

## ARTICLE IX

## SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.7 CI, CIVIC / INSTITUTIONAL DISTRICT.

**PURPOSE:** The Civic / Institutional District is intended to provide a location for important buildings and services that are essentially non-commercial or not primarily profit motivated in nature and that often serve as community landmarks. Examples of the land uses and buildings included in this district are community meeting halls, libraries, post offices, schools, child care centers, religious buildings, significant medical facilities serving the city, municipal buildings and services, museums and cultural facilities.

## (1) STANDARDS:

## A. Civic/Institutional Districts may be applied in three (3) general situations:

1. Larger civic or institutional uses requiring sites greater than one (1) acre and intended to serve the city and its surrounding areas should have convenient access to state highways or other major thoroughfares (with the exception of elementary and middle schools);
2. Smaller civic uses (less than one (1) acre) or those having less impact or intended to serve neighborhoods may be designated at prominent places and intersections intentionally planned for such uses within neighborhoods and otherwise at the entrance or edges of neighborhoods; or
3. At locations generally indicated on maps in the Comprehensive Plan or recommended in narrative in the Comprehensive Plan.

- B. Each application of a Civic/Institutional District to a site shall require adoption of a site plan as a condition of zoning. Substantial variation from the approved plan, as determined by the Planning & Development Director, will require Mayor & Council approval. The Mayor and Council may allow a phased plan of compliance in regards to existing nonconforming sites.

## (2) PRINCIPAL PERMITTED USES:

1. Community meeting halls;
2. Day care centers, provided that State day care requirements and health regulations are met;
3. Hospitals, infirmaries, medical clinics;
4. Libraries;

5. Museums, cultural societies, facilities for the visual and performing arts;
6. Nursing Homes;
7. Personal Care Home;
8. Public and private colleges;
9. Public and private schools;
10. Public buildings and offices;
11. Places of worship;
12. Semi-public institutions, such as ~~houses of worship and clubs or~~ VFW posts and Masonic lodges;
13. Parks and recreation areas operated by the City of Snellville or by other political subdivisions; and
14. All other municipal government services operated for the benefit of the community.

(3) PERMITTED ACCESSORY USES:

1. All parking shall be prohibited in front of the building extending the full width of the front building line;
2. Dormitories for nurses and interns when part of a medical hospital; and
3. Cafeterias when associated with a school, college, day care center, medical hospital or nursing home. Cafeteria must be attached to association and accessed through interior and exterior corridors.
4. Columbarium when associated with a place of worship. ~~house of worship.~~

(4) CONDITIONAL USES: None.

(5) SPECIAL USES: None.

(65) SPACE LIMITS:

1. Minimum Lot Area: 5,000 square feet;
2. Minimum Lot Width: 48 feet;
3. Maximum Height of Building: 5 floors, 3 floors when adjacent to residential zones;

4. Minimum Front Yard: None;
5. Minimum Rear Yard: 10 feet, but 40 feet when abutting a residential district;
6. Minimum Side Yard on Street Side of Corner: None;
7. Minimum Side Yard: 5 feet; and,
8. Maximum Ground Coverage Including Accessory Buildings: 90 percent.

(Z6) TEMPORARY USE PERMITS: The following uses are permitted for a period not to exceed twenty (20) days or otherwise indicated, provided;

1. Written permission of the property owner is provided;
2. Excess parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property;
3. Provide trash receptacles and/or secure property owner's written approval to dispose of refuse properly (if applicable);
4. These uses shall be no closer than 250 feet from the property line of any residence;
5. Sales, displays, and other structures shall not be located within fifty (50) feet of the edge of any public roadway;
6. A sign (not a mobile advertising sign) may be erected on the property provided it does not exceed a total of 16 square feet and 10 feet in height and is not placed within 20 feet of any public roadway;
7. The noise control ordinance of the Snellville Code of Ordinances shall be complied with;
8. The hours of operation shall be from 7:00 a.m. to 11:00 p.m.;
9. Permittee must indicate where employees or volunteers have permission to use restroom facilities;
10. Applicant shall submit a completed Temporary Use Permit application, along with fees as provided for on the City's Fee Schedule, unless exempt under Sec. 9.2(5)(c), for review and approval by the Director of Planning and Development, or his/her designee. Applicant shall comply with all other applicable Federal, State, County and City ordinances and regulations. A permit for any temporary use may be applied for up to six (6) times per year per property. Violation of any of the following requirements may result in revocation of the permit or denial of future permits.

- a. The sale of fruits or vegetables between April 1 and September 30;
  - b. Charitable and non-profit events;
  - c. Pumpkin sales between September 15 and October 31;
  - d. Christmas tree sales between November 1 and December 31;
  - e. Carnival event (defined as an amusement show or civic fair usually including rides, games, sideshows or similar activities operated and sponsored by a bona fide civic or charitable organization) not to exceed twenty (20) days provided no structure or equipment is located within five hundred (500) feet of any residential property line;
  - f. Fireworks show between December 26 and January 1 (for New Years) and June 30 and July 6 (for 4<sup>th</sup> of July); and
  - g. Consumer fireworks retail sales stand, licensed under O.C.G.A. Title 25 for the New Years' Holiday and/or July 4<sup>th</sup> Holiday (one stand per property or institution).
11. Upon presentment of evidence of such, any organization that maintains a valid registration under Section 501(c)(3) or Section 501(c)(6) of the Internal Revenue Code of the United States shall not be subject to the temporary use permit fee assessed by the City, however such permittee must still comply with all other applicable Federal, State, Gwinnett County and City of Snellville regulations.