

Section 7.2 P-Professional District

Section 7.2.1 Intent and Purpose

The purpose of this district is to provide areas where office, institutional, and residential uses can coexist without the threat of encroachment of more intense commercial or retail uses. Only very specialized sale, wholesale storage, or processing of merchandise are permitted in this district as secondary uses. This district is primarily intended to be located along arterials and collectors where existing structures can accommodate residential, office, and institutional uses and in areas dominated by institutional uses. Its use is also appropriate when an office development is situated adjacent to an existing residential area and due to careful and special site planning and design provisions creates a compatible relationship with adjacent residential land uses. No multi-family buildings or apartment complexes are to be permitted in the Professional District.

Section 7.2.2 Permitted Uses

Within the P-Professional District the following uses are permitted:

- (1) All uses permitted in the R-1 and R-1A Residential Districts.
- (2) Physicians, lawyers, accountants, engineers, architects and similar professional people who may occupy an entire building or group of buildings. Veterinarians are specifically excluded from the P-Professional district.
- (3) Businesses which are incidental to the above professional practices, e.g., prescription shops, optical sales, etc.
- (4) Insurance offices, realtors' offices, etc., where the nature of the business is primarily one of personal service.

- (5) Signs as permitted in Article XII.
- (6) Private schools and libraries, excluding business and trade schools.
- (7) Day care center, and day care home.
- (8) Public utility structures and buildings, provided that the installation is properly screened and any employment at such site is intended for maintenance and repairs only. No equipment or materials shall be stored and no office permitted on the site. Such structures shall be architecturally harmonious with the general character of the surrounding area.
- (9) Hospitals and convalescent homes, but excluding alcoholic sanitariums and mental institutions.
- (10) Family, Group, and Congregate Personal Care Homes
- (11) Golf courses, tennis courts and similar recreational uses of a non-commercial nature, and specifically excluding commercial driving ranges, miniature golf courses, and similar uses.
- (12) Country clubs, privately owned and operated community clubs or associations, athletic fields, parks and recreational areas, provided that no building for such purposes is located within 100 feet of any property line except where such property line is a street line in which case the front yard setback shall apply.
- (13) Residential Business.
- (14) Accessory Apartments as a mixed use with a professional use and located in the same building as the professional office.

Section 7.2.3 Area Regulations

- | | | |
|-----|--|---|
| (1) | Minimum Lot Area: | 7000 Square Feet |
| (2) | Minimum Frontage: | 60 feet
(measured at the front property line) |
| (3) | Minimum Lot Width: | 60 feet
(measured at the front building line) |
| (4) | Setbacks: | |
| | Front:(from road
right-of way line,
front property line) | 25 feet (arterial or collector streets)
25 feet (all other streets) |

Side:	10 feet, and where a P district abuts a residential zoning district, a 20 foot landscape and fenced (opaque) buffer shall be provided.
Rear:	20 feet, and where a P district abuts a residential district which is developed and actually used for residential purposes at the time of application for a building permit, a 10 foot landscaped and fenced (opaque) buffer shall be provided within the 20 foot setback.

Section 7.3 Commercial Districts

Section 7.3.1 B-1 Neighborhood Commercial District

Section 7.3.2 Intent and Purpose

All businesses, servicing, storage, or processing shall be those whose operations or processes are not objectionable by reason of odor, dust, bright lights, smoke, noise, vibration or congestion. Uses are limited to those which will serve as convenience centers to serve the needs of their immediate neighborhoods and maintain economic compatibility. All businesses, servicing, storage, or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, e.g., off-street loading. All uses permitted shall be architecturally harmonious with the surrounding area. No multi-family buildings or apartment complexes are to be permitted in the Neighborhood Commercial District.

Section 7.3.3 Permitted Uses

Within the B-1 Neighborhood Commercial District, the following uses are permitted:

- (1) All uses as permitted in the P Professional District
 - (a) Art and antique shops
 - (b) Book, stationery, camera, or photographic stores
 - (c) Confectionery stores
 - (d) Drug stores
 - (e) Ice cream parlors
 - (f) Florist, nursery, and gift shops

- (g) Convenience type grocers, fruits, vegetable, or meat markets, delicatessens, and catering, but not including produce stands
- (h) Jewelry stores
- (2) Any of the following service businesses:
 - (a) Barber and beauty shops.
 - (b) Cafes, grills, lunch counters, and restaurants, but not including night clubs, bars, and taverns, or drive-in restaurants
 - (c) Dress-making, drapery, tailoring, and upholstering shops employing six (6) people or fewer.
 - (d) Laundry and dry cleaning pick-up stations, and self-service laundries
 - (e) Shoe repair shops
- (3) Signs as permitted in Article XII
- (4) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements of Article XI are met.
- (5) Churches and other places of worship
- (6) Public uses
- (7) Unmanned utility substations and other above-ground fixed equipment
- (8) Accessory Apartments as a mixed use with a business use and located in the same building as the professional office.

Section 7.3.4 Area Regulations

- (1) Minimum Lot Area: 7000 square feet
- (2) Minimum Frontage: 60 feet (measured at the front property line)
- (3) Minimum Lot Width: 60 feet (measured at the front building line)
- (4) Setbacks:

Front:(from road right-of way line, front property line)	25 feet (arterial or collector streets) 25 feet (all other streets)
Side:	10 feet, and where a B-1 district abuts a residential zoning district, a 20-foot landscaped and fenced (opaque) buffer shall be provided.
Rear:	20 feet, and where a B-1 district abuts a residential district which is developed and actually used for residential purposes at the time of application for a building permit, a 10-foot landscaped and fenced (opaque) buffer shall be provided within the 20-foot setback.

Section 7.3.5 CBD Central Business District

Section 7.3.6 Intent and Purpose

In recognition of the present extent of business or commercial developments serving the whole city and because of redevelopment of the downtown area, the CBD District is established in order to:

- a. Protect present business and commercial uses.
- b. Encourage development of this district as the shopping and business center of the City of Monroe and surrounding trade area.
- c. Encourage full utilization of existing structures by allowing mixed land uses and shared parking facilities.

Section 7.3.7 Permitted Uses

Within the CBD District, the following uses are permitted.

- (1) Offices of all types, including post offices and public or privately owned utilities offices.
- (2) Signs as permitted in Article XII.
- (3) Libraries and other public/governmental uses.
- (4) Hospitals and convalescent homes.
- (5) Art and Antique shops
- (6) Books, stationary, camera or photographic stores

- (7) Confectionery stores
- (8) Drug stores
- (9) Ice cream parlors
- (10) Florist, nursery and gift shops
- (11) Convenience type grocers, fruits, vegetable, or meat markets, delicatessens, and catering.
- (12) Jewelry stores
- (13) Appliance stores including radio and television service.
- (14) Banks and drive-in banks.
- (15) Bicycles and sporting goods.
- (16) Clothing, shoes, millinery, dry goods and notions.
- (17) Furniture, home furnishings, including office furniture and equipment.
- (18) Hardware and paint stores.
- (19) barber and beauty shops
- (20) Cafes, grills, lunch counters and restaurants.
- (21) Dress-making, tailoring, drapery, and upholstering shops.
- (22) Laundry and dry cleaning establishments.
- (23) Shoe repair shops.
- (24) Bus terminal facilities, taxi stands and dispatchers.
- (25) Churches and other places of worship with attendant education and recreational buildings.
- (26) Private clubs, fraternal orders or lodges.
- (27) Commercial parking lots.

- (28) Printing, blueprinting, bookbinding, quick copying, lithography and publishing establishments.
- (29) Undertaking or mortuary establishments and ambulance services.
- (30) Electrical supplies
- (31) Heating and plumbing supplies.
- (32) Dairy products.
- (33) Night clubs, bars and taverns.
- (34) Public and Private schools.
- (35) Motels and hotels.
- (36) Accessory Apartments as a mixed use with a business use and located in the same building as the business use and not on the ground floor.

Section 7.3.8 Area Regulations

- (1) Minimum Frontage and Lot width: 30 feet
- (2) Setbacks:
 - Front 0 feet
 - Side 0 feet
 - Rear 0 feet

- (3) Height:
There are no height restrictions for buildings in the CBD District. Antennas and tower heights are regulated by Article XVI of this Ordinance.

Section 7.3.9 Parking Regulations

No off-street parking is required in the Central Business District (CBD).

Section 7.3.10 B-2 General Commercial District

Section 7.3.11 Required Conditions

All businesses, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, e.g., off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobile fuel at service stations. Use, processes, or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise, or vibration.

Section 7.3.12 Permitted Uses

Within the B-2 General Commercial District, the following uses are permitted in addition to uses permitted in the P, and B-1 Districts:

- (1) Any retail business or commercial use in which there is no processing or treatment of materials, goods or products except as provided for, including:
 - (a) Appliance stores including radio and television service
 - (b) Art and antique shops
 - (c) Bakeries and confectionery preparation
 - (d) Banks and drive-in banks
 - (e) Bicycle or motorcycle stores
 - (f) Book, stationery, camera, or photographic supply stores
 - (g) Confectionery stores
 - (h) Clothing, shoe, millinery, dry goods, and notions
 - (i) Ice cream parlors
 - (j) Drugstores
 - (k) Furniture, home furnishings, including office furniture, and equipment
 - (l) Florist, nursery, and gift shops
 - (m) Groceries, fruit, vegetable, and meat markets, delicatessens, catering, and supermarkets, but not including produce stands or the selling of produce from vehicles
 - (n) Hardware and paint stores
 - (o) Jewelry stores

- (2) Any of the following service businesses:
 - (a) Barber and beauty shops
 - (b) Cafes, grills, lunch counters, and restaurants
 - (c) Dress-making, tailoring, drapery, and upholstering shops
 - (d) Laundry and dry cleaning pick-up stations, and self-service laundries
 - (e) Shoe repair shops
- (3) Office buildings
- (4) Bowling alleys and billiard rooms
- (5) Bus terminal facilities
- (6) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Article XI are met
- (7) Signs as permitted in Article XII
- (8) Automobile service stations provided the requirements in Article XI are met
- (9) Taxi stands and dispatchers
- (10) Public utility structures and buildings, including electric and natural gas substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment, or service operations when properly screened; radio, television, telecommunications, and microwave transmission/relay towers.
- (11) Churches and other places of worship with attendant education and recreational buildings
- (12) Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreational areas
- (13) Private clubs, fraternal orders, or lodges
- (14) Hospitals, clinics, sanitariums, convalescent or nursing homes
- (15) Commercial parking garages or lots provided no entrance or exit is on the same side of

the street and within the same block as a school, and that curb breaks are limited to two (2) for every 100 feet of street frontage.

- (16) Bottling works for soft drinks
- (17) Printing, blueprinting, bookbinding, photostating, lithography, and publishing establishments
- (18) Undertaking or mortuary establishments and ambulance services
- (19) All uses of a predominantly retail nature, including:
 - (a) Electrical supplies
 - (b) Heating and plumbing equipment
 - (c) Dairy products
 - (d) Tires, batteries, and other automotive accessories
 - (e) Sporting goods
 - (f) Farm and garden supplies
 - (g) Finance, insurance, and real estate offices
- (20) Night clubs, bars, and taverns
- (21) Private schools and libraries
- (22) Motels, hotels.
- (23) Automobile, travel trailer, farm equipment and implements, and manufactured housing sales (new and used) which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any opening, other than a stationary window, within 100 feet facing a residential district and provided further that all vehicles on a car sales lot must be in operating condition at all times
- (24) Automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet facing a residential district and which shall not store otherwise maintain any parts or waste materials outside such buildings
- (25) Drive-in restaurants

- (26) Milk bottling and distribution and ice cream manufacture
- (27) Places of assembly, including auditoriums, stadiums, coliseums, and dance halls
- (28) Dry cleaning and laundry establishments
- (29) Trade shops, including sheet metal, roofing, upholstery, electrical, plumbing, venetian blind, cabinet making and carpentry, rug and carpet cleaning, and sign painting, provided that all operations are conducted entirely within a building which shall not have any opening, other than stationary windows, within 100 feet of any residential district.
- (30) Commercial parking lots

Section 7.3.13 Area Regulations

- (1) Minimum Frontage: 60 feet (measured at the front property line)
- (2) Minimum Lot Width: 60 feet (measured at the front setback line)
- (3) Setbacks:
 - Front:(from road right-of way line, front property line) 15 feet (arterial or collector streets)
10 feet (all other streets)
 - Side 0 feet and where a B-2 district abuts a residential zoning district, a 20-foot landscaped and fenced (opaque) buffer shall be provided.
 - Rear 0 feet, and where a B-2 district abuts a residential district which is developed and actually used for residential purposes at the time of application for a building permit, a 10-foot landscaped and fenced (opaque) buffer shall be provided.

Section 7.3.14 B-3 Highway Business District.

Section 7.3.15 Intent and Purposes

This district is intended for the development of retail service establishments which are oriented toward highway and highway uses. The district is intended only for arterials and freeway locations and shall be limited to locations with existing highway oriented businesses or future locations which are compatible with the City of Monroe Comprehensive Plan and afford the space for adjacent expansion of similar uses.

Section 7.3.16 Permitted Uses

Within the B-3 Highway Business District in addition to the uses permitted in P, B-1, and B-2 districts the following uses are permitted.

- (1) Any retail business or commercial use in which there is no processing or treatment of materials, goods or products except as provided for, including:
 - (a) Gasoline service stations, providing the provisions in Article XI are met
 - (b) Appliance stores
 - (c) Antique shops
 - (d) Automobile repairs provided the requirements of District B-2 (7.3.7.24) are met
 - (e) Bottling works for soft drinks
 - (f) Clothing, shoe, millinery, dry goods, or notion stores
 - (g) Drugstores
 - (h) Hardware and paint stores
 - (i) Furniture and home furnishings, stores including office furniture and equipment stores
 - (j) Florists
 - (k) Grocery stores and supermarkets
 - (l) Jewelry stores
 - (m) Variety or Five and Dime stores
- (2) Any service businesses, including:
 - (a) Restaurants, grills, or cafes
 - (b) Motels
 - (c) Dry cleaning and laundry establishments
 - (d) Self-service laundries and dry cleaning

- (e) Appliance repairs
 - (f) Shoe repairs
 - (g) Dressmaking, tailoring, drapery, and upholstering shops
 - (h) Barber and beauty salons
 - (i) Automotive repair and sales provided the requirements of District B-2 (7.3.7.24) are met
 - (j) Self-service car washes meeting the requirements of M-1 District 7.4.1(3)
 - (k) Taxi stands and dispatches
- (3) Uses of a predominantly retail nature, including:
- (a) Electrical, heating and plumbing services
 - (b) Dairy products
 - (c) Bakeries
 - (d) Banks and finance companies
 - (e) Farm and garden supplies and equipment provided the requirements of District B-2 (7.3.7.23) are met
 - (f) Insurance and real estate offices
- (4) Funeral parlors and mortuaries
- (5) Commercial recreational activities such as bowling and miniature golf
- (6) Drive-in theaters provided acceleration and deceleration lanes of at least 200 feet in length are provided for the use of vehicles entering or leaving the theater and the volume or concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movement, and provided that the screen is not visible from any expressway, freeway, arterial, or collector street located within 2000 feet of such screen.
- (7) Signs as permitted in Article XII
- (8) Theaters

- (9) Professional offices
- (10) Accessory uses when located on the same lot or parcel of land as the main structures and provided the requirements of Article XI are met
- (11) Farmers market stands for the sale of produce
- (12) Veterinary clinics, provided all animals are kept in a completely enclosed air conditioned building
- (13) Mini-warehouse storage facility

Section 7.3.17 Conditional Uses

Within the B-3 Highway Business District the following uses may be conditionally approved by the mayor and council:

- (a) Indoor Firing Ranges as designed or approved by a Georgia licensed Architect or Engineer provided that the range is constructed such that the maximum noise level at the property line of the parcel containing the range does not exceed 55 db at any time and further provided that the structure that contains the range shall be located no closer than 150 feet from any residential dwelling.

Section 7.3.18 Area Regulations

- (1) Minimum Frontage: 60 feet (measured at the front property line)
- (2) Minimum Lot Width: 60 feet (measured at the front setback line)
- (3) Setbacks:

Front (from road	35 feet (arterial or collector streets)
right-of way line,	25 feet (all other streets)
front property line)	

Side 0 feet and where a B-3 district abuts a residential zoning district, a 20-foot landscaped and fenced (opaque) buffer shall be provided.

Rear 0 feet, and where a B-3 district abuts a residential district which is developed and actually used for residential purposes at the time of application for a building permit, a 10-foot landscaped and fenced (opaque) buffer shall be provided.