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**ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA**

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At the regular meeting of the St. Marys City Council, held in the St. Marys City Hall, St. Marys, Georgia:

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Present:

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John Morrissey, Mayor
Robert L. Nutter, Councilman, Post 1
Elaine Powierski, Councilwoman, Post 2
Jim Gant, Councilman, Post 3
David Reilly, Councilman, Post 4
Sam L. Colville, Councilman, Post 5
Linda P. Williams, Councilwoman, Post 6

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On motion of _____, which carried _____, the following Ordinance amendment was adopted:

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AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST. MARYS, GEORGIA, SECTION 110-70 TO PROVIDE FOR THE PERMITTED USE OF ANIMAL CARE FACILITIES AND FOR THE BOARDING OF ANIMALS AND FOR PROVISIONS FOR SPECIAL USES VEHICLE REPAIR UNDER PROPERLY SCREENED CONDITIONS; WHILE PRESCRIBING SCREENING REGULATIONS UNDER THE SPECIAL USE PROCEDURES.

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Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this ___ day of _____, 2015 that Section 110-70 of the Code of Ordinances, City of St. Marys, Georgia is hereby amended to read as follows:

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Sec. 110-70. - C-2, Highway Commercial & Community District.

District intent. The intent of this district is to provide areas for commercial and community uses which primarily render a service or cater to the traveling public including tourists, vacationers, truckers, commuters, and address regional community needs. The regulations applying to this district are designed to:

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- (1) Encourage the location of high traffic volume uses in an attractive and well designed manner;
 - (2) Ensure adequate and properly designed means of ingress and egress while considering and providing for overall safe and adequate traffic flow on the highways.
 - (3) Discourage encroachment by industrial, residential or other uses which may be incompatible with the specialized character of this district.
- (a) *Uses permitted.* Property and buildings in the C-2, Highway Commercial District shall be used for the following purposes:
- (1) All uses permitted in the C-1, Central Business District, except residential.

- 1 (2) Retail and wholesale business and service establishments, including shopping centers that
2 conduct business entirely within an enclosed building.
- 3 (3) Animal care facilities, animal hospital and/or boarding facility, and veterinary offices.
- 4 (4) Commercial recreation facilities including bowling alleys, roller or ice skating rinks, theaters
5 (not including drive-ins), and the like.
- 6 (5) Hotels, tourist homes, and motels.
- 7 (6) Transportation terminals.
- 8 (7) Public utility, installation or sub-installation, including water towers, but specifically excluding
9 waste treatment processing or storage.
- 10 (8) Churches.
- 11 (9) Community facilities: Assembly halls, recreation centers, civic centers, local government public
12 uses including schools, libraries, parks, playgrounds, and fire stations.
- 13 (10) Medical health services: Clinics and pharmacies, hospitals, medical or dental labs, offices of
14 health service practitioners and other health services not elsewhere classified.
- 15 (11) Accessory uses and structures.
- 16 (12) Travel trailer parks.
- 17 (b) *Special permit uses.* The following uses may be permitted in accordance with the provisions
18 contained in section 110-145, and if additional conditions which may be required are met:
 - 19 (1) Outdoor sales of new or second hand automobiles, manufactured or modular homes, boats,
20 and other such items provided the lot is graded, surfaced and drained for disposal of all
21 surface water; and provided that ingress and egress is provided to the outdoor sales area.
 - 22 (2) Drive-in restaurants provided that outside lighting and advertisement arrangements are
23 directed away from adjoining residential districts (if any); and parking surface areas are
24 separated from adjoining residential districts (if any) by a suitable planting screen, fence, or
25 wall at least six feet in height.
 - 26 (3) Mini-warehouse developments provided that no business activities other than the rental of
27 storage units is conducted on the premises; and further provided that all storage on the
28 property shall be kept within an enclosed building.
 - 29 (4) Cable television towers/satellite dishes; and that all adjoining property which is zoned R-1, R-2,
30 or R-3 under the City of St. Marys, Georgia, Zoning Ordinance, be separated from such
31 towers/satellite dishes by a visual barrier, with a height of not less than five feet, nor more
32 than seven feet. Such barrier shall be opaque, and shall prevent the free passageway and
33 obstruct the view between such towers/satellite dishes and all adjoining properties which are
34 zoned R-1, R-2, or R-3.
 - 35 (5) Day care centers, kindergartens or schools provided that a minimum of 100 square feet of
36 outdoor play area be provided for each child. Such outdoor play area shall be enclosed by a
37 fence not less than four feet in height. Such use shall comply with the Georgia Department of
38 Human Resources Regulatory Services. Such use shall provide the number of off-street parking
39 spaces required for schools as set forth in section 110-124, number of parking spaces required,
40 and section 110-126, off-street loading and unloading requirements.

1 (6) Electronic game promotions. Indoor facilities operated by a licensed permit holder for game
2 promotions or sweepstakes utilizing electronic equipment, meeting the performance
3 standards and development criteria set forth in chapter 22, article VII, "Electronic Game
4 Promotions", and drawings by chance conducted in connection with the sale of a consumer
5 product or service utilizing electronic equipment, meeting the performance standards and
6 development criteria set forth under Code of Ordinances chapter 110, subsection 110-145(6),
7 special permit uses.

8 (7) Repair garages provided that all business is conducted inside an enclosed building and/or
9 inside an aesthetically pleasing barrier which will shield the business activity from view of
10 passing motorists and surrounding property owners.

11 (c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the C-2, Highway
12 Commercial District shall conform to the following regulations:

13 (1) Minimum lot area: 7,500 square feet.

14 (2) Minimum lot width at building line: 75 feet.

15 (3) Minimum front yard setbacks from State Route 40: 40 feet; minimum setback from other
16 public rights-of-way: 25 feet.

17 (4) Minimum side yard: Setback from property line: Seven feet; unless property is adjacent to a
18 residential district where 15 feet is required, 25 feet from street rights-of-way.

19 (5) Minimum rear yard setback: Seven feet, unless property is adjacent to a residential district
20 where 15 feet is required.

21 (6) Maximum building height: 45 feet.

22 (d) *Other requirements.*

23 (1) Uses permitted in C-2 Districts shall meet the standards set forth in article IV pertaining to off-
24 street parking, loading requirements.

25 (2) Any type of business in a C-2 Zoning District must conduct all its business inside an enclosed
26 building and/or inside an aesthetically pleasing barrier, as prescribed by the planning
27 commission, which will shield the business activity from the view of passing motorists and
28 surrounding property owners. All finished products of such businesses shall be kept inside an
29 enclosed building or behind such barrier.

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31 **This Amendment** shall become effective upon passage.

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33 **ST. MARYS CITY COUNCIL**
34 **ST. MARYS, GEORGIA**

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39 JOHN MORRISSEY, MAYOR

39 ATTEST:
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1 DEBORAH WALKER-REED, CITY CLERK
2 CITY OF ST. MARYS, GEORGIA
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1 **EXPLANATION OF CHANGES**

2 **NOTE:** Deletions are ~~stricken through~~, additions are underlined.

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4 **Sec. 110-70. - C-2, Highway Commercial & Community District.**

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6 which primarily render a service or cater to the traveling public including tourists, vacationers, truckers,
7 commuters, and address regional community needs. The regulations applying to this district are
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- 20 ~~(34)~~ Commercial recreation facilities including bowling alleys, roller or ice skating rinks, theaters
21 (not including drive-ins), and the like.
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- 23 ~~(56)~~ Transportation terminals.
- 24 ~~(67)~~ Public utility, installation or sub-installation, including water towers, but specifically excluding
25 waste treatment processing or storage.
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- 40 (6) Maximum building height: 45 feet.
- 41 (d) *Other requirements.*

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2 street parking, loading requirements.
- 3 (2) Any type of business in a C-2 Zoning District must conduct all its business inside an enclosed
4 building and/or inside an aesthetically pleasing barrier, as prescribed by the planning
5 commission, which will shield the business activity from the view of passing motorists and
6 surrounding property owners. ~~No such barrier shall be constructed without the written~~
7 ~~approval of the planning commission following the procedures set forth in this chapter for the~~
8 ~~granting of variances.~~ All finished products of such businesses shall be kept inside an enclosed
9 building or behind such barrier.

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