



ZONING ORDINANCE
DIVISION 708
DISTRICT STANDARDS AND PERMITTED USES

708.22 LRO, Low Rise Office

A. Purpose and Intent.

The LRO district is intended to provide suitable areas for small scale professional offices and other non-retail oriented commercial uses such as offices and day care centers. This district provides a step down from more intense uses and is ideally located between residential zonings and more intense uses.

B. Permitted Uses.

1. Banks and financial institutions, including those with drive-in services and automatic tellers.
2. Cultural facilities.
3. Day care centers and nursery schools, provided:
 - a) Such use must obtain certification from the Georgia Department of Human Resources
 - b) Any outdoor play area shall be enclosed by a fence not less than 4 feet in height and located in the rear yard area of the principal building with a self-closing, self-latching gate.
4. Drug abuse treatment centers (outpatient)
5. Health service clinics.
6. Offices, professional and general office. Maximum gross floor area of 15,000 square feet.
7. Personal care facilities, provided:
 - a) Such use must obtain all necessary local and state licenses.
 - b) The maximum number of beds permitted shall not exceed one per 200 gross square feet.
7. Other uses which are substantially similar in character and impact to those uses enumerated above. Such uses must clearly meet the purpose and intent of this zoning district.
8. Accessory uses and structures incidental to any permitted use.

C. Temporary/Conditional Uses Allowed by the Director.

1. Mobile Retail Food Establishment shall be allowed on property zoned LRO according to the restrictions listed below:
 - a) Written permission of the property owner is obtained.
 - b) Such use does not last longer than 3 days consecutively and 12 days annually.
 - c) These uses shall be located at least 30 feet from any property line and not within any public right-of-way or City owned property, unless otherwise authorized by the City.
 - d) If property is within fifty (50) feet of a residentially zoned parcel, measured property line to property line, then food truck operations shall cease at 9:00 p.m.
 - e) Adequate paved parking, ingress and egress are provided on site.
 - f) A temporary use permit is applied for and approved by the Director of the Department of Development Services.
 - g) The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to Mobile Retail Establishments; all such variance requests must be submitted to City Council. Variances for mobile food establishments shall be considered according to the criteria defined under §712.01 (E).

D. Special Uses Permitted by Board of Zoning Appeals.

Not applicable in this district.

E. Special Uses Permitted by City Council.

1. Drug abuse treatment centers (inpatient)
 - a) Must attain all required state certifications



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- b) Maximum 20 beds per gross acre of development
- c) Such use shall be located at least 750 feet from residentially zoned property.

F. Accessory Structures.

1. All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
2. Any accessory building in excess of 1,000 square feet of gross space must meet the setback standards for a principal use and shall be architecturally compatible with the principal structure.
3. When an accessory building is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
4. No accessory building shall be constructed upon a lot before the principal building, nor shall it contain a greater floor area than the principal structure.
5. No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building.
6. Swimming pools must be enclosed by a fence not less than 4 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
7. Heating and air conditioning units may encroach 5 feet into the required rear or side setback.

G. Use Limitations.

1. No outside storage is permitted.
2. Commercial vehicles parked on-site may be no larger than a step van.
3. No laboratories or clinics are permitted.
4. Lighting shall be established so that no direct light shall cast over any property line nor adversely affect neighboring properties.
5. Building design and materials may be of the developer's choosing; however:
 - a. Any façade of a building where any portion of that façade is visible from a roadway shall be constructed with a mixture of brick, stone, rock, wood, glass, cementitious siding, aluminum composite material (ACM) panels, or split-faced concrete block (defined as a concrete building unit which appears to have been hand-chiseled (or "split") to give it a textured look).
 - b. The Board of Zoning Appeals shall not issue and are not granted the authority to issue variances to any of the regulations relating to building design and materials, as contained in this paragraph; all such variance requests must be submitted to City Council for consideration.

H. Bulk and Area Regulations.

Minimum Lot Size:	15,000 sq. ft.
Minimum Lot Width:	60 ft.
Maximum Building Height:	35 ft.
Maximum Floor Area Ratio:	0.50
Maximum Impervious Surface:	75%
Minimum landscaped area:	15%
Front Setback (arterial):	40 ft.
Front Setback (collector):	35 ft.
Front Setback (local):	30 ft.
Side Setback (major):	25 ft.
Side Setback (minor):	15 ft.
Rear Setback:	30 ft.



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I. Landscape and Buffer Requirements.

When a LRO district directly abuts a R-1, R-2, R-3, R-4, PRD-SF, RA-4, RA-6, or RA-8 district, a 30 ft buffer shall be established (see standards set forth in Section 710.05).

(Ord. No. 6149, 8/9/2000, Sec. 2)