be closer than thirty-feet (30') from right of way;
 - Fuel pumps and gas storage tanks shall be set back at least one hundred feet (100') from any residential district; and
 - Canopy design shall conform to the specifications indicated in Architectural Design Standards.
- 13.14. Lawnmower sales and repair shops;
- 14.15. Mini-warehouse storage facilities;
- 15.16. Plumbing, electrical, pool and homebuilding supply showrooms and sales centers with outdoor storage, provided storage areas are screened with a six-foot (6') high, opaque fence;
- 16.17. Railroad through and spur tracks subject to provisions of Section 9.2;
- 17.18. Taxicab or limousine services with on-site storage or parking of vehicles (either permanently or temporarily); and
- 18.19. Utility substations subject to provisions of Section 9.2

(4) SPECIAL USES: The following use may be permitted upon findings of the Mayor and Council and issuance of a Special Use Permit that under particular circumstances present such use is in harmony with the principal permitted uses of the district and after a public hearing.

a. Place of worship, provided:

1. Shall be located on a site of not less than five (5) acres or demonstrate the ability to provide parking access, recreational space and other space requirements normally associated with a place of worship.
2. All such facilities and buildings shall front on a street having a classification of Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway as classified on the most current Gwinnett County Long Range Road Classification Map, for a distance of at least two-hundred-fifty (250) feet.
3. Parking is not to be located within the fifty (50) foot front yard setback

area.

4. If adjacent to residentially zoned property, a landscape buffer of at least sixty (60) feet wide shall be provided along the property lines(s) adjacent to said zoning and designed and planted in accordance with Sec. 19-32(4) of the Buffer Ordinance.

~~(5)~~(4) SPACE LIMITS:

1. Minimum Lot Area: None;
2. Minimum Lot Width: None;
3. Maximum Height of Building: 80 feet;
4. Minimum Front Yard: 50 feet from right-of-way;
5. Minimum Rear Yard: 15 feet, but 50 feet when abutting a residential district;
6. Minimum Side Yard: 10 feet; but 50 feet when abutting a residential district;
7. Minimum Side Yard on Street Side of Corner: 35 feet;
8. Maximum Ground Coverage: 90 percent.