

SECTION 9.10 BG, GENERAL BUSINESS DISTRICT.

PURPOSE: This district provides for a wide range of retail and service establishments requiring a location accessible to large sectors of the community population.

(I) PRINCIPAL PERMITTED USES:

A. Retail and service establishments of the following types:

1. Any use permitted in the BN, Neighborhood Business district; and
2. Automotive car wash (full service or self service);
3. Bicycle shops;
4. Bottle shops;
5. Bus terminals;
6. Business college or business schools;
7. Clothing sales or rental stores;
8. Consumer fireworks retail sales facility (located in a single-tenant/user standalone building), provided:
 - (a) Property is located within the Corridor Overlay District boundary.
 - (b) Not to exceed more than one (1) location per State licensed distributor within the City; and
 - (c) No consumer fireworks retail sales facility (in a single-tenant/user standalone building) shall be permitted or operated within 1,500 feet of any standalone consumer fireworks retail sales facility. 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 consumer fireworks retail sales facility (located in a single-tenant/user standalone building);
 - 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 identified in 8(c) above.
9. Consumer fireworks retail sales facility (located in a multi-tenant building/shopping center containing at least three (3) or more tenant spaces), provided:
 - (a) Property is located within the Corridor Overlay District boundary.

- (b) Leased tenant space does not exceed 5,000 sq. ft.;
 - (c) No consumer fireworks retail sales facility (located in a multi-tenant building/shopping center) shall be permitted or operated within 1,500 feet of any standalone consumer fireworks retail sales facility or consumer fireworks retail sales facility located in a multi-tenant building/shopping center. 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 consumer fireworks retail sales facility (located in a multi-tenant building/shopping center);
 - 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 identified in 9(c) above.
 - (d) Property shall meet the City's off-street parking requirements for all existing and new uses; and
 - (e) Applicant must permit conforming non-temporary wall signage for the building storefront for the duration of the lease period.
10. Contractor's offices (provided no equipment or materials are stored outdoors);
 11. Department stores;
 12. Electronic sales and service establishments;
 13. Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc.), and provided there is no outdoor storage associated with the use;
 14. Feed and seed stores;
 15. Finance company;
 16. Food catering establishments;
 17. Frame shops;
 18. Furniture rental and sales establishments;
 19. Garden supply centers and greenhouses, including accessory outdoor storage;
 20. Health clubs or spas and tanning salons;
 21. Internet based businesses, including call center, internet café, trading

center, virtual office, and other internet related businesses as determined by the Director;

22. Kennels;
23. Laundries and dry cleaning establishments, including self-service;
24. Loan offices (GILA regulated), provided:
 - (a) Not to exceed more than one (1) location per company within City limits;
 - (b) No loan office establishment shall be licensed or operated within one thousand (1,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo studio, pawnshop, title pawnshop, GILA regulated loan office, check cashing or adult entertainment establishment. 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 loan office establishment;
 - 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 identified above, or zoning line for properties in a residential zoning district.
 - (c) No onsite display or storage of pledged goods or vehicles.
25. Locksmith shops;
26. Log splitting and storage lots, provided the lot is vacant and splitting and storage area are screened by a six-foot (6') high opaque fence;
27. ~~Motels/Hotels:~~
 - (a) ~~The lobby size shall be a minimum of seven-hundred (700) square feet;~~
 - (b) ~~Each motel/hotel shall have a minimum of sixty (60) rooms;~~
 - (c) ~~Each guest room shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby or as otherwise determined by fire codes);~~
 - (d) ~~Each motel/hotel site shall be a minimum of two (2) acres;~~
 - (e) ~~Each motel/hotel must provide staff or management on duty twenty-four (24) hours a day;~~
 - (f) ~~Each guest room shall have a minimum of three-hundred (300) square feet;~~
 - (g) ~~Each motel/hotel building shall have a minimum roof pitch of four (4) in twelve (12);~~
 - (h) ~~Each motel/hotel shall provide an enclosed heated and air conditioned laundry space with a minimum of three (3) washers and~~

~~three (3) dryers;~~

- ~~(i) Any outdoor recreational areas provided shall be located to the rear of the site; and~~
- ~~(j) Provide a seventy-five foot (75') natural buffer, enhanced with an additional twenty-five foot (25') landscaped buffer (total one-hundred feet (100')) adjacent to residentially-zoned property.~~

27. Motels, Hotels and Extended-Stay Hotels, provided:

- (a) Each motel, hotel, or extended-stay hotel site shall be a minimum of two (2) acres;
- (b) Each motel or hotel shall have a minimum of sixty (60) rooms. Each extended-stay hotel shall have a minimum density of sixty (60) guest rooms per gross acre of development;
- (c) The lobby size shall be a minimum of seven-hundred (700) square feet;
- (d) Each guest room shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby or as otherwise determined by fire codes);
- (e) Each motel, hotel, or extended-stay hotel must man the lobby with a bona fide employee or manager twenty-four (24) hours a day;
- (f) Each guest room shall have a minimum of three-hundred (300) square feet;
- (g) Each motel, hotel, or extended-stay hotel building shall have a minimum roof pitch of four in twelve (4:12);
- (h) Each motel, hotel, or extended-stay hotel shall provide an enclosed heated and air conditioned laundry space with a minimum of three (3) washers and three (3) dryers;
- (i) Any outdoor recreational areas provided shall be located to the rear of the site;
- (j) Each motel, hotel, or extended-stay hotel site shall provide a seventy-five (75) foot natural buffer, enhanced with an additional twenty-five (25) foot landscaped buffer (total one-hundred (100) feet) where adjacent to residentially zoned property or residential land uses; and
- (k) Each motel, hotel, or extended-stay hotel is further regulated in Article VI, Motels, Hotels and Extended-Stay Hotels of Chapter 22, Businesses of the Code of Snellville, Georgia.

28. Office/Showroom facilities;

29. Office supply sales establishments;

30. Parking lots and structures;

31. Pest control businesses;

32. Pet shops and grooming establishments;

33. Photocopying, printing and reproduction service;

34. Plant nursery sales facilities;
35. Plumbing, electrical, pool and home building supply showrooms and sales centers provided there is no outdoor storage associated with the use);
36. Radio, recording and television studios and broadcasting stations;
37. Record/video sales and rental stores;
38. Restaurant delivery services;
39. Restaurants and eating places, including fast-food establishments;
40. Shopping centers, neighborhood, community and regional;
41. Sporting goods store;
42. Taxidermists;
43. Theaters;
44. Travel agencies;
45. Trophy shops; and
46. Upholstery shops.

B. Office Uses:

1. Accounting office;
2. Architecture or engineering offices;
3. Doctor, dentist or chiropractor offices;
4. Insurance offices;
5. Law offices;
6. Medical offices;
7. Other public or professional offices; and
8. Real estate offices.

C. Public and Semi-Public Uses:

1. Any use permitted in the BN, Neighborhood Business district; and
 2. Post Offices.
- 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 Director of Planning and Development to be similar to the above listed principal permitted uses and which are in harmony with the purpose of this district may be permitted, provided, however, the uses are not specifically listed as a permitted use in another district with a more intense classification.
- E. Temporary Uses:
1. Any temporary use permitted in the BN, Neighborhood Business district, as specified in section 9.9(D).

(2) PERMITTED ACCESSORY USES:

1. Those normally appurtenant to commercial uses permitted in this district.
2. Fireworks Store, as defined in Section 6.2 Definitions.

(3) CONDITIONAL USES: Within the BG (General 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 parts store (with or without lubrication or tune-up centers);
2. 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:
 - iv. From the main entrance of the proposed establishment

- from which automotive and motorcycle sales shall occur;
 - v. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - vi. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - vii. 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:
 - iv. Administrative Variance Application
 - v. 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.
- 3. 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.

4. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six foot high, opaque fence;
5. 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.;
6. Emissions inspection stations;
7. Gas Stations, provided that:
 - a. Fuel pumps shall not be closer than thirty-feet (30') from right of way;
 - b. Fuel pumps and gas storage tanks shall be set back at least one hundred feet (100') from any residential district; and
 - c. Canopy design shall conform to the specifications indicated in Architectural Design Standards.
8. Lawnmower sales and repair shops;
9. Machine and/or welding shops;
10. Pawn shops and brokers, title pawn shops and check cashing businesses provided the following:
 - a. No pawnshop/broker, title pawn shop or check cashing business shall be licensed or operated within one thousand (1,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo studio, existing pawnshop, title pawnshop, check cashing or adult entertainment establishment. 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:
 - iv. From the main entrance of the proposed pawn shops/broker, title pawn, or check cashing establishment;
 - v. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - vi. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - vii. To the main entrance of the existing establishment identified above.
11. Psychics and fortunetellers, provided the following:
 - a. No psychic or fortuneteller shall be licensed or operated within two thousand (2,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, tattoo and/or body piercing establishment, and any other existing psychic and fortunetelling

- 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 psychic or fortuneteller establishment;
 - 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; and
 - iv. To the existing main entrance of the establishment identified above.
12. Railroad through and spur tracks subject to provisions of Section 9.2;
13. Tattoo and/or body piercing establishment, provided the following:
- a. No tattoo and/or body piercing establishment shall be licensed or operated within two thousand (2,000) feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, adult entertainment establishment, and any other tattoo and/or body piercing 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 tattoo parlor establishment;
 - 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 existing main entrance of the establishment identified above.
14. Taxicab or limousine services with on-site storage or parking of vehicles (either permanently or temporarily); and
15. 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 twenty-five (25) 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) SPACE LIMITS:

1. Minimum Lot Area: None;
2. Minimum Lot Width: None;
3. Maximum Height of Building: 80 feet;
4. Minimum Front Yard: 25 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; but 40 feet when abutting a residential district;
7. Minimum Side Yard on Street Side of Corner: 35 feet;
8. Maximum Ground Coverage: 90 percent.