

ARTICLE IX

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.8 OP, OFFICE PROFESSIONAL DISTRICT.

PURPOSE: The Office Professional District is intended to accommodate the location of a mixture of office, clerical, research, professional enterprises, medical and dental facilities and closely related service businesses. The Office Professional District shall have direct access to State Highways or major arterial thoroughfares.

(1) PRINCIPAL PERMITTED USES:

- 1. Accounting offices;
- 2. Architecture or engineering offices;
- ~~3.~~ Business or Driving Schools, provided:
 - ~~(a)~~ Facility does not exceed 5,000 sq. ft. of gross building or tenant space area.
- ~~4.3.~~ Chiropractor offices;
- ~~5.4.~~ Dentist offices, doctor’s offices, and medical clinics;
- ~~6.5.~~ Government agencies, offices, and associated uses;
- ~~7.6.~~ Insurance offices;
- ~~8.7.~~ Internet car sales offices, provided:
 - (a) There is no temporary or permanent storage, parking, delivery, or display of inventory; and
 - (b) Applicant shall 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:
 - (1). Administrative Variance Application
 - (2). Sworn/Notarized Affidavit by the applicant/owner certifying that there will be no temporary or permanent storage, parking, delivery or display of vehicles/inventory.
- ~~9.8.~~ Law offices;
- ~~10.9.~~ Massage therapy establishments, provided massage therapists provide evidence of licensure by the Professional Licensing Board of the State of Georgia and obtain a Massage Establishment License in accordance with Article III of Chapter 26 of the City of Snellville Code of Ordinances;

~~11.10.~~ Photography studios;

~~12.11.~~ Professional and business offices, provided no retail sales occur on premises;

~~13.12.~~ Real estate sales offices; and

~~14.13.~~ Travel agencies.

(2) PERMITTED ACCESSORY USES:

1. Restaurants and cafeterias accessed through and associated with a larger office development or medical complex.

(2) CONDITIONAL USES: Within the OP, Office Professional 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. Banks and Savings and Loan Institutions, provided:

a. Adequate ingress and egress are provided;

b. Stacking lanes, adequate to accommodate at least six vehicles per drive-in station are provided entirely within the property boundary.

1. Utility substations subject to provisions of section 9.2;

2. Railroad through and spur tracks subject to provisions of section 9.2;

3. Beauty and barber shops, including manicurists;

4. Parking lots and parking structures;

5. Day care centers, provided that State day care requirements and health regulations are met; and

6. Drug stores and pharmacies accessed through and associated with medical clinics, doctors' offices, or dental offices.

(4) SPACE LIMITS:

1. Minimum Lot Area: 1,600 square feet;

2. Minimum Lot Width: 40 feet;

3. Maximum Height of Building: 80 feet;
 4. Minimum Front Yard: 10 feet from right-of-way;
 5. Minimum Rear Yard: 15 feet, but 40 feet when abutting a residential district;
 6. Minimum Side Yard: 10 feet;
 7. Minimum Side Yard on Street Side of Corner: 35 feet; and,
 8. Maximum Ground Coverage Including Accessory Buildings: 70 percent.
- (5) TEMPORARY USES: No temporary uses shall be permitted in the OP, Office Professional district.