

- **Sec. 512. - C-1, central business district.**

This district is created to insure the maintenance of a centrally located trade and commercial service area and to provide for the orderly expansion of uses necessary to support such an area and to discourage any encroachment by industrial, residential, or other uses considered capable of adversely affecting the commercial character of the district.

(A) *Use regulations.* Buildings and property shall be used for the following purposes (with the exception of restaurants, all display and sale of merchandise shall be inside except for special events designated by the City Council):

- (1) Florist shop;
- (2) Department or variety store and other retail establishments for the sale of dry goods;
- (3) Hardware store (excluding outside sales yard);
- (4) Restaurant and/or other establishments serving food and beverages (excluding drive-ins);
- (5) Financial and similar institutions;
- (6) Drugstore;
- (7) Clothing store, boutiques;
- (8) Book and stationary store;
- (9) Music or computer store;
- (10) Professional business, medical, and governmental offices and facilities;
- (11) Appliance store including repair;
- (12) Public parking garage and/or lot;
- (13) Barbershop, beauty shop, shoe repair shop and similar personal service shops;
- (14) Printing and office supply store;
- (15) Bakery;
- (16) Furniture store;
- (17) Photographic studio;
- (18) Music, drawing and art studios; [and]
- (19) Any other use which the Director of Inspections determines to be compatible with the intent of this zone.

(B) *Special permit uses.* The following uses may be permitted in accordance with provisions contained in article IX, [section 905](#), and if additional conditions, which may be required, are met:

- (1) Laundromats;
- (2) Service stations;
- (3) Recreational game rooms;
- (4) Theaters; [and]
- (5) Radio/television stations, excluding those with transmission towers.

(C) *Height regulations.* No building shall exceed 60 feet in height.

(D) *Area regulations.* Unless otherwise specified in the [this] ordinance, uses permitted in the C-1, central business district shall conform to the following requirements:

- (1) *[Loading, unloading and service areas.]* Adequate areas shall be provided for the loading and unloading of delivery trucks and other vehicles, and for servicing by refuse collection, fuel, fire and other vehicles so as not to impede pedestrian walks and automobile access ways.
- (2) *Front yard.* A front yard is not required. Pedestrian walkways shall be accessible.
- (3) *Side yard.* A side yard is not required except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than five feet.
- (4) *Rear yard.* A rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than 15 feet in depth.
- (5) *Building coverage.* The building may cover the entire lot except where areas are needed for loading, servicing and access.

• **Sec. 513. - C-2, general commercial district.**

This district is created and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

(A) *Use regulations.* Building or property shall be used for the following purposes:

- (1) Uses permitted in the C-1 zoning district.
- (2) All retail business, service establishments or processing uses as follows:
 - (a) Any retail business whose principal activity is the sale of merchandise in an enclosed building (subject to the provisions of Section 625);
 - (b) Any service establishment of an office, showroom or workshop nature, of an electrician, decorator, tailor, baker, painter, upholsterer, or television, radio or home appliance repair; and similar service establishments that require a retail adjunct; [and]
 - (c) Any shopping center shall be subject to the standards and requirements of [section 622](#).
- (3) Theaters, assembly halls, concert halls, or similar places of assembly when conducted completely within enclosed buildings.
- (4) Indoor commercial recreation centers.
- (5) Hotel or motel.
- (6) Service stations.
- (7) Mini-warehouse (see [section 302](#)).
- (8) Accessory buildings and uses customarily incidental to the above uses.
- (9) Transient merchants (see [section 904](#)).

(10) Any other use which the Director of Inspections determines to be compatible with the intent of this zone.

(B) *Special permit uses.* The following uses may be permitted in accordance with [the] provisions contained in article IX, [section 905](#), and if additional conditions which may be required are met.

- (1) All special permit uses allowed in the C-1 zoning district, according to the same conditions.
- (2) Outdoor rental or sales lots for new or secondhand automobiles, house trailers, boats and other such items; provided the lot is graded, surfaced and drained so as to dispose of all surface water; and provided that ingress and egress to the outdoor display area shall be at least 60 feet from the intersection of any streets.
- (3) Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed principal building, or unless the lot is of sufficient size and setbacks to disallow nuisances to adjacent properties.
- (4) Garage, repair; provided, that all repairs, including body work and painting, are conducted within a fully enclosed building and provided further that there is no outdoor storage of junked, wrecked, and/or dismantled vehicles.
- (5) Mini-golf (putt-putt); provided, that:
 - (a) [The] facility is located in an approved shopping center of at least five acres or more in area;
 - (b) Required on-site parking must be provided and/or designated for the facility; [and]
 - (c) Required on-site sanitation facilities are furnished.

(C) *Height regulations.* No building or structure shall exceed 60 feet in height.

(D) *Area regulations.* Unless otherwise specified in this appendix, uses permitted in the C-2, general commercial district, shall conform to the following requirements:

- (1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet. Exception: When abutting an arterial or collector street the setback shall be 35 feet.
- (2) *Side yard.* There shall be two side yards, one on each side of the principal structure, each having a width of not less than ten feet. When a lot is located at an intersection of two streets, the width of the yard along the side street shall not be less than 20 feet. Exception: When abutting an arterial or collector street the setback shall be 35 feet.
- (3) *Rear yard.* There shall be a rear yard having a depth of not less than ten feet. When a double frontage lot is involved, the rear yard shall have a depth of not less than 20 feet. Exception: When abutting an arterial or collector street the setback shall be 35 feet.
- (4) *Lot area.* Every lot shall have an area of not less 8,000 square feet and a lot width of not less than 70 feet.

- **Sec. 514. - C-3, highway commercial district.**

This district establishes a heavy commercial zone to provide a wide variety of commercial facilities, areas for wholesaling and distribution uses, commercial uses needing access to major highways, and commercial uses utilizing large sites. Temporary residential uses requiring access to major highways, such as RV parks, shall also be permitted in the highway commercial district. Encroachment by residential, industrial or other uses considered capable of adversely affecting the commercial character of the district will be discouraged.

(A) *Use regulations.* Buildings and property shall be used for the following purposes:

- (1) All uses permitted in the C-1 and C-2 districts (**subject to the provisions of Section 625**);
- (2) Shopping center; provided, that they meet the standards and requirements of [section 622](#);
- (3) Auto and truck repair shops;
- (4) Restaurants, drive-in restaurants, and diners;
- (5) Motels, hotels, inns;
- (6) Theaters, drive-in theaters;
- (7) Bowling alley, skating rink (ice or roller), golf driving range, putt-putt course, tennis courts, skateboard park;
- (8) Commercial greenhouse and plant nursery;
- (9) Auto, marina, and heavy equipment sales;
- (10) Fruit and/or vegetable and/or produce structures;
- (11) Building supply store;
- (12) Accessory uses and structures incidental to the above uses;
- (13) Any other use which the Director of Inspections determines to be compatible with the intent of this zone; and
- (14) Recreational vehicle park (RV park).

(B) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in article IX, [section 905](#), and if additional conditions which may be required are met:

- (1) Churches, synagogue, temple or other place of worship; provided, that it is located on a lot fronting on an arterial or collector street. Said use shall provide buffering in accordance with [section 602](#) of this appendix. The design must comply with the City of Hinesville Noise Ordinance;
- (2) Financial and similar institutions; [and]
- (3) Telecommunication or transmission towers (see [section 621](#)).

(C) *Height regulations.* No building or structure shall exceed 60 feet in height.

(D) *Area regulations.* Unless otherwise specified in this ordinance, uses permitted in the C-3, highway commercial district shall conform to the following requirements:

- (1) *Front yard.* There shall be a front yard having a depth of not less than 35 feet.

- (2) *Side yard.* There shall be two side yards, one on each side of the principal structure, each having a width of not less than ten feet. When a lot is located at an intersection of two side streets the width of the yard along the side street shall not be less than 35 feet.
- (3) *Rear yard.* There shall be a rear yard having a depth of not less than 15 feet. When a double frontage lot is involved, the rear yard shall have a depth of not less than 20 feet. Exception: When abutting an arterial or collector street the setback shall be 35 feet.
- (4) *Lot area.* Every lot shall have an area of not less than 15,000 square feet, and a lot width of not less than 100 feet.

(Ord. No. 2013-09, § I, 4-3-2014)

Section 625 - Outdoor Sales Displays

Except for permitted C-3 uses with an approved outdoor sales/rental lot including, but not limited to, vehicles, trailers, equipment, building and farm supplies, nurseries and garden centers, boats, mobile homes and storage buildings, all merchandise and sales displays in commercial zoning districts must be inside an enclosed building. Vending machines for purposes of selling or dispensing merchandise including, but not limited to, beverages, candy, food, movies, toys, etc. are not allowed outside an enclosed building.

Exceptions include the following:

1. Propane tanks (20lb) are allowed, provided the tanks are in a locked storage container. No more than one storage container is allowed per property. The storage container shall not exceed 50 cubic feet in volume and 6 feet in height and it shall comply with all applicable fire and safety codes.
2. Coolers for bagged ice are allowed up to 60 cubic feet.
3. Newspaper racks, pay telephones, air pumps, vacuum machines and automatic teller machines are not considered or regulated as vending machines.