

ARTICLE VI NON-RESIDENTIAL DISTRICTS

6.0 The commercial zoning districts are to accommodate the non-residential land uses and are distinguished by the intensity and relative impact to residential districts.

6.1 Office and Institutional O-I

- A. Purpose: This district is established to allow for limited non-residential uses in mostly transitioning areas where established residential is transitioning toward non-residential uses because of changes in overall land use, transportation, and market influences. This district is also intended to serve as a transitional district between residential and more intense non-residential land uses provided that this district is in general less intense in nature than typical commercial districts.
- B. Areas in which this district is located are not intended to be commercial centers or retail centers, but rather a district for less intense service providers. Residential uses shall be allowed in this district as it tends to be located near residential areas, transitioning residential areas, or institutional areas where a blend of residential and non-residential is logical.
- C. Development standards for this district are located in following Articles in this Code and shall be subject to the following restrictions:
 - 1. No outdoor display or storage of materials shall be allowed.
 - 2. Non-residential uses shall be buffered from surrounding residential uses.
 - 3. No-spill security lighting shall be required.
 - 4. Parking shall be located to the side or rear of the primary structure where possible.
- D. Permitted Uses: Principal, accessory, special/conditional uses permitted within this district are located in Article VIII. Special conditions applied to this district are located in Article IX.

6.2 Neighborhood Commercial N-C

- A. **Purpose:** Neighborhood Commercial district is intended to further facilitate the transition of residential land uses into more intense land uses. Commercial and office uses within the neighborhood commercial district shall generally serve the needs of the immediate surrounding residential developments, rather than a regional commercial need. This district shall serve retail needs of neighboring residential uses with limited service providers.
- B. Development standards for this district are located in following Articles in this Code and shall be subject to the following restrictions:
 - 1. Uses within this district shall be contained entirely within the structure (no outside display or storage) and shall not exceed 20,000 sq. ft. per free-standing structure.
 - 2. Indoor storage or warehousing shall be limited to no more than 80% of the floor area.
 - 3. With the exception of stand alone bank atm machines (non-maned), no drive-through service or window shall be allowed with the exception of a dry cleaning service if it is located a multi-tenant building.
- C. Because of its proximity to residential districts, the N-C district shall be less intensive in nature than larger shopping and service complexes.
- D. Permitted Uses: Principal, accessory, and special/conditional uses permitted within this district are located in Article VIII

6.3 General Commercial G-C

- A. **Purpose:** The General Commercial district shall be the most liberal commercial district with regard to retail sales and service uses. The G-C district is intended to serve more regional commercial retail and service needs and would therefore require larger tracts of land, access to arterial or major roads and adequate infrastructure. Grouping of commercial uses is encouraged in large multi-tenant buildings or multi-tract developments. The G-C district should preferably not be adjacent to residential districts, except in Planned Unit Developments where the overall design incorporates the commercial center.
- B. Development standards for this district are located in following Articles in this Code and shall be subject to the following restrictions:
 - 1. A reduction and/or sharing of parking facilities where feasible shall be considered.
 - 2. Visual impacts of outdoor storage shall be minimized by the use of plants, fences, and open space.
 - 3. See Article IX for conditions applied to specific uses.
- C. **Permitted Uses:** Principal, accessory, and special/conditional uses permitted within this district are located in Article VIII.

6.4 Downtown District

- A. **Purpose:** The Downtown District is intended to provide a means to expand upon the existing downtown Braselton commercial area as well as to provide means in which to preserve the historical structures, to provide means for safe transportation, pedestrian movement, storm water management, open space, and parking, and to allow variable land uses within the district that are typical of historic downtown revitalization efforts similar to cities who have participated in the Georgia Downtown Revitalization & Mainstreet Programs. The zoning designation shall be applied to properties whose geography is within or adjacent to the original commercial district of the Town and also known as the Historic Downtown and situated around the intersections of Highways GA 124 and GA 53.
- B. All proposed development plans shall be reviewed and approved by Town Council prior to issuance of a development permit or change of use permit.
- C. Development standards for the D-D district shall conform to standards in Article XII and as follows:
 - 1. Architectural design reflective of the 1890-1940 period typical for small downtown centers.
 - 2. Structure height for commercial or mixed-use buildings shall be no less than 2 stories unless otherwise approved by Mayor and Council during development review.
 - 3. New building construction shall be situated close to the adjacent right-of-way with provisions for pedestrian movement within the property and to surrounding properties.
 - 4. Parking shall not be required on the same parcel as the building provided that parking accommodations are available either on the right-of-way or nearby property.
 - 5. Storm water management facilities shall not be required on individual parcels provided that stormwater requirements can be accommodated off-site and all proper easements can be secured.
 - 6. Signage shall be restricted to wall and window signs, at sizes specified in Article XII. Overhanging signs shall be allowed provided that any extension

over the adjacent right-of-way is no greater than 4 feet adjacent to the building and a height of no greater than 4 feet.

- D. Permitted Uses. Permitted uses shall be typical of downtown commercial districts such as retail sales and services. Residential loft dwelling units may be allowed provided that the units are located above the primary level (2nd level or above) and that the primary level is occupied or designed for non-residential use and occupation. All uses specified in Article VIII.

6.5 Business Park B-P (amended 08-2011)

- A. **Purpose:** The Business Park district is intended to accommodate larger scale employment developments where the primary use of the park is medical, office and professional uses. The Business Park designation is for development too intense to be considered Office-Institutional. Developments are typically clustered multi-tenant buildings constructed with architectural similarities. Business Park developments are intended to be located in areas designated as employment nodes or corridors and should be able to provide adequate access to arterial roads intended to meet commuter capacities.
- B. Development standards for this district are located in following Articles in this Code and shall be subject to the following restrictions:
 - 1. No more than 70% of an individually leased or owned space shall be used for assemblage, repair or production of products.
 - 2. The minimum acreage required for the BP district at the time of re-zoning is 50 acres.(this includes total acres and not a minimum lot size)
 - 3. At least 20% of the gross acreage shall be set aside for open space.
 - 4. See Article IX for conditions applied to specific uses.
- C. Permitted Uses: Principal, accessory, and special/conditional uses permitted within this district are located in Article VIII.
- D. A master signage plan may be developed and approved by the Mayor and Council for the Business Park Development. The plan shall illustrate each sign's form, height, area, copy, color, and lighting. The plan shall also identify the location of each sign. The approval of a master signage plan by the Mayor and Council shall supersede the signage requirements set forth in Article XVII. The Mayor and Council shall have the authority to approve, deny, or modify the master signage plan. All signage not approved or identified in a master signage plan shall be subject to the signage requirements set forth in Article XVII.

6.6 Manufacturing Distribution M-D

- A. **Purpose:** The purpose of the M-D zone is to allow for the development of business parks, the manufacturing of products, storage, and the limited sales of products. The M-D zone should be considered where appropriate transportation infrastructure is available and where transition uses between commercial and business/industrial is logical and needed. In addition, it is intended to permit in this zone, upon review, limited commercial uses that will serve primarily those who work or do business with industries in this zone and that will be of a kind and size that will not inhibit the industrial development of land in this zone.
- B. Development standards for this district are located in following Articles in this Code and shall be subject to the following restrictions:
 - 1. Principal uses shall be of the commercial manufacturing and storage of materials on site for distribution or assemblage.

2. Ancillary uses shall be secondary to the principal use or shall provide a service to the employees of the use.
 3. See Article IX for conditions applied to specific uses.
- C. Permitted Uses: Principal, accessory, and special/conditional uses permitted within this district are located in Article VIII.

6.7 Industrial I-I

- A. Purpose:** This zone is intended for the location of industrial uses all of which shall be designed to minimize adverse environmental impacts. In addition, it is intended to permit in this zone, upon review, limited commercial uses that will serve primarily those who work or do business with industries in this zone and that will be of a kind and size that will not inhibit the industrial development of land in this zone. This district should be located in areas where transportation infrastructure is adequate and capable of accommodating heavy traffic.
- B. Development standards for this district are located in following Articles in this Code and shall be subject to the following restrictions:
1. Uses that create emissions that are harmful, contain noxious odors, or contain particulate matter shall not be allowed in the Town of Braselton except when permitted by the Town Council after review and recommendation by the Planning Commission.
 2. Transportation network and infrastructure should be considered adequate for proposed uses within this district.
 3. See Article IX for conditions applied to specific uses.
- C. Permitted Uses: Principal, accessory, and special/conditional uses permitted within this district are located in Article VIII.

See also Article XII – Downtown Overlay District and Article XIII S.R. 211 Corridor Overlay District