

City of Bloomingdale

Chatham County

Savannah MSA

2003 Population Estimate 2,642; -0.7% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

ARTICLE VIII. SUPPLEMENTARY REGULATIONS

Year first adopted or last revised unknown.

Addresses private property.

Includes buffer requirements.

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[Includes requirements for screening of parking areas with trees, and trees in interior of parking area.]

ARTICLE VIII. SUPPLEMENTARY REGULATIONS

Sec. 800. Home occupation.

A home occupation shall be permitted in any dwelling, provided that such occupation:

- (a) Is conducted by no other persons than members of the family residing on the premises.
- (b) Is conducted entirely out-of-sight of neighboring properties within the principal building or customarily accessory structure.
- (c) Utilizes not more than 25 percent of the total floor area of the principal building.
- (d) Produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling.
- (e) Involves no sale or offering for sale of any article not produced or assembled by members of the family residing on the premises.
- (f) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, parking problem, voltage fluctuation, radio or television interference, open storage of materials or stock, unhealthy or unsightly condition.
- (g) Is not visibly evident from outside the dwelling except for a sign no larger than one square foot in size.

Applications for a home occupation business shall be submitted to the city clerk who shall set a date for a public hearing by the city council. The notice for the public hearing shall be published ten days in advance.

(Ord. of 9-16-1982)

Cross references: Business and business regulations, ch. 18.

Sec. 801. Accessory uses.

In addition to the principal uses, each of the following uses is considered to be a customary accessory use, and as such, may be situated on the same lot with the principal use or uses to which it serves as an accessory provided that setback and yard requirements are met.

(801.01) *Uses customarily accessory to dwelling.*

- (a) Private garage not to exceed the following storage capacities: one- or two-family dwelling, four automobiles; multifamily dwelling, two automobiles per dwelling unit; group dwelling, 1.5 automobiles per sleeping room.
- (b) Open storage space or parking area for motor vehicles provided that such space does not exceed the maximum respective storage capacities listed above.
- (c) Shed or tool room for the storage of equipment used in grounds or building maintenance.

- (d) Children's playhouse and play equipment.
- (e) Quarters for the keeping of pets owned by occupants for noncommercial purposes provided that such use does not generate a nuisance to adjoining properties.
- (f) Private swimming pool and bathhouse or cabana.
- (g) Structures designed and used for purposes of shelter in the event of manmade or natural catastrophes.
- (h) Noncommercial greenhouse or slat house and workshop.

(801.02) *Uses customarily accessory to church buildings.*

- (a) Religious education buildings.
- (b) Parsonage, parsonage, or parish house, together with any use accessory to a dwelling as listed above.
- (c) Off-street parking area for the use without charge of members and visitors to the church.
- (d) Cemeteries.

(801.03) *Uses customarily accessory to retail business, office uses and commercial recreational facilities.*

- (a) Off-street parking or storage area for customers, clients, or employee-owned vehicles.
- (b) Completely enclosed building for the storage of supplies, stock, or merchandise.
- (c) Light manufacturing and/or repair facility incidental to the principal use provided that dust, odor, smoke, noise, vibration, heat, or glare produced as a result of such manufacturing or repair operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located and provided such operation is not otherwise specifically prohibited in the district in which the principal use is located.

(801.[0]4) *Uses customarily accessory to public uses, buildings, or activities.* There shall be no limitations regarding accessory uses to any use, building, or activity operated within the public domain except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

(801.[0]5) *Accessory caretaking/groundskeeping dwelling units.* Subject to the granting of a conditional use permit by the board of appeals, accessory dwelling units which are occupied or designed to be occupied by nontransient groundskeepers or caretakers employed by the owner or operator of property located in all zoning districts excepting R-1 and R-2 zones, said dwellings being located either on the same property as the principal use of the owner or operator, or on any property contiguous thereto titled in the same owner.

(Ord. of 11-6-1997, § 1)

Sec. 802. Off-street parking.

Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all districts, except in the R-1 [C-1], central business district, at the time of the initial construction of any principal building; or when a structural alteration or other change in a

principal building produces an increase in dwelling units, guestrooms, floor area, seating or bed capacity or when a conversion in use occurs. Such off-street parking spaces shall have direct access to a street or alley and shall be provided and maintained in accordance with the following requirements:

TABLE INSET:

Residential Activities	Required Parking
Single-family dwellings	Two spaces.
Any residential use consisting of two or more dwelling units	Two spaces for each dwelling unit.
Tourist homes, boardinghouses, and motels	One space for each accommodation plus one space for each three employees.
Hotels	One space for each three guestrooms plus one space for each five employees.
Group dwellings	One space for each two bedrooms.
Public and Semipublic Uses	Required Parking
Hospitals, clinics and nursing homes	One space for each two beds plus one space for each staff or visiting doctor plus one space for each four employees including nurses at maximum employment on a single shift.
Churches, stadium, and other places of public assembly	One space for each two other places of public staff members or employees plus one space for each four seats in the principal assembly room.
Places of assembly or indoor recreation without fixed seats	One space for each 200 square feet of gross floor space directed to patron use.
Schools, elementary, and junior high	One space for each classroom and administrative office.
Schools, senior high	One space for each classroom and administrative office plus one space for each 20 seats or one space for each 400 square feet of area used for public assembly, whichever is greater.

(802.1) Parking space area requirements. Including aisles, entrances and exits, each required off-street parking area, lot or other facility shall contain a minimum of 200 square feet of space for each automobile to be accommodated. There shall be adequate ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive leading to the parking or loading spaces. Such access drive shall not be less than ten feet in width.

(802.2) Location on other property. If the required automobile parking space cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on the other off-street property provided such property lies within 500 feet of the main entrance to such principal use. Such automobile parking space shall not thereafter be reduced or encroached upon in any manner.

(802.3) Common off-street parking areas. Two or more principal uses may utilize

a common area in order to comply with off-street requirements, provided that the total number of individual spaces available in such common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this section, and provided that the owner of said lot relinquish[es] his development rights over the property until such time as parking space is provided elsewhere.

(802.4) *Screening of parking lots.* Off-street parking lots, whether public or private, for more than five vehicles shall be effectively screened by a fence, wall, or evergreen plant material located within or visible from a PEH, R-1, R-2, PUD, or O-I zoning district meeting the following standards:

(a) If located adjacent to one of the aforementioned zoning districts or if located adjacent to a thoroughfare as shown on the comprehensive plan, the last ten feet adjoining such district and adjoining such thoroughfare right-of-way shall be developed as a planted landscape buffer with plant materials to be installed and maintained by the property owner.

(b) A landscape planting plan is to be submitted to the building inspector and approved prior to the issuance of a land use permit. Installation of plant materials or other screening devices shall have been completed prior to the issuance of a certificate of occupancy.

(c) Plant materials shall consist of at least one tree with a minimum trunk caliper of two inches for each 25 lineal feet of buffer screen.

(d) Where healthy trees or other native plant material exists on a site prior to its development, islands and buffers of such material shall be incorporated into the parking lot design with special attention to the saving and preservation of trees with [a] trunk caliper of four inches or more.

(e) An overall minimum average of one tree as described above occupying a planting space of 64 square feet shall be furnished for each ten cars on the interior and for each five cars on the perimeter of the parking lot.

(802.5) *Access to parking lots.* A plan of entrances, exits, and stormwater drainage shall be submitted to the building inspector and approved prior to the issuance of a land use permit for off-street parking lots, whether public or private, for more than five vehicles. Installation of entrances, exits, and drainage systems shall have been completed prior to the issuance of a certificate of occupancy. Unless special circumstances make it impractical, curb cuts not wider than 24 feet for entrances into or exits from parking lots shall be no closer than 100 feet apart measured from centerline to centerline.

(802.6) *Extension of parking space into a residential district.* Required parking space may extend up to 300 feet into an adjoining residential district, provided that:

(a) It has its access to or fronts upon the same street as the property in the commercial or industrial district for which it provides the required parking space.

(b) It is separated from abutting properties in the residential district by a ten-foot wide buffer strip, screened and maintained by a fence, wall, or evergreen plant material.

Cross references: Traffic, ch. 74.