

# City of Clarkston

DeKalb County

Atlanta MSA

2003 Population Estimate 7,122; -1.7% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

## Chapter 5 BUILDINGS; CONSTRUCTION;RELATED MATTERS

Year first adopted or last revised unknown.

Addresses public and private property.

Includes buffer requirements (parking lots only).

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## Chapter 5 BUILDINGS; CONSTRUCTION; RELATED MATTERS\*

**\*Charter references:** Authority relative to buildings, § 1.03(o), (p).

**Cross references:** Grills over swimming pools, § 10-18; as to rubbish from building operations, see § 19-58; as to hours building operation permitted and permit therefor, see § 10-16(8); excavations in streets, § 16-5; street construction, § 16-8 et seq.; as to powers and duties of building inspector in connection with zoning, see App. A, § 1500.

### Article I. In General

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## ARTICLE V. TREE PROTECTION

### Sec. 5-301. Intent.

It is the intent of this article to provide standards for the preservation and/or replacement of the city's trees because of their contribution to:

- (1) The health of its citizens in improved air and water quality;
- (2) The control of flooding, noise, glare and soil erosion;
- (3) The protection of urban wildlife;
- (4) The maintaining and increasing of property values; and
- (5) The beauty of the city.

(Ord. No. 261, § 2, 8-6-02)

### Sec. 5-302. Definitions.

[For purposes of this article, the following terms, phrases, words and their derivations shall have the meanings set forth in this section, unless the context clearly indicates that another meaning is intended.]

*Cover area:* That area which falls within the drip line of any tree.

*Developed property:* Property upon which a building, structure, pavement, or other improvements have been placed.

*Development permit:* Official authorization issued by DeKalb County allowing development activities as described and provided for in section 5-1(6) of this Code.

*Drip line:* A vertical line extending from the outermost portion of a tree canopy to the ground.

*Landscape plan:* A plan indicating the location, size quantity and species of existing and replacement trees.

*Park:* All publicly maintained parks having individual names.

*Planting strip:* That part of a public street or highway, not covered by sidewalk or other paving, lying between the property line of adjoining property and that portion of the street or highway used or intended to be used for vehicular traffic.

*Protected zone:* All lands which fall outside the buildable area of a parcel, all areas of a parcel required to remain in open space, and/or all areas required as yards, buffers or landscaped areas according to provisions of the City of Clarkston Zoning Ordinance or by conditions of zoning or variance approval.

*Public:* The term "public" when used as a modifier for such works as building, park, right-of-way, and similar words, shall mean "government-owned" or "government operated."

*Public places:* All grounds other than parks owned by the city.

*Public tree:* Any tree which exists on publicly owned or controlled property or right-of-way.

*Public works director:* The public works department director of the City of Clarkston or his designee.

*Specimen tree or specimen tree stand:* Any tree or group of trees within the protected zone which has been determined to be of high value because of its species, size, age or other definable criteria and so designated by the city tree consultant.

*Tree:* Any self-supporting woody perennial plant which has a trunk diameter of two (2) inches or more when measured at a point six (6) inches above ground level and which normally attains an overall height of at least ten (10) feet at maturity, usually with one main stem or trunk and many branches.

*Undeveloped property:* Property upon which no building, structure, pavement or other improvements have been placed.

*Yard area:* An open space on the same lot with a building, the space being unoccupied and unobstructed from the ground upward, with the exception of trees and other natural vegetation.

*Zoning ordinance:* The zoning ordinance and land use and development regulations adopted by the city.

(Ord. No. 261, § 2, 8-6-02)

### **Sec. 5-303. Appointment and qualifications of a city tree consultant.**

(a) The mayor shall appoint a consultant on trees who shall be a person skilled and trained in the arts and sciences of municipal arboricultural, ornamental or landscape horticulture, urban forestry or other related field.

(b) The city tree consultant shall be called upon to advise the city regarding the specifications and standards of practice governing the planting, maintenance, removal, fertilization, pruning and bracing of trees in public areas. The city tree consultant shall also review permit requests and site development plans submitted to the city and make recommendations concerning them to the city. The city tree consultant shall conduct follow-up and final inspections as appropriate to insure compliance with this article.

(c) The city tree consultant shall identify and maintain a record of specimen trees and tree stands based on the following criteria:

- (1) A stand with purity of species composition or of a rare or unusual nature;
- (2) A tree or stand of historic significance;
- (3) A tree or stand with exceptional aesthetic quality.

(Ord. No. 261, § 2, 8-6-02)

### **Sec. 5-304. General rules and regulations--City property.**

(a) Utility companies, private contractors outside governments, and individuals must apply for and procure a permit, and comply with tree protection and replacement administrative guidelines to this article to protect and preserve city properties in any modification of their landscape. Written plans outlining purpose, proposed operations, and approximate dates shall be submitted to the public works director.

(b) Wherever it is necessary to remove a tree or trees from a planting strip in connection with paving of a sidewalk, or the paving or widening of a street or highway

used for vehicular traffic, the city shall replant such trees or replace them; provided, that if conditions prevent planting on a planting strip, this requirement will be satisfied if an equivalent number of trees of the same potential size and species are planted in an attractive manner on adjoining property or other public property.

(c) No person shall deposit, place, store or maintain on any public place of the city, any stone, brick, sand, concrete, or other materials which may impede the free passage of water, air, and fertilizer to the roots of any tree growing therein, except by written permit of the public works director.

(Ord. No. 261, § 2, 8-6-02)

### **Sec. 5-305. Applicability.**

(a) The terms and provisions of this article shall apply to any activity on real property, including any activity which requires the issuance of a building or development permit, which affects the following:

- (1) The covered area of specimen trees or stands;
- (2) All undeveloped property;
- (3) The yard areas of all developed property; and
- (4) Public rights-of-way and parks.

(b) The following shall be exempt from compliance with this article:

- (1) All privately-owned developed property, including yard areas, designated R1 one family residence by the Clarkston Zoning Ordinance and developed with a single family dwelling unless the removal of any tree is incident to any new construction on the property which requires permitting under this Code.
- (2) Construction and maintenance of public streets, highways, rights-of-way by local, state and federal governments and public authorities.
- (3) Any tree determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, requiring immediate removal, may be removed without obtaining a permit as herein required, upon obtaining written permission of the public works director, or his designee.
- (4) During the period of an emergency, such as a tornado, ice storm, or other act of nature, the requirements of this article may be waived by the mayor.
- (5) Trees found to be diseased or insect infested by the county extension service, Georgia Forestry Commission, an arborist or an urban forester may be removed without obtaining a permit as herein required. Written proof of such determination must be obtained and held by the landowner for a period of one (1) year from the date the tree is removed.
- (6) This article shall not apply to any portion of a property included within the limits of a valid building or soil erosion control permit issued prior to the effective date of this article, provided that all time constraints relating to the permit are observed.

(Ord. No. 261, § 2, 8-6-02)

### **Sec. 5-306. Permits.**

(a) No person, firm, organization, public agency or society shall directly or indirectly destroy or remove any trees situated on property described in section 5-305 of this article without obtaining a permit as provided herein, except for property and activities exempted in section 5-305(b).

(b) Permits shall be obtained by making application to the city clerk, and the application shall be referred to the city tree consultant. Permit fees shall be as established from time to time by the city council. The application, when made in conjunction with a building permit or a development permits shall also include a landscaping plan, a plan for protection of trees during construction, and any other documentation required for all areas of the parcel within a protected zone. The applicant may be required to submit a tree replacement plan if, at the discretion of the city tree consultant, replacement is deemed reasonable and suitable. Methods and standards for tree replacement and protection shall be established in administrative guidelines to this article, such guidelines to be effective upon approval by the city council.

(c) All landscape plans and related documentation shall be reviewed by the city tree consultant and either approved, returned for revision, or denied. If denied, the reasons shall be annotated on the landscape plan or otherwise stated in writing.

(d) Issuance of a building or development permit shall constitute an approval of the required landscape plan and conformance to the provisions of these regulations. Any permit shall be void if its terms are violated.

(e) Any person aggrieved or affected by any decision of the city tree consultant relating to the application of this article may appeal to the city council for relief or reconsideration. Such appeal must be filed within ten (10) days of the date of the decision being appealed. Notice of such appeal shall be given to the city tree consultant prior to any consideration of the appeal by the city council. Appeals shall be granted only for errors of interpretation or where unique natural features of the site are such that application of these regulations would create an undue hardship for the property owner, and in other instances where an undue hardship is created for the property owner.

(Ord. No. 261, § 2, 8-6-02)

### **Sec. 5-307. Protection of trees.**

(a) All trees on any street or other publicly owned property near an excavation or construction of any building, structure, or street work, shall be guarded with a good substantial fence, frame or box not less than four (4) feet high and eight (8) feet square, or at a minimum distance in feet from the tree equal to the diameter of the trunk, whichever is greater. Any barrier with lessor dimensions than those specified above shall be subject to approval by the city tree consultant. All building material, dirt, or other debris shall be kept outside the barrier.

(b) No person shall excavate any ditches, tunnel, trenches or lay any drive within a radius of ten (10) feet from any public tree without first obtaining a written permit from the public works director.

(c) Unless specifically authorized by the public works director, no person shall intentionally damage, cut, carve, transplant, or remove any public tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any public tree or shrub; allow any gaseous, liquid or solid substance which is harmful to plants to come in contact with them; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any public tree or shrub.

(d) It shall be the duty of any person or person owning or occupying real property

bordering on any street upon which property there may be trees, to prune such trees in such manner that they will not obstruct or shade the street lights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct view of any street or alley intersection. The minimum clearance of any overhanging portion thereof shall be ten (10) feet over sidewalks, and twelve (12) feet over all streets except truck thoroughfares which shall have a clearance of sixteen (16) feet.

(Ord. No. 261, § 2, 8-6-02)

#### **Sec. 5-308. Restrictions on building permits.**

Any person removing a tree or trees from property zoned R1 and using the exemption provided in subsection 5-305(b)(1) of this article shall not be granted a building permit from the city for a period of one (1) year following removal of any tree unless he can show:

- (1) That the trees removed were not in the area of the proposed construction; and
- (2) That the trees removed would not have interfered with the proposed construction.

(Ord. No. 261, § 2, 8-6-02)

#### **Sec. 5-309. Planting of trees.**

In any instance where the cutting of any paved sidewalk in a right-of-way of the city is necessary for the planting of any shrub or tree, such work shall be performed by the public works department of the city, or shall be done according to plans approved by and a permit issued by the public works director.

(Ord. No. 261, § 2, 8-6-02)

#### **Sec. 5-310. Easements to plant trees on private property.**

The city is hereby authorized to enter into agreements with the owners of private property located within the city for the purpose of acquiring easements to plant trees on such property, in consideration for which said private property owner shall acquire ownership of such trees as the city may plant. Provided, however, that any such agreement shall limit the duration of the easement to a time period of two (2) years and shall limit the property interest acquired by the city to that distance sufficient to allow the planting of trees. Provided, further, that under such agreement the private property owner shall agree to maintain the trees planted thereon and shall also agree to hold the city harmless for any liability attributable to the planting or presence of the trees on the private property.

(Ord. No. 261, § 2, 8-6-02)

#### **Sec. 5-311. Violation and penalty.**

Any person, firm or corporation violating or failing to comply with any of the provisions of this article shall be guilty of a misdemeanor, and upon conviction thereof shall be subject to penalties as provided in section 1-7 of this Code. Any person, firm or corporation violating or failing to comply with any of the provisions of this article shall be subject to cancellation of any building or development permit and shall cease all activity on site upon notice of a charge

hereunder by the code enforcement officer of the city.

(Ord. No. 261, § 2, 8-6-02)

**Sec. 5-312. Administrative guidelines.**

The mayor is directed to create, in cooperation with the city tree consultant, certain guidelines for the administration of this article which guidelines shall be approved by the city council and thereby be given weight of an ordinance.

(Ord. No. 261, § 2, 8-6-02)

## ARTICLE VI. GENERAL PROVISIONS

### Sec. 61. Nonconforming buildings and uses.

It is the intent of this ordinance to recognize that the elimination of existing buildings and structures or uses that are not in conformity with the provisions of this ordinance is as much a subject of health, safety and general welfare as is the prevention of the establishment of new uses that would violate the provisions of this ordinance. It is also the intent of this ordinance to administer the elimination of nonconforming uses, buildings, and structures as to avoid any unreasonable invasion of established private property rights.

Therefore, any structure or use of land existing at the time of the enactment of this ordinance, and amendments thereto, but not in conformity with its use regulations and provisions, may be continued subject to the following provisions:

**61.1. Unsafe structures.** Any structure or portion thereof declared unsafe by the zoning enforcement officer may be restored to a safe condition, provided the requirements in this section are met.

**61.2. Alterations.** Any change in a nonconforming building, use, or building site or yard area is subject to the following:

**61.21.** No nonconforming building can be structurally altered, except repairs on or installation of plumbing fixtures required by law; the changing of interior partitions; and interior remodeling.

**61.22.** No nonconforming building or lands, except those residential dwellings needing repairs on or installation of plumbing fixtures as required by law, can be substantially added to, moved, or extended in any manner unless such building or land is changed so as to conform with the provisions of this ordinance.

**61.23.** Whenever an existing residential dwelling must make repairs on or installation of plumbing fixtures which will force the location of the future addition of the dwelling nearer the lot line than the requirements set forth in this ordinance, the addition to the dwelling shall be allowed to extend to the existing building line but no nearer the property line than any existing portion of the dwelling.

**61.24.** Should a nonconforming building be moved, all nonconforming yard areas shall be eliminated.

**61.3. Extension.** A nonconforming use of land shall be restricted to the lot occupied by such use as of the effective date of this ordinance. A nonconforming use of a building or buildings shall not be extended to include either additional buildings or land after the effective date of this ordinance.

**61.4. Restoration of damaged buildings.** A nonconforming building, structure or improvement which is hereafter damaged or destroyed to an extent exceeding 50 percent of the reasonable estimated replacement cost of the structure, building or improvement may not be reconstructed or restored to the same nonconforming use except upon approval of the board of zoning appeals.

**61.5. Change in use.** A nonconforming use which is changed to a conforming use shall not be permitted to revert to the original or a less restrictive use.

61.6. *Discontinuance.* A nonconforming use which became such as a result of the adoption of this ordinance or by virtue of the annexation of the said property into the municipality and which has been discontinued for a continuous period of two years shall not be reestablished and any future use shall be in conformity with the provisions of this ordinance.

**Sec. 62. Offstreet automobile parking.**

Offstreet automobile storage of parking space shall be provided on every lot on which any permitted or conditional use is established in accordance with this ordinance.

62.1. *General requirements.* For the purpose of this ordinance the following general requirements are specified:

62.11. The term "offstreet parking space" shall mean a space at least nine feet wide and 20 feet in length with a minimum net area of 180 square feet, excluding area for egress and ingress and maneuverability of vehicles.

62.12. If an offstreet parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the board of zoning appeals may permit such space to be provided on other offstreet property, provided such space lies within 600 feet of the property line of such principal use. Such vehicle parking space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

62.13. The required number of parking spaces for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that portion of the parking space required for existing church whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays.

62.14. Area reserved for offstreet parking in accordance with the requirements of this ordinance shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent parking space is provided to the satisfaction of the board of zoning appeals.

62.15. Offstreet parking existing at the effective date of this ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.

62.2. *Parking space requirements for all districts.* Offstreet automobile storage or parking space shall be provided with vehicular access to a street or alley, and shall be equal in or to at least the minimum requirements for the specific land use set forth.

**TABLE INSET:**

Land use	Parking requirements

Dwellings:

1.	One and two families	2 spaces for each dwelling unit
2.	Multiple	1 1/2 spaces per dwelling unit except for efficiency apartments for which 1 space per dwelling unit shall be provided
3.	Hotels	1 space for each bedroom plus 1 additional space for each 5 employees
4.	Motels, tourist courts and homes, mobile home and travel trailer parks	1 space for each guest bedroom mobile home or travel trailer space, plus 1 additional space for a resident manager or owner
5.	Boardinghouses and roominghouses, dormitories	1 space for each guest bedroom

Public assembly:

1.	Churches and other places of worship	1 space for each 4 seats in the main auditorium or sanctuary
2.	Private clubs, lodges, and fraternal buildings not providing overnight accommodations	1 space for each 5 active members
3.	Theaters, auditoriums, coliseums, stadiums and similar places of assembly	1 space for each 4 seats
4.	Libraries, museums	1 space for each 500 square feet of gross floor area
5.	Schools, including kindergartens, playschools and day care centers	1 space for each 4 seats in assembly hall, or 1 space for each employee, including teachers and administrators, whichever is greater, plus 5 spaces per classroom for high school and colleges
6.	Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements	1 space for each 200 square feet of floor area
7.	Bowling alleys	4 spaces for each alley

Health facilities:

1.	Hospitals, sanitariums, nursing homes, homes for the aged and similar institutional uses	1 space for each 4 beds, plus 1 space for each staff or visiting doctor, plus 1 space for each 4 employees, including nurses
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2.	Kennels and animal hospitals	A parking area equal to 30 percent of the total enclosed or covered area
3.	Medical, dental and health offices and clinics	1 space for each 200 square feet of floor area used for offices and similar purposes
4.	Mortuaries and funeral parlors	5 spaces per parlor or chapel unit, or 1 space per 4 seats, whichever is greater
Businesses:		
1.	Automobile repair establishments	1 space for each regular employee plus 1 space for each 250 square feet of floor area
2.	Food stores	1 space for each 100 square feet of floor area designated for retail sales only
3.	Restaurants, including bars, grills, diners, cafes, taverns, night clubs, lunch counters, and all similar dining and/or drinking establishments	1 space for each 4 seats provided for patron use, plus 1 space for each 74 square feet of floor area provided for patron use but not containing seats
4.	Office buildings, including banks, business, commercial and professional offices and buildings, but excluding medical, dental and health offices, and clinics	1 space for each 300 square feet of ground floor area, plus 1 space for each 500 square feet of upper floor area
5.	General business, commercial or personal service establishments catering to the retail trade, but excluding food stores	1 space for each 200 square feet of floor area designated for retail sales only
6.	Governmental offices	1 space for each 300 square feet of ground floor area plus 1 space for each 500 square feet of upper floor area and 1 space for each governmental vehicle
7.	Shopping centers	10 spaces for each 1,000 square feet of floor area designated for retail sales only for centers up to 15 acres in size and 8 spaces for each 1,000 square feet of floor area designated for retail sales only for centers of 15 or more acres in size
8.	Furniture stores	1 [space] for each 1,000 square feet of gross floor area
9.	Public utilities, such as telephone exchanges and substations, radio and TV stations, and electric power and gas substations	Parking equal to 25 percent of the gross floor area
Industries:		
1.	Commercial, manufacturing and industrial establishments, not catering to the retail trade	1 space for each 3 employees on the maximum working shift, plus 1 space for each company vehicle operating from the premises

2. Wholesale establishments	1 space for every 50 square feet of customer service area, plus 2 spaces for each 3 employees on the maximum working shift, plus 1 space for each company vehicle operating from the premises.
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**62.3. Site requirements.** All offstreet parking shall be laid out, constructed, in accordance with the following requirements (except in residential areas). The plans shall indicate that:

**62.31.** All such parking areas shall be hard surfaces [surfaced] with concrete or plant bituminous material and shall be maintained in a dustproof condition and that a good stand of grass be maintained on the remainder of the lot.

**62.32.** Lighting facilities shall be so arranged that light is reflected away from adjacent properties.

**62.33.** The parking lot shall be adequately drained.

**62.34.** Along those lot lines of the parking area which abut residential districts, a dense planting of trees and shrubs shall be established on a strip of land not less than eight feet in width adjacent to the districts and provided that such planting be not less than six feet in height and a substantial bumper rail of wood, metal or concrete shall be installed on the inside of the planting strip.

**62.35.** A raised curb of at least six inches shall be erected along all of the property lines, except for driveway openings, and those lot lines abutting residential districts where the requirements in section 62.34 shall prevail.

**62.36.** No sign, whether permanent or temporary, shall be placed within the public right-of-way. Signs and planting strips shall be arranged so that they do not obstruct visibility for drivers or pedestrians.

### **Sec. 63. Offstreet loading and unloading space.**

Offstreet loading and unloading spaces shall be provided as hereinafter required by this ordinance:

**63.1. Size of offstreet loading spaces.** Each offstreet loading space shall have minimum dimensions of 14 feet in height, 12 feet in width, and 55 feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the board of zoning appeals may reduce the minimum length accordingly to as little as 35 feet.

**63.2. Connection to street or alley.** Each required offstreet loading space shall have direct access to a street or alley or have a driveway which offers satisfactory ingress and egress for trucks.

**63.3. Floor area over 10,000 square feet.** There shall be provided for each hospital, institution, hotel, commercial or industrial building or similar use requiring the receipt or distribution of materials or merchandise, and having a floor area of more than 10,000 square feet, at least one offstreet loading space for each 10,000 square feet of floor space or fraction thereof. Such space shall be so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

**63.4. Floor area less than 10,000 square feet.** There shall be provided for each commercial or industrial building requiring the receipt or distribution of materials

or merchandise and having a floor area of less than 10,000 square feet, sufficient offstreet loading space (not necessarily a full space if shared by an adjacent establishment) so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

**63.5. Bus and trucking terminals.** There shall be provided sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded at the terminal at any one time.

**63.6. Location of offstreet loading spaces.** All required offstreet loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying said adjacent lot.

**63.7. Permanent reservation.** Area reserved for offstreet loading in accordance with the requirements of this ordinance shall not be reduced in area or changed to any other use unless the permitted use which is served is discontinued or modified, except where equivalent loading space is provided and approved by the board of zoning appeals.

#### **Sec. 64. Control of curb cuts and vision clearance.**

The requirements for controlling curb cuts and maintaining vision clearance shall be as follows:

**64.1. Curb cuts.** No curb cut shall exceed 50 feet in length, nor shall curb cuts be closer than 20 feet to other curb cuts or closer than 20 feet to an intersection of two streets measured along the curblines.

**64.2. Vision clearance.** In all use districts no fence, wall, shrubbery, sign, marquee or other obstruction to vision between the heights of 2 1/2 and ten feet from the ground level shall be permitted within 20 feet of the intersection of the right-of-way lines of two streets or railroad lines, or of a street intersection with a railroad line.

#### **Sec. 65. Classification of streets.**

All streets in the City of Centerville, Georgia, are hereby divided into eight classes as shown on the official street map adopted by the council and on record in the office of the city clerk:

**65.1. Freeways** are those streets which are used primarily for fast or heavy through traffic; and which are divided with full control of access and with no crossings at grade.

**65.2. Expressways** are those highways or streets which are used primarily for fast or heavy through traffic; and which are divided with full or partial control of access and generally with grade separations at intersections.

**65.3. Arterial streets and highways** are those which are used primarily for fast or heavy through traffic.

**65.4. Collector streets** are those which carry traffic from minor streets to the major system of freeways, expressways, and arterial streets and highways.

**65.5. Minor or local residential streets**, including cul-de-sacs, are those which are used primarily for access to the abutting properties.

**65.6. Minor or local commercial and industrial streets** are those which are

primarily for access to the abutting commercial and industrial properties.

65.7. *Alleys* are those which are used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

65.8. *Marginal access streets or frontage roads* are minor streets which are parallel and adjacent to freeways, expressways, or arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

### **Sec. 66. Storage and parking of trailers and vehicles.**

Commercial vehicles and trailers of all types, including travel, motor homes, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

66.1. No more than one commercial vehicle per dwelling shall be permitted; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.

66.2. Travel trailers, motor homes, hauling trailers, or boat trailers shall be permitted if parked or stored behind the front yard building line.

66.3. A travel trailer or motor home shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a travel trailer park or motor home park authorized under this ordinance. However, a motor home may be parked in the driveway of a residence or behind the front yard building line for a period of time not to exceed an aggregate of ten days wherein a person occupies the motor home for any period of time during the ten days.

(Ord. No. 2003-6, 4-1-03)

### **Sec. 67. Screening and lighting.**

67.1. In any commercial or industrial district, any operation not conducted within a building, such as drive-in businesses, outdoor recreation, outdoor storage of materials, and outdoor servicing activities within 1500 feet of a residential district, shall be enclosed by a wall or fence of solid appearance not less than six nor more than ten feet in height to conceal such areas or facilities from the residential district adjoining or facing across a street, in the rear or on the side of the operation. This requirement shall become effective for all new operations in commercial or industrial districts commencing on May 1, 1994. Any operation now being conducted in a commercial or industrial district outside a building is exempt from the fence requirement until such time as the operation ceases to exist. At that time, any new operation at the same location will be required to have a fence.

67.2. Outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings, and shall be so situated as not to reflect directly into any public right-of-ways.

(Ord. No. 92-10, 12-1-92; Ord. No. 94-6, 5-2-94)

### **Sec. 68. Minimum distance between buildings.**

The following minimum distances between buildings shall be required unless otherwise specified within this ordinance:

68.1. The minimum distance between main buildings located on the same lot or parcel shall be:

TABLE INSET:

68.11.	Front to front arrangement.....	40 ft.
68.12.	Front to rear arrangement.....	50 ft.
68.13.	Rear to rear arrangement.....	30 ft.
68.14.	Side to side arrangement.....	20 ft.
68.15.	All other combinations.....	20 ft.

68.2. There shall be a distance of not less than 20 feet between a main and accessory building located on the same lot or parcel.

**Sec. 69. Newly annexed land.**

In the absence of a specific agreement, all land newly annexed into the corporate limits of the City of Centerville, Georgia, shall be automatically classified as R-1 single-family residential dwelling district, pending further study to determine its proper use district.