



CITY COUNCIL REGULAR MEETING
City Hall Council Chambers
June 21, 2021
6:30 PM
AGENDA

I. CALL TO ORDER

II. ROLL CALL

Honorable Mayor & City Council

- **Joseph Geierman, Mayor**
- **Gerald Evans, Council Member, District 1**
- **Andy Yeoman, Council Member, District 1**
- **Christopher D. Henshaw, Council Member, District 2**
- **Rebekah Cohen Morris, Council Member, District 2**
- **Stephe Koontz, Council Member, District 3**
- **Maria T. Alexander, Council Member, District 3, Mayor Pro Tem**

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MEETING AGENDA

V. REPORTS AND PRESENTATION

Update on Sesquicentennial Committee
Presented by Council Member Henshaw

Update from Services Working Group
Presented by Council Member Evans and Council Member Yeoman

VI. UNFINISHED BUSINESS

Commercial to Residential Conversions
Presented by Planning and Zoning Director Naomi Siodmok

Permitting Food Trucks in Doraville
Presented by Senior Planner Austin Shelton

VII. NEW BUSINESS

Car Washes and Recycled Water Requirements Discussion
Presented by Planning and Zoning Director Naomi Siodmok

Combined Use Table
Presented by Senior Planner Austin Shelton

City of Doraville's Restaurant Week
Presented by Council Member Evans

Vehicle Parking Discussion
Presented by Council Member Henshaw

Discussion for American Rescue Plan Fund Uses
Presented by City Manager Chris Eldridge

VIII. ADJOURNMENT



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 21, 2021

SUBMITTED BY: Arika Miller, Community Development

ITEM TYPE: New Business

AGENDA SECTION: UNFINISHED BUSINESS

SUBJECT: Commercial to Residential Conversions
Presented by Planning and Zoning Director Naomi Siodmok

SUGGESTED ACTION:

ATTACHMENTS:

[CC Work Session Packet 06212021 - Commercial and Residential Adaptive Resuse.pdf](#)



THE CITY OF DORAVILLE AGENDA ITEM SHEET

SUBJECT: _____

DATE OF MEETING: _____

BUDGET IMPACT: _____

BUDGET IMPACT AMOUNT: _____

FUNDING SOURCE:

☐

ANNUAL

☐

CAPITAL

☐

N/A

REGULAR MEETING

☐

WORK SESSION

☐

RECOMMENDATION

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POLICY/DISCUSSION

☐

REPORT

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OTHER

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DEPARTMENT: _____

REQUESTOR: _____

COMMENTS AND RECOMMENDATIONS:

REQUESTED ACTION TO BE TAKEN BY BOARD:

Commercial & Residential Adaptive Reuse

City Council Work Session
June 21, 2021



What is this?

- A text amendment to require a conditional use permit (CUP) when reusing or converting an existing commercial or industrial building for residential use or vice versa, in its entirety or partially.

How does this work?

- Creates a definition for adaptive reuse.
- Requires adaptive reuse projects to get a CUP.

TABLE 10

TABLE 10: Specific Function and Use				
<p>P = Permitted “by right” Principal Uses and Structures</p> <p>CUP = Allowed by Conditional Use Permit</p> <p>X = Use Prohibited</p> <p>Furthermore, any use not specifically permitted or uses not permitted upon approval of a conditional use shall be prohibited.</p>				
Other/Industrial	T-3	T-4	T-5	T-6
Adaptive Reuse	X	CUP	CUP	CUP

Sec. 23-2061. - Definitions

Adaptive Reuse: the process of reusing an existing commercial or industrial building for residential use or vice versa whether in its entirety or partially.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It ~~shall be is intended to be~~ occupied by a business operator who lives in the same structure that contains the Commercial activity.



City of Doraville Chapter 23 - ZONING

ARTICLE XX. - LIVABLE COMMUNITY FORM-BASED CODE

TABLE 10: - Specific Function and Use.

TABLE 10: Specific Function and Use				
P = Permitted "by right" Principal Uses and Structures CUP = Allowed by Conditional Use Permit X = Use Prohibited Furthermore, any use not specifically permitted or uses not permitted upon approval of a conditional use shall be prohibited.				
Other/Industrial	T-3	T-4	T-5	T-6
Cemetery	CUP	CUP	CUP	CUP
Funeral Home without crematorium, Mortuary	X	X	CUP	CUP
Limited Manufacturing Activity, where heavy drop hammers, punch presses or other machinery are not used, and where character of operations, emissions and byproducts do not create adverse effects beyond the boundaries of the property. Manufacturing and storage operations shall be contained solely indoors with no outdoor storage of equipment and materials allowed. Such establishments shall be located greater than 500 feet measured in a straight line from residential zoning districts. A conditional use permit required for facilities 10,000 square feet or larger.	X	X	P	P
Microbrewery, microdistillery, and microwinery. Said uses shall be no more than 20,000 gross square feet and shall be located greater than 500 feet measured in a straight line from residential zoning districts. Any outdoor storage silos shall be limited to a maximum of nine (9) feet in diameter and 35 feet in height. All other manufacturing and storage operations must be contained solely indoors. At least one tasting room of at least 300 square feet shall be provided. A portion of this tasting room, not to exceed 50 percent, may be outdoors to meet the 300 square feet requirement. All tasting room operations shall abide by the restrictions and regulations set forth in the Chapter 3 of the Doraville Code of Ordinances.	X	X	CUP	P
Scientific or Research Laboratory or Testing Facility, including the production of prototype products provided they are not objectionable by reason of emission of noise, vibration, smoke, dust, fumes, odors, or radiation and that do no create fire or explosion. Such facilities shall be limited to a P-3 (Protection level) laboratory testing and research, and restricted to biosafety levels no higher than BSL-3. Manufacturing and storage operations shall be contained solely indoors with no storage of equipment and materials allowed.	X	X	P	P
Wholesale	X	X	X	X
Adaptive Reuse	X	CUP	CUP	CUP

DIVISION 6. - DEFINITION OF TERMS

Sec. 23-2061. - Definitions

Adaptive Reuse: the process of reusing an existing commercial or industrial building for residential use or vice versa whether in its entirety or partially. This does not apply to Home Occupations.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It ~~shall be is intended to be~~ occupied by a business operator who lives in the same structure that contains the Commercial activity.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 21, 2021

SUBMITTED BY: Arika Miller, Community Development

ITEM TYPE: New Business

AGENDA SECTION: UNFINISHED BUSINESS

SUBJECT: Permitting Food Trucks in Doraville
Presented by Senior Planner Austin Shelton

SUGGESTED ACTION:

ATTACHMENTS:
[Food Trucks - CC Work Session Packet.pdf](#)



THE CITY OF DORAVILLE AGENDA ITEM SHEET

SUBJECT: _____

DATE OF MEETING: _____

BUDGET IMPACT: _____

BUDGET IMPACT AMOUNT: _____

FUNDING SOURCE:



ANNUAL



CAPITAL



N/A

REGULAR MEETING

☐

WORK SESSION

☐

RECOMMENDATION

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POLICY/DISCUSSION

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REPORT

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OTHER

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DEPARTMENT: _____

REQUESTOR: _____

COMMENTS AND RECOMMENDATIONS:

REQUESTED ACTION TO BE TAKEN BY BOARD:

Sec. 23-402. - Definitions.

Food truck shall mean a business based in a vehicle or trailer with a full service, mobile kitchen, which temporarily establishes itself on an existing property to sell prepackaged foods or food cooked and prepared on-site, and which meets all state and local regulations regarding food preparation and service.

ARTICLE VI. - GENERAL PROVISIONS

Sec. 23-612. – Food Trucks.

- (a) *License required.* All food trucks must acquire and maintain a business license with the City of Doraville, and are subject to all other applicable City and County ordinances related to food preparation and service.
- (b) *Permitted locations.* Food trucks may be located on sites with a single business or tenant, regardless of the size of the property. If there are multiple tenants or businesses on a property, properties must be one (1) acres or greater.
- (c) *Location restrictions.*
 - (1) Food trucks must be located on private property, and not in the public rights-of-way.
 - (2) Food trucks may only be located on property with an existing permitted use occupying a principal structure.
 - (3) Food trucks may locate in commercial, industrial or mixed use zoning districts, with written permission of the property owner or manager.
 - (4) Food trucks may not block or restrict access to businesses, drive lanes, ingress or egress points, loading areas, fire lanes, or fire hydrants.
- (d) *Hours of operation.* Food trucks sales shall be permitted between the hours of 7am and 10pm.
- (e) *Overnight parking.* No overnight parking is permitted.
- (f) *Signage.* Outside of any signage that is painted and/or affixed to the food truck itself, no additional signage shall be permitted. All signs shall otherwise conform to the standards of Chapter 14 of the City Code.
- (g) *Lighting.* Outside of any lighting affixed to the truck itself, no additional lighting shall be permitted. All lighting must conform to the requirements of Sec. 23-1205.
- (h) *Waste disposal.* Trucks must provide and maintain their own trash cans, but all grease, liquid waste and garbage shall be disposed of off-site.
- (i) *Documentation.* All applicants wishing to operate a food truck in the City of Doraville must keep on the premises at all times proof of such licenses and permissions outlined in this section, and must be able to present such documentation upon request by the City.

Food Trucks

City Council Work Session
June 21, 2021



What is this?

- A text amendment to permit and regulate food trucks.

How does this work?

- Creates a definition for food trucks.
- Creates regulations pertaining to location, hours of operation, signage, etc.

Licensing:

- Must acquire a license from the City.

Location:

- Food trucks may only locate in commercial, industrial or mixed use areas.
- Not permitted on vacant (undeveloped) lots.
- Must be located on private property. Public property or ROW covered by event permits.
- Multiple businesses: 1+ acre property size required.
E.g.: Korean Town = 1.2 acres
- Single business/tenant on property: No minimum property size.
E.g.: Shakin' Crawfish = .6 acres

Hours of operation:

- Permitted hours of operation are 7 am - 10 pm.

Seating, signage, etc:

- All lighting and signage must be permanently attached to the truck, and meet the requirements of the Code. No extra lights or signs permitted.

Overnight parking:

- No overnight parking permitted.

Waste:

- Trash, grease, etc. must be disposed of off-site.

Not permitted:

- Operating without a Doraville license.
- Operating in residential areas (without an event permit).
- Operating on vacant lots (without an event permit).
- Parking/serving in the right-of-way.
- Blocking fire lanes, hydrants, etc.
- Parking overnight.
- Lights or signs not attached to the truck.
- Lights or signs that don't conform to Code.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 21, 2021

SUBMITTED BY: Arika Miller, Community Development

ITEM TYPE: New Business

AGENDA SECTION: NEW BUSINESS

SUBJECT: Car Washes and Recycled Water Requirements
Discussion
Presented by Planning and Zoning Director Naomi
Siodmok

SUGGESTED ACTION:

ATTACHMENTS:

[Recycling Car Wash Water - CC Work Session Packet.pdf](#)



THE CITY OF DORAVILLE AGENDA ITEM SHEET

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ANNUAL



CAPITAL



N/A

REGULAR MEETING

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WORK SESSION

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RECOMMENDATION

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POLICY/DISCUSSION

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REPORT

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DEPARTMENT: _____

REQUESTOR: _____

COMMENTS AND RECOMMENDATIONS:

REQUESTED ACTION TO BE TAKEN BY BOARD:

Sec. 6-9. - New car washes to recycle water.

(a) *General provisions.*

- (1) *Purpose and intent.* The purpose of this section is to reduce water consumption from commercial car wash facilities by requiring all new conveyor **and in bay automatic** car washes to install operational recycled water systems.
- (2) *Applicability.*
 - a. This section applies to all new conveyor **and in bay automatic** car washes ~~permitted and constructed after January 1, 2011~~, regardless of the water source.
 - b. **This section also applies to existing carwashes replacing continuous flow devices, any water connector device, or appliance requiring a continuous flow of five (5) gallons per minute or more.**
 - b. ~~The provisions of this section do not apply to conveyor commercial car washes that were permitted or constructed before January 1, 2011.~~
 - c. The provisions of this section do not apply to self-service car washes **unless that water usage meets Sec. 6-9(a)(2)b. above.** ~~or in bay car washes.~~

(b) *Definitions.* The following words and phrases, whenever used in this section, have the meaning defined as follows:

- (1) *In bay automatic car wash* means a commercial car wash where the driver pulls into the bay and parks the car. The vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through the tunnel.
 - (2) *Conveyor car wash* means a commercial car wash where the car moves on a conveyor belt during the wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.
 - (3) *Recycled water system* means a water system that captures and reuses water previously used in wash or rinse cycles.
 - (4) *Self-service car wash* means a commercial car wash where the customers wash their cars themselves with spray wands and brushes.
- (c) *Commercial car wash water recycling requirement.* All new commercial conveyor carwashes, **in bay automatic carwashes, permitted and constructed after January 1, 2011, and carwashes with flow devices requiring a continuous flow of five (5) gallons per minute or more** must install operational recycled water systems. **Any car wash that meets these definitions and requirements must maintain in operation a recycled water system as a condition of any permit granted.** A minimum of fifty (50) percent of water utilized will be recycled.

([Ord. No. 2016-03](#), § 1, 4-11-16)

Editor's note— Section 1 of Ord. No. 2011-02, adopted Jan. 18, 2011, repealed § 6-9, which pertained to palmistry and other methods of predicting future occurrences prohibited, and derived from Ord. No. 97-11, adopted Oct. 20, 1997.

Subsequently, [Ord. No. 2016-03](#), § 1, adopted April 11, 2016, enacted new provisions to read as herein set out.

Car Washes Recycling Water

City Council Work Session
June 21, 2021



What is this?

- A text amendment to require water recycling in more the new conveyor car washes.

How does this work?

- Applies the requirement for water recycling also to in bay automatic car washes, and rebuilds of existing car washes.
- Requires all car washes (new and remodeled) utilizing more than five (5) gallons of water per minute to recycle water.

Car Washes - Recycling Water - Changes

Sec. 6-9. - New car washes to recycle water.

(a) *General provisions.*

- (1) *Purpose and intent.* The purpose of this section is to reduce water consumption from commercial car wash facilities by requiring all new conveyor **and in bay automatic** car washes to install operational recycled water systems.
- (2) *Applicability.*
 - a. This section applies to all new conveyor **and in bay automatic** car washes ~~permitted and constructed after January 1, 2011,~~ regardless of the water source.
 - b. **This section also applies to existing carwashes replacing continuous flow devices, any water connector device, or appliance requiring a continuous flow of five (5) gallons per minute or more.**
 - b. ~~The provisions of this section do not apply to conveyor commercial car washes that were permitted or constructed before January 1, 2011.~~
 - c. The provisions of this section do not apply to self-service car washes **unless that water usage meets Sec. 6-9(a)(2)b. above.** ~~or in bay car washes.~~

Car Washes - Recycling Water – Changes (continued)

Sec. 6-9. - New car washes to recycle water.

- (b) *Definitions.* The following words and phrases, whenever used in this section, have the meaning defined as follows:
- (1) *In bay automatic car wash* means a commercial car wash where the driver pulls into the bay and parks the car. The vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through the tunnel.
 - (2) *Conveyor car wash* means a commercial car wash where the car moves on a conveyor belt during the wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.
 - (3) *Recycled water system* means a water system that captures and reuses water previously used in wash or rinse cycles.
 - (4) *Self-service car wash* means a commercial car wash where the customers wash their cars themselves with spray wands and brushes.
- (c) *Commercial car wash water recycling requirement.* All new commercial conveyor carwashes, **in bay automatic carwashes**, ~~permitted and constructed after January 1, 2011,~~ **and carwashes with flow devices requiring a continuous flow of five (5) gallons per minute or more** must install operational recycled water systems. **Any car wash that meets these definitions and requirements must maintain in operation a recycled water system as a condition of any permit granted.** A minimum of fifty (50) percent of water utilized will be recycled.

Research

- There are about 10 codes in Georgia that are similar to our current Code and create exemptions for in bay and self-service.
- [Dacula, GA](#) requires recycling for in-bay.
- [Arvada, CO](#) requires recycling for in-bay and continuation of the recycling as a condition of the permit.
- [Fairfax County, VA](#) requires recycling for water devices having a continuous flow over 5 gallons per minute.
- [Newport News, VA](#) allows for the carwash to use an alternate source of water (not county or city) if recycling requirements cannot be met.
- [Virginia Beach, VA](#) requires replacements that exceed five gallons per minute of flow to have a recycling system.

Why not include self-service?

- Self-service is the most difficult to address due to the uncontrolled use of water, but [recycling is possible](#).
- [A traditional, automated car wash uses about 43 gallons of water for each vehicle compared to self-serve washes, which average 15 gallons per vehicle.](#)

What cap the flow rate at 5 gallons per minute?

- [Car washes can wash and rinse at an average of 3 gallons per minute](#)



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 21, 2021

SUBMITTED BY: Arika Miller, Community Development

ITEM TYPE: New Business

AGENDA SECTION: NEW BUSINESS

SUBJECT: Combined Use Table
Presented by Senior Planner Austin Shelton

SUGGESTED ACTION:

ATTACHMENTS:
[Combined Use Table - CC Work Session Packet.pdf](#)



THE CITY OF DORAVILLE AGENDA ITEM SHEET

SUBJECT: _____

DATE OF MEETING: _____

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FUNDING SOURCE:



ANNUAL



CAPITAL



N/A

REGULAR MEETING

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WORK SESSION

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POLICY/DISCUSSION

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REPORT

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DEPARTMENT: _____

REQUESTOR: _____

COMMENTS AND RECOMMENDATIONS:

REQUESTED ACTION TO BE TAKEN BY BOARD:

Combined Use Table

City Council Work Session
June 21, 2021



What is this?

- A proposal to create a combined use table for all zoning districts.

How does this work?

- A new code section (Sec. 23-902) would be created in the zoning ordinance with the combined use table.
- All use tables in individual code sections would be replaced by a single, comprehensive use table in a standalone code section.
- This use table would reference additional restrictions or requirements of the code (e.g. tattoo parlors, massage/spa establishments, etc.).

Combined Use Table – Example Section

USES GROUPED BY TYPE	ZONING DISTRICTS COLOR CODED TO MATCH ZONING MAP																SPECIAL DISTRICTS LABELED						Additional Restrictions + Requirements
	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-I	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1		SD-2				
RESIDENTIAL USES																							
Detached	P				P									P	P	P	P			P	P		
Attached (limit two (2) units per building)														P	P	P	P			P	P		
Duplex		P			P	P								P	P	P	P						
Multiple-family dwellings containing three (3) or more attached dwelling units of common wall construction on a single lot which has not been customarily subdivided.			P		P	P								P	P	P	P	P	P				
Multiple-family dwellings containing three (3) or more attached dwelling units of common wall construction on a single lot which has not been customarily subdivided. Each dwelling unit shall have an ownership interest in the lot upon which the collective has been constructed.				P	P	P								P	P	P	P	P	P				
Live-work units														P	P	P	P	P	P	P	P		
Row house														P	P	P	P	P	P	P	P		
Mobile, modular, and manufactured single-family detached dwellings.	C																				Sec. 23-402: Manufactured home		
Community shelter or single room occupancy (SRO) operated not-for-profit with twenty-four-hour on-site management and security. Lodging shall not exceed fifteen (15) continuous hours within a twenty-four-hour period.									C														
Dormitories officially affiliated with an accredited college, university or private school and only for the time period that such affiliation is in effect.									C								C	C	C	C			
Fraternity or sorority house.																	C	C	C	C			
Group homes, personal care homes, nursing homes, and child daycare.														C	C	C	P	C	P	C			
Monastery or convent.														C	C	C	C	C	C	C			
Orphanage with twenty-four-hour on-site management. All medical personnel shall be licensed by the State of Georgia.									C														

DEFINITIONS, ADDITIONAL REQUIREMENTS
AND SPECIAL REGULATIONS ELSEWHERE
IN THE CODE CALLED OUT HERE

- Highlighted cells indicate that the use is included in a larger list elsewhere in the code or that there are multiple, similar uses in the table that would potentially be combined.
- This is a **draft** product, and doesn't include some recent text amendments.

Pros

- New uses or amendments to uses are comprehensive.
- Future amendments would only require edits to one code section.
- Consistent wording across all zoning districts and special districts.

Cons

- Would require extensive cleanup of references to existing code.
- Combining similar uses will remove some use requirements that only show up in individual zoning districts.
- May require additional code sections to clarify what was previously covered in use requirements.

Questions for Council

- Is there still interest in pursuing this?
- If yes, do you want it to include all zoning districts, including transect zones and special district use tables?
- Do you have comments on the proposed format?
- Any concerns about merging uses?

SIMPLE:

Attached residential (limit (2) units per building) (R-2) vs. Duplex (T-3 – T-6)

NOT SIMPLE:

Fuel stations in C-2 and M-1: C-2 still has distance requirements from other fuel stations, while M-1 has distance requirements from federal highways.

Example Combined Use Tables

- [DeKalb County](#)
- [Gwinnett County](#) (pg 69)
- [Snellville](#)
- [Chamblee](#)
- [Canton](#)
- [Decatur](#)

DRAFT

P = Permitted Use
CUP = Conditional Use Permit
Blank = Prohibited Use

Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-I	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
	T-5	T-5A	T-6	T-6A	T-3	T-4																	
RESIDENTIAL USES																							
Detached	P				P									P	P	P	P	P			P	P	
Attached (limit two (2) units per building)					P	P								P	P	P	P	P			P	P	
Duplex		P			P	P								P	P	P	P						
Multiple-family dwellings containing three (3) or more attached dwelling units of common wall construction on a single lot which has not been customarily subdivided.			P		P	P								P	P	P	P	P	P	P			
Multiple-family dwellings containing three (3) or more attached dwelling units of common wall construction on a single lot which has not been customarily subdivided. Each dwelling unit shall have an ownership interest in the lot upon which the collective has been constructed.				P	P	P								P	P	P	P	P	P	P			
Live-work units														P	P	P	P	P	P	P	P	P	
Row house														P	P	P	P	P	P	P		P	
Mobile, modular, and manufactured single-family detached dwellings.	CUP																						Sec. 23-402: Manufactured home
Community shelter or single room occupancy (SRO) operated not-for-profit with twenty-four-hour on-site management and security. Lodging shall not exceed fifteen (15) continuous hours within a twenty-four-hour period.									CUP														
Dormitories officially affiliated with an accredited college, university or private school and only for the time period that such affiliation is in effect.									CUP								CUP	CUP	CUP	CUP			
Fraternity or sorority house.																	CUP	CUP	CUP	CUP			
Group homes, personal care homes, nursing homes, and child daycare.															CUP	CUP	CUP	CUP	CUP	CUP			
Monastery or convent.														CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Orphanage with twenty-four-hour on-site management. All medical personnel shall be licensed by the State of Georgia.									CUP														
COMMERCIAL / RETAIL USES																							
Animal grooming without overnight housing.											P	P											
Animal shelters excluding outdoor storage and operations.											CUP												
Animal training facilities.											CUP												
Antique, vintage, collectible, and/or resale stores, with or without consignment. No outdoor storage or display permitted.								CUP								CUP	CUP						
Auction gallery, but excluding automotive and truck auction.								CUP			P	P				CUP	CUP						
Automatic teller machine (ATM) with associated retail banking facilities.							P	P								P	P						
Automatic teller machine (ATM) without associated retail banking facilities.							P	P	P	P						P	P						
Automobile parking lot with attendant provided the entire perimeter of the site (except approved ingress/egress) shall contain a five-foot landscape strip containing a combination of trees, shrubs, perennial flowers, and groundcover. All parking shall be on graded and paved surfaces.							CUP				CUP												
Automobile sales lots and automobile sales lots with accessory use garages provided that: in addition to the other regulations set out in this chapter that each lot or lot with accessory use garage shall be a minimum of six (6) acres in size, must have a minimum lot width of six hundred (600) feet on the frontage right-of-way line on an arterial street and any work done on vehicles exclusive of cleaning must be done in a wholly enclosed facility. Cleaning of vehicles shall be limited to exterior water cleaning only without the use of chemical agents. All automobile sales lots and automobile sales lots with accessory use garages and associated parking shall be on graded and paved surfaces.											CUP												
Automobile sales malls (limited to inside sales, storage and display only).											CUP					CUP	CUP						
Automobile sales: manufacturer-authorized car franchise dealership with customary sales and service of primarily new automobiles as well as pre-owned automobiles as a secondary accessory use; having a minimum lot size of two (2) acres; and located on existing parcels consolidated prior to March 18, 2019, within four hundred (400) feet of the right-of-way of Peachtree Industrial Boulevard and within the area formed by the Interstate I-285 loop highway, said area also known as being inside of the I-285 Perimeter highway.								P								CUP	CUP			P			

DRAFT

P = Permitted Use
CUP = Conditional Use Permit
Blank = Prohibited Use

Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-I	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements	
																	T-5	T-5A	T-6	T-6A	T-3	T-4		
Automotive fuel stations with or without convenience stores, provided the following: (1) All pumps and canopy structures are placed not less than twenty-five (25) feet from the nearest right-of-way line. (2) All underground tanks are located outside the right-of-way. (3) Any accessory uses are located behind the front building setback line. (4) All structures shall be faced with brick and/or stone (excluding fenestrations and canopies). (5) No coin operated car wash. Automated car washes shall be placed to the rear of the principal building and limited to one (1) washing station. (6) No automotive detail, service or repair. (7) No outdoor storage or display of merchandise or vehicles shall be permitted. (8) Shall not be located within one thousand five hundred (1,500) feet from another fuel station and/or within one thousand (1,000) feet of any single-family, two-family, and/or townhouse/rowhouse residential uses, as measured in a straight line. Existing facilities may be redeveloped by more than sixty (60) percent of the replacement cost at time of destruction, notwithstanding sections 23-502 and 23-503 (non-conforming uses), provided the fuel station use is not enlarged.							CUP	CUP							P	P				P				
Automotive fuel stations with or without convenience stores, provided the following: 1. All pumps and canopy structures are placed not less than twenty-five (25) feet from the nearest right-of-way line. 2. All underground tanks are located outside the right-of-way. 3. Any accessory uses are located behind the front building setback line. 4. All structures shall be faced with brick and/or stone (excluding fenestrations and canopies). 5. No coin operated car wash. Automated car washes shall be placed to the rear of the principal building and limited to one (1) washing station. 6. No automotive detail, service or repair. 7. No outdoor storage or display of merchandise or vehicles shall be permitted. 8. Shall be located within five hundred (500) feet of a federal highway. Shall not be within one thousand (1,000) feet of any single-family, two-family, and/or townhouse/rowhouse residential uses, as measured in a straight line. Existing facilities may be redeveloped by more than sixty (60) percent of the replacement cost at time of destruction, notwithstanding sections 23-502 and 23-503 (non-conforming uses), provided the fuel station use is not enlarged.											CUP													
Automotive parts stores (without installation).								P			P	P												
Automotive rental agencies but excluding automobile sales.											P	P			CUP	CUP								
Bail bond, appearance bond operations.											CUP													
Bait shops excluding outdoor operations and storage.											P	P												
Bakeries, whose entire products are sold at retail on the premises but excluding drive-in or drive-through services.							P	P							P	P	P	P	P	P	P			
Banks, credit unions and savings and loan associations, and similar financial institutions							P	P							P	P	P	P	P	P	P			
Barber shops, beauty salons, nail salons, tanning salons and similar personal service establishments provided the principal and accessory use(s) are licensed by the Georgia Board of Cosmetology but excluding body craft studios and massage establishments.							P	P							P	P	P	P	P	P				
Body craft/tattoo studios subject to restrictions of Code.									P	P		CUP												Chapter 6, Articles I & XVI
Botanical gardens.							P	P																
Brewpub, subject to section 23-911 performance standards pertaining to noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, and glare. Manufacturing and storage operations shall be contained solely indoors with no outdoor storage permitted, with the exception that each establishment shall be permitted to have one (1) storage silo placed outside in a location visible to the public, which shall include signage of the company name and logo displayed prominently on the silo (in compliance with the sign ordinance). Each outdoor silo shall be limited to a maximum size of nine (9) feet in diameter by thirty-five (35) feet tall.								P							P	P	P	P	P	P				
Burglar and fire alarm installation.											P	P			P	P								
Car Wash (automatic or coin operated).																				CUP				
Catering services but excluding on-site retail sales.											P	P			P	P								
Catering services without banquet hall.								P		P														
Commercial or shared kitchen, including catering services, for the purposes of preparation of meals for delivery or distribution, with no on-site food service or sales permitted and no more than two (2) service trucks parked on-site.										P														
Check cashing establishments but excluding title pawn.											CUP													
Cigar and cigarette stores.												CUP												
Cleaning and maintenance services.											P	P												
Cleaning and Maintenance Services, provided that there shall be no outside storage of any materials or supplies and all overnight parking of vehicles shall not be located adjacent to the public right-of-way.										P														
Clothing and costume rental agencies.							P	P																
Comedy club including alcohol sales								P																

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
																	T-5	T-5A	T-6	T-6A	T-3	T-4	
Computer and data processing services.									P	P													
Computer sales and data processing services.							P	P															
Conversion therapy for minors. Conversion therapy means any practice or treatment that seeks to change an individual's sexual orientation or gender identity, including efforts to change behaviors or gender expressions or to eliminate or reduce sexual or romantic attractions or feelings toward individuals of the same gender.																							
Courier or messenger services provided any parking or storage of courier vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.							P	P			P	P			P	P			P	P			
Credit reporting, adjustment, and collection agencies but excluding the collection, storage or sale on-site of motorized vehicles.								P															
Display gallery.															P	P	P	P	P	P			
Drive-in theatres.											CUP									CUP			
Drive-through facilities															P	P	P	P	P	P			
Driving schools (automobile) but excluding commercial driver license schools.											P	P							CUP	CUP			
Driving schools (other than automobile) for commercial driving license.												CUP							CUP	CUP			
Drug stores/apothecary shops.							P	P															
Dry cleaning and laundering establishment without retail sales.											P	P											
Laundry and dry cleaning, collection stations or plants; laundry and laundromat establishments where equipment is operated by customers; no outside operations. Petroleum and/or any other chemical solvents shall not have an ignitable flashpoint of less than one hundred forty (140) degrees Fahrenheit. The use of Perchloroethylene (Perc) solvent shall be prohibited.							P	P															C-1 - Limited to two thousand (2,000) gross square feet. Collection station or plant prohibited. C-2 - Limited to five thousand (5,000) gross square feet.
Escort services.												CUP											
Extended stay hotels.												CUP											
Exterminating and pest control offices										P													
Fencing sales and installation but excluding outdoor storage.											P	P											
Film, television, photography, music recording, and audio production studios within fully enclosed and soundproof buildings.								P	P	P	P	P			CUP	CUP	P	P	P	P			
Firearm dealers and maintenance.												CUP											
Firearms training facilities (indoor only).												CUP											
Fortunetellers; handwriting analysts; hypnotists.												CUP											
Funeral homes and mortuaries (both excluding crematoriums) shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts, and subject to the following: • Hearses or other transport vehicles for the deceased shall not be parked or stored visible from the public right-of-way. • An all weather porte-cochere shall be provided at the rear of the facility for the intake of the human remains; however, a side or rear porte-cochere shall be provided for funeral services transport to final resting place. • All buildings shall be faced with brick and/or stack stone on all elevations (excluding fenestration) and shall have a pitched style roof.									P	P					CUP	CUP			CUP	CUP			
Funeral homes without crematorium and without drive-through or drive-in service/viewing. Hearses shall not be parked or stored visible from the public right-of-way. An all-weather porte-cochere shall be provided at the rear of the facility for the intake of the human remains; however, a side or rear porte-cochere shall be provided for funeral services transport to final resting place.								CUP			P	P											
Furniture and household appliance stores offering new merchandise for rent.								P															
Grocery, fruit, vegetable, and meat/seafood markets, including supermarkets, provided all operations, storage and display are wholly contained within a building, but no killing, eviscerating, skinning, plucking, or smoking of livestock, poultry, fish or other animals is permitted.							P	P															
Health and fitness clubs without massage or spa.							P	P	P	P													
Hookah/vapor and cigar lounges.																							

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
Hotels (but excluding motels and extended stay facilities):																							
<ul style="list-style-type: none"> All guest rooms are accessed by interior hallways which are heated and air-conditioned and controlled as a secured access facility. Guest rooms shall have no direct access to the outside. Guest rooms shall be a minimum of three hundred (300) square feet and shall have secured access entry. Guest rooms are rented for a minimum duration of eight (8) hours but not on a weekly or monthly basis. No occupational tax/business license shall be issued for any business operating from any guest room of the facility. The lobby shall be a minimum of seven hundred (700) heated square feet in size and shall provide management on duty twenty-four (24) hours per day. A restaurant operated by the hotel would be a customary accessory use. Semi-tractor trailer truck parking shall not be provided on-site. The hotel site shall be a minimum of two (2) acres exclusive of wetlands and floodplain and meet all other district dimensional requirements. 								CUP									CUP	CUP		P	P		
Instruction of fine arts including sculpture, painting, writing, music and performing arts, pottery or ceramics production with kiln usage; glass blowing; and welding, subject to the following:									P	P													
<ul style="list-style-type: none"> Shall be within enclosed soundproof buildings when located within three hundred (300) feet, measured in a straight line, from residential uses. No outdoor storage permitted. Such schools may provide performances open to the general public as an accessory use, provided minimum parking requirements are met for the main assembly area. Instruction with the use of the nude human figure, subject to restrictions of article X of chapter 6. 								P															
Internet based businesses but excluding on-site shipping services.									P														
Internet-based business offices. In O-1 districts, establishments providing on-site shipping services shall be limited in size to two thousand (2,000) gross square feet.									P	P													
Liquor and package stores subject to restrictions of Code.												CUP				CUP	CUP	P	P	P	P		
Liquor stores (retail). The maximum gross floor area of a structure shall be limited to ten thousand (10,000) square feet.								CUP															
Mailing, reproduction, mail order houses, and commercial art services								P															
Market research centers including call centers and telemarketing facilities.											P	P											
Martial arts studios.											P	P											
Modeling agencies.												CUP											
Nightclubs, with or without alcohol sales (subject to other restrictions on alcohol sales) provided the use is setback one thousand five hundred (1,500) feet from the nearest residentially zoned use. The setback distance shall be measured from the nearest corner of the building, fenced in area or facility allowing patrons to be present to the property line of the nearest residentially zoned parcel.								CUP															
Outdoor advertising signs (billboards) provided compliance with the Doraville Sign Ordinance is assured and as shall be approved by the Georgia Department of Transportation.											CUP												
Paint, glass, hardware, and wallpaper stores.											P	P											
Palms and palm trees.												CUP											
Pawnbrokers and pawn shops, including title pawn (subject to restrictions of the Code).								CUP				CUP											
Pet or animal cemetery.												CUP											
Pet stores and pet daycare facilities, shall be within enclosed soundproof buildings when located within three hundred (300) feet, measured in a straight line, from residential uses. Outdoor storage prohibited.							P	P															
Photographers (including the sale of supplies and equipment).							P	P															
Precious metal dealers (subject to restrictions of the Code).								CUP															
Push cart.														P	P								
Racetrack (animal or machinery).												CUP											
Recording and TV production services.								CUP															
Repair establishments for home appliances, bicycles and similar non-motorized vehicles, shoes, clocks, jewelry, leather goods, electronics and similar household goods. No outdoor storage or display permitted.							P	P							P	P	P	P	P	P	P		C-1 Limited to two thousand (2,000) gross square feet.
Restaurants, cafeterias, and delicatessens, and ice cream shops							P	P						P	P	P	P	P	P	P	P		
Retail establishments selling new merchandise, excluding sales of guns and sales of drug paraphernalia and drug related objects as defined by O.C.G.A. §§ 16-13-1 and 16-13-32. No outdoor storage or display permitted.							P	P						P	P	P	P	P	P	P			C-1 Limited to two thousand (2,000) gross square feet.
Retail plant nursery, with bulk item storage and sales of topsoil, sand, gravel, mulch and other landscaping materials.											P	P											

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
Retail uses normally appurtenant to office/institutional uses to include: • Florist shops (maximum two thousand (2,000) square feet gross floor area), • Barber and beauty shops with personnel licensed by the State of Georgia but excluding massage services (maximum two thousand (2,000) square feet gross floor area), • Shoe shine stands (maximum two hundred fifty (250) square feet gross floor area); • Cafeterias and restaurants but excluding the sale of alcohol (maximum five thousand (5,000) square feet gross floor area), and • Snack shops (maximum one thousand five hundred (1,500) square feet gross floor area), • Pharmacies (maximum three thousand (3,000) square feet of gross floor area), and • gift shops (maximum one thousand five hundred (1,500) square feet gross floor area) when located within office or medical buildings which are a minimum of forty-five thousand (45,000) square feet of gross floor area, but excluding wholesale trade.								P															
Rideshare facility.								CUP															
Sales of boats and trailers, heavy equipment such as trucks, agricultural machinery or road building and service equipment where such uses are located entirely within a wholly enclosed structure. No outdoor storage or display permitted.								CUP															
Sauna and spa establishment: A recreational establishment providing a variety of non-medical personal services to the general public, open twenty-four (24) hours a day, seven (7) days a week. Such establishments shall be permitted provided they meet the following requirements: • Shall be a minimum of 15,000 square feet of floor area. • Shall serve food prepared on-site in a full service kitchen. • Shall provide a minimum of 3-4 services and associated areas, including but not limited to: restaurants, nail care, skin care, saunas, heated or steam rooms, etc. • Shall not provide formal sleep facilities or areas for patrons. • Shall not provide individual or fully enclosed rooms for ancillary massage. • Shall not permit unaccompanied minors into the facility. • Massage services are permitted as an accessory or ancillary use, provided they meet the restrictions outlined in Chapter 6, <u>Article IX of the Code, with the exception that massage services may be permitted until 12am / midnight</u>								CUP					CUP		CUP	CUP							
Seed and storage sales.												CUP											
Sexually oriented businesses, subject to regulations in chapter 6, article X of the Code of Ordinances, City of Doraville, Georgia.												P											
Sign company with incidental inside sign assembly, limited to four thousand (4,000) gross square feet. No outdoor display or storage shall be permitted. Parking of company vehicles shall not be visible from the public rights-of-way.								P															
Staging, lighting, audio and video equipment sales, rental, repair, and installations.									P	P	P	P											
Surface parking lot.														CUP	P	P							
Swimming pool sales and service.											P	P											
Tailors, dressmaking, millinery, and similar establishments							P	P							P	P	P	P	P	P			
Thrift and consignment stores.											CUP												
Tobacco and Vape stores, and drug paraphernalia and drug related objects as defined under O.C.G.A. §§ 16-13-1 and 16-13-32.																							
Wedding chapels, commercial.											CUP												
RECREATION USES																							
Amphitheater and theaters (except drive-in); outdoor.								CUP						CUP	CUP	CUP	CUP	P	P	CUP	CUP		
Archery ranges.											CUP												
Assembly halls and community centers when operated on a nonprofit basis.									CUP	CUP													
Athletic fields without structures.											CUP												
Bathhouses without swimming pool.												CUP											
Bingo halls.											CUP												
Coliseums, stadiums, concert halls, event facilities, amphitheaters or arenas.											CUP				CUP	CUP			CUP				
Commercial recreation and health facilities for gymnastics instruction or training.											CUP						P	P	CUP	CUP			
Commercial recreation establishments, including bowling alleys, billiard parlors, amusement arcades, indoor theaters, indoor skating rinks, miniature golf, paintball/laser tag, convention halls, places of assembly, and similar uses, with activities conducted within fully enclosed buildings. Limited to three thousand (3,000) gross square feet or less.								P							CUP	CUP	P	P	CUP	CUP			
Commercial recreation establishments, including bowling alleys, billiard parlors, amusement arcades, indoor theaters, indoor skating rinks, miniature golf, paintball/laser tag, convention halls, places of assembly, and similar uses, with activities conducted within fully enclosed buildings. Greater than three thousand (3,000) gross square feet.								CUP							CUP	CUP	P	P	CUP	CUP			

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Common open space (either active or passive use) when owned and maintained by a mandatory property or homeowner's association and reflected on the final plat(s) of the development as shall be authenticated by the Mayor and Council. These areas shall not be conveyed to the City or conveyed to any other public or private agency (other than a homeowner's association which has been established and maintained pursuant to state law).	P				P	P							P	P	P	P					P	P	
Dance halls but excluding alcohol sales or consumption.								CUP				P	P										
Golf or baseball driving range.											P	P					P	P	P	CUP			
Live theater.																	P	P	P	CUP			
Movie theater.															CUP	CUP	P	P	P	CUP			
Parks, playgrounds, soccer, baseball, football or other athletic fields, golf courses, gymnasiums, sports arena, and community centers.								CUP	CUP	CUP			P	P	P	P	P	P	P	P	P	P	
Skateboard facilities (outdoor).											CUP												
Skating rinks, ice or roller.											CUP												
Zoos.											CUP												
OFFICE USES																							
Business and professional office uses, as listed below:																							
With retail.									P	P							P	P	P	P			
Without retail.							P	P									P	P	P	P			
Contractor's offices.										P													
Customer service center with call center.									P	P													
Customer service centers							P	P															
Employment, personnel, and temporary help service (excluding day labor or labor pool).								P															
Engineering and architectural offices.											P	P											
Office/warehouse facilities when the warehouse is an integral portion of the office structure but excluding mini-storage or self-storage facilities, provided:																							
• A minimum of fifteen (15) percent of the entire building in which the facility is located shall be devoted to office use.																							
• No warehouse doors shall face a public right-of-way nor shall any shipping/receiving/loading/unloading area face a public right-of-way.																							
• No vehicle whose gross vehicle weight rating (GVWR) of over ten thousand (10,000) pounds, including commercial tractor-trailers, dump trucks, wreckers, or earth moving equipment shall be parked, stored, or dispatched in connection with an office/warehouse use conducted on the premises except for a duration of no more than 48 hours while parked at a loading/unloading area that is not visible from a public right of way.											P												
• No vehicle for hire shall be parked, stored, or dispatched from the site.																							
Surveyor offices.											P	P											
Tax preparation services.															P	P	P	P	P	P			
The adaptive re-use of single-family and multi-family dwellings.																							
INDUSTRIAL USES																							
Aircraft manufacturing, sales, service, and repair provided there is no outside storage or operations.											CUP												
Alcohol or alcoholic beverage manufacturers provided indoor operations only.												CUP											
Asphalt plants.												CUP											
Automobile wrecking, automobile junkyards, or salvage yards subject to design guidelines.												CUP											
Automotive and truck rental; and automotive dealer's office															CUP	CUP			CUP				
Automotive paint and/or body shop, motorized vehicle (with or without automotive service and repair) and where all work is done within a wholly enclosed facility. Any outside storage of vehicles in need of repair shall be located to the rear of the lot and shall be contained in a secured, gated fence. The fence shall be a minimum height of six (6) feet and a maximum height of eight (8) feet high, be black vinyl coated, chain link, contain fence slating on all elevations (black in color), and shall not utilize barbed wire or razor wire unless as approved as a variance by the City Council. All body shops and all associated parking shall be located on graded and paved surfaces composed of asphalt and/or concrete.											CUP												
Automotive service and repair shops, but excluding motorized vehicle, automotive and truck body shops, and where all work is done within a wholly enclosed facility. Any outside storage of vehicles in need of repair shall be located to the rear of the lot and shall be contained in a secured, gated fence. The fence shall be a minimum height of six (6) feet and a maximum height of eight (8) feet high, be black vinyl coated, chain link, contain fence slating on all elevations (black in color), and shall not utilize barbed wire or razor wire unless as approved as a variance by the City Council. All automotive service and repair shops and all associated parking shall be located on graded and paved surfaces composed of asphalt and/or concrete.											P	P							P				
Bakeries and other establishments manufacturing prepared foods and miscellaneous food products without retail sales.											P	P					P						

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																	T-5	T-5A	T-6	T-6A	T-3	T-4	
Bakeries and other establishments manufacturing prepared foods without retail sales within facilities containing less than 10,000 sf of manufacturing area.										P													
Barter, swap, and trading events and facilities.											CUP												
Blacksmith shop excluding outside operations and storage.											P	P											
Blueprint and duplicating shops.											P	P											
Boat storage (with or without repair), but excluding outside operations and storage.											CUP												
Bottling plants (nonalcoholic) and canning operations.											P	P											
Brick, tile, or terra cotta manufacture and bulk sales.												P											
Bus or rail terminals/stations, providing the following: <ul style="list-style-type: none">Indoor and well-lighted passenger waiting area.Designated bus/shuttle parking spaces to accommodate the size of each vehicle (typically ten (10) feet wide by fifty (50) feet long). Buses/shuttles shall not be parked or stopped in drive lanes.On-site bus/shuttle circulation route clearly identified so as to ensure smooth traffic flow on a property.Bus routes and travel schedule clearly posted in a location visible to the general public within the passenger waiting area and/or ticketing area.								CUP			P	P			P	P	P	P	P	P			
Bus shelter.													P	P	P	P	P	P	P	P	P	P	
Cabinet shops provided that any customary associated retail is limited to not more than twenty (20) percent of the gross floor area.											P	P											
Cement products sales without manufacture.											CUP												
Cement, lime, gypsum or plaster of Paris manufacturing.												P											
Central mixing plants for cements, mortar, plaster, or housing material.												P											
Climate-controlled self-storage or mini-storage warehouses subject to design guidelines when located on lots one (1) acre or greater exclusive of wetlands and floodplain. a. Climate-controlled self-service storage facilities shall be limited to dead storage use only. b. No activities other than the rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises. c. Examples of activities prohibited in self-storage facilities include, but are not limited to, the following: 1) Auctions (except those of the self-storage facility owner to dispose of items within unit which has become derelict of fee payment and/or abandonment), wholesale or retail uses, yard or garage sales. 2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment. 3) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment. 4) The establishment of a transfer and storage business. 5) The storage of hazardous or flammable materials (including, but not limited to alcohol and propane). 6) The storage of food or food stuffs. 7) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations. 8) Residential habitation of storage units. d. Incidental manager's office but excluding residential habitation. e. Outside storage and display shall be prohibited. f. No door openings for any self-service storage facility unit shall be constructed facing a public right-of-way or a single-family residential district even when visible or viewed through a glass surface. g. Access to every individual storage unit shall be provided on-grade; neither requiring the use of stairs or steps. There shall be no preclusion of multi-story facilities which contain an elevator for patrons' use.										CUP													
Cold storage, ice plants, and freezer lockers.											P	P											
Commercial artist studio, facilities and galleries (except body craft studios).							P	P	P	P	P	P											
Commercial parking garages, subject to design guidelines, provided ground floor retail space is included.							P	P								P	P	P	P				
Contractor offices provided there is no outdoor storage, warehousing or processing.											P	P											
Dairy operations.												CUP											
Day labor agencies.												CUP											
Delivery services.												CUP											
Distribution of merchandise.											P	P											
Dye works.												CUP											
Electrical appliances, goods, and equipment, sales, service and repair, but excluding outside storage.											P	P											
Electronic manufacturing and assembly plants provided there is no outdoor storage.											P	P			CUP	CUP			CUP	CUP			
Emission inspection and testing facilities.												CUP			CUP	CUP				CUP			
Extensive impact facilities. Electricity generating facilities; major mail processing centers; major fuel transmission lines and facilities; and military installations.											P	P			CUP	CUP			CUP	CUP			

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Fall-out shelters.												P											
Feed milling and sales facilities.												CUP											
Flea markets with no outdoor storage.											CUP												
Foundry or forging plants.												P											
Greenhouse and growing operations.											P	P							CUP	CUP			
Gunsmiths.											P	P											
Heating equipment dealers, repair and service.											P	P											
Heating equipment dealers, repairs and service, provided that there are no retail sales area within the facility and all repair work is not conducted at the facility. No outside storage shall be permitted.										P													
Heating fuel or petroleum products, storage, transmission, wholesaling, or sales provided that materials shall not be extracted or processed on the premises.												P											
Home improvement showroom, means a commercial establishment greater than three hundred thousand (300,000) square feet in gross floor area specializing in the wholesale, commercial or retail sale of various new products for the improvement of residential and commercial properties, including do-it-yourself construction. Wares may include home improvement vendors and retailers, which may include lumber, building materials, paint, garden supplies, hardware, flooring, plumbing materials, domestic and commercial appliances, etc. and shall include product retail showrooms, demonstration exhibition halls, conference/meeting and training facilities, and restaurants/food courts all combined within one (1) building. No outdoor storage shall be permitted. The requirements of section 5-80 of chapter 5, article III, shall not be applicable to home improvement showrooms, however, individual vendor spaces within the building shall each have a minimum gross floor area of four hundred (400) square feet. Furthermore, said home improvement showroom shall have the following additional restrictions: 1. Shall be located only on parcels adjacent to or within one thousand (1,000) feet of designated federal highways; and 2. Shall be located on parcels at a distance greater than five hundred (500) feet from residentially zoned parcels; and 3. Shall be located on parcels east of Northcrest Road; and 4. Shall be located on parcels greater than one thousand (1,000) feet off Northcrest Road.											P	P											
Intermediate impact facilities. Colleges, junior colleges, and universities; industrial training facility (simulated industrial environmental with classroom instruction); radio and television transmission facilities; and water storage facilities.											P	P											
Intermediate manufacturing activities. Chemical manufacturing in excess of one (1) ton per day; foundries; grain milling; petroleum refining; rolling and finishing of ferrous metals; smelting and refining of metals and alloys; steel works (other than those listed) but not including processing, collecting, storage, sorting, crushing, compacting, or dumping of construction debris, or previously used construction material, fog or other grease trap material, garbage, hazardous material, municipal solid waste, noxious material, toxic material, refuse, rubbish, medical waste, trash or waste unless otherwise specifically permitted as part of a permitted use.												CUP											
Junkyards.												CUP											
Lawn care services provided any parking or storage of lawn care vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											P	P											
Leather manufacture and processing.												CUP											
Limited Fabrication Facilities: Facilities not to exceed 10,000 sf in size (exclusive of office and retail areas) utilized for the creation or fabrication of art works or goods (not including automotive parts) by manufacturing involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, outdoor storage or long-term commercial truck parking, but which may include retail sales of goods produced on-site.										P													
Limited manufacturing activities. Apparel and accessories; art objects; athletic, sporting or recreational equipment; automobiles, airplanes, boats or other motor vehicles; beverages (nonalcoholic); book binding; computer hardware/software; commercial or industrial machinery; dairy products; data processing service; electrical goods and appliances; food processing but not including fog or grease trap materials processing, handling or treatment; furniture and home furnishings; instruments for scientific, medical, engineering, and other professional purposes; motor vehicle and automotive parts and supplies; office supplies (excluding paper milling); optical instruments and lenses, part manufacturing (other than those listed); photoengraving; precision machining of dies, jigs, and fixtures; publishing; record pressing; toys; upholstery; and welding.											P	P								P	P		

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
Limited manufacturing activities: book binding, photocopying and reproduction services, photoengraving, printed matter, printing and publishing.							P	P							P	P	P	P	P	P			C-1 - Limited to two thousand (2,000) gross square feet. C-2 - Limited to four thousand (4,000) gross square feet.
Limousine services provided any parking or storage of limousine vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											P	P											
Linen and diaper services provided any parking or storage of linen or diaper vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											P												
Livestock sales pavilions when wholly contained within an enclosed facility.												CUP											
Locksmiths.											P	P											
Lumber and building materials and farm equipment sales.											CUP												
Manufacturing															CUP	CUP							
Microbrewery, microdistillery, and microwinery facilities greater than twenty thousand (20,000) gross square feet, and brewery. Said uses shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts. Manufacturing and storage operations shall be contained solely indoors with no outdoor storage permitted with the exception that each establishment shall be permitted to have one (1) storage silo placed outside in a location visible to the public, which shall include signage of the company name and logo displayed prominently on the silos (in compliance with the sign ordinance). Each outdoor silo shall be limited to a maximum size of nine (9) feet in diameter by thirty-five (35) feet tall. Tasting room hours shall be limited to the "hours of sale" authorized in section 3-28 of the alcoholic beverage ordinance.											CUP	CUP							P				
Microbrewery, microdistillery, and microwinery. Said uses shall be limited to a maximum building square footage of twenty thousand (20,000) gross square feet and shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts. Manufacturing and storage operations shall be contained solely indoors with no outdoor storage permitted with the exception that each establishment shall be permitted to have one (1) storage silo placed outside in a location visible to the public, which shall include signage of the company name and logo displayed prominently on the silos (in compliance with the sign ordinance). Each outdoor silo shall be limited to a maximum size of nine (9) feet in diameter by thirty-five (35) feet tall. Tasting room hours shall be limited to the "hours of sale" authorized in section 3-28 of the alcoholic beverage ordinance.										P	P	P			P	P			P				
Mobile or manufactured home sales.												CUP											
Mortuary without crematorium.											P	P											
Motorcycle and motor scooters repair shops excluding outside storage.											P	P											
Moving and storage companies (household) provided any parking or storage of moving vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											CUP				CUP	CUP				CUP	CUP		
Newspaper office and news syndicates. Establishments providing on-site printing, publication, and distribution shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts.									P	P													
Newspaper offices and printing plants incidental to such offices.											P	P											
Parking garages subject to design guidelines when the site is located within a one-half-mile radius of the existing Doraville Marta station property located in the vicinity of New Peachtree Road and Park Avenue and furthermore provided: (1) Parking garages shall provide ground floor occupancy office space subject to the exclusions listed herein, for the first sixty (60) feet of building depth along the enfronting facade facing a vehicular right-of-way. (2) All enfronting ground floor office uses shall have a primary pedestrian entrance which faces, is visible from, and is directly accessible from the adjacent required sidewalk. (3) Parking garages shall conceal automobiles from view; shall have the appearance of a horizontal storied building on all levels and elevations with fenestration; shall be faced in brick, stacked stone, and cast stone and/or any combination thereof as shall be approved by the City Council.									CUP	CUP					P	P							
Pest control and exterminating services provided any parking or storage of exterminating vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											P	P											
Pharmaceutical manufacturing plants.												CUP											

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
Photo processing plants.												CUP											
Photograph studios with lab processing.											P	P											
Photographic studios which do not include lab processing (printing of photographs without the use of chemical development is permitted).										P													
Plastics extrusion plants.												CUP											
Plumbing shops, with or without retail sales, but excluding open storage.											P	P											
Portable structures sales lots but excluding portable restroom facilities.												CUP											
Printing, publishing and reproducing establishments with any associated customary retail sales limited to no more than twenty (20) percent of the gross floor area.										P	P	P											
Processing and compounding of nonexplosive materials not including fog, construction debris, or other waste products of any kind.											P	P			CUP	CUP			CUP	CUP			
Propane cylinder exchange only (maximum twenty-pound tanks)—No on-site refill. Said facility shall be located as an adjunct to an existing retail home building supply facility (that is greater than ten thousand (10,000) gross square feet) when situated within a side or rear yard but shall not be located visible from public rights-of-way. The tank locations shall be within a secured, gated, roofed facility which is continuously monitored with twenty-four-hour camera surveillance. Said facility hours of operation shall be limited to the presence of an attendant who is also an employee of the parent facility.								P															
Railroad repair and storage yards.												CUP											
Self-service ice manufacturing/vending machines (metal buildings shall be prohibited).											CUP												
Self-service/mini-storage warehouse facilities subject to design guidelines.											CUP				CUP	CUP			CUP	CUP			
Sign manufacturing and fabrication shops provided any customary retail is limited to not more than twenty (20) percent of the gross floor area and there is no outdoor storage.											P	P											
Slaughterhouses when wholly conducted within an enclosed building.												CUP											
Sugar refining when wholly conducted within an enclosed building.												CUP											
Tank farms.												CUP											
Tanneries.												CUP											
Taxi service and dispatch agencies provided any parking or storage of taxi vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											CUP				CUP	CUP				CUP			
Taxidermists.											P	P											
Temporary or permanent sawmills provided operations are conducted wholly indoors and there is no outdoor storage.												CUP											
Terminal and service garages for inter-city and intra-city vehicles provided any parking or storage of inter-city and intra-city vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											CUP												
Textile manufacturing plants.											P	P											
Textile production facilities that are limited to screen printing or embroidery of garments which are not manufactured at the facility.										P													
Tire recapping and re-treading shops without retail sales in an entirely enclosed facility.											CUP												
Tool rental (including heavy equipment such as Bobcats, front-end loaders, etc.)												CUP											
Tool rentals (excluding heavy equipment).												CUP											
Trailer (motor home) and trailer (travel) sales, service and repair provided any parking or storage of trailer (motor home) and trailer (travel) vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											CUP												
Transportation and warehousing. Food lockers; general warehousing; packing and crating services; refrigerated warehousing; truck terminals; and freight handling services.											P	P											
Tree cutting and trimming services provided any parking or storage of tree cutting or trimming vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											P	P											

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
Truck and trailer rental provided any parking or storage of truck and trailer rental vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											CUP												
Truck fleet maintenance shops but excluding outdoor storage or operations.											CUP												
Truck stops without hotels or motels.											CUP												
Truck wash facilities in an entirely enclosed structure but excluding automobile carwash.											CUP												
Trucking terminals.											CUP												
Unmanned gasoline stations.											CUP												
Vanpool locations.											CUP												
Vehicles whose gross vehicle weight rating (GVWR) of over ten thousand (10,000) pounds, including commercial tractor-trailers, dump trucks, wreckers, or earth moving equipment shall not be parked, stored, or dispatched in connection with a business or professional office use conducted on the premises. No vehicle for hire shall be parked, stored, or dispatched from the site.																							
Warehousing															CUP	CUP	P	P	CUP	CUP			
Watercraft, personal (sales, repair, service)—Indoor only.											P	P											
Weigh stations.											CUP												
Wholesale															CUP	CUP	P	P	CUP	CUP			
Wholesale membership clubs.											CUP												
Wholesaling and warehousing of goods, subject to restrictions noted elsewhere in the zoning district.										P							P	P	CUP	CUP			
Wholesaling or warehousing goods transport and storage without outdoor storage.											P	P					P	P	CUP	CUP			
Wind turbines provided fall zones are provided in all directions equal to the height of the structure.												CUP											
Wireless transmitter.															CUP	CUP					CUP	CUP	
Wrecker service with automobile storage yard provided any parking or storage of impounded vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a minimum height of eight (8) feet high, be black, be vinyl coated chain link, contain fence slating on all fence elevations (black in color), and shall not utilize barbed or razor wire unless as approved as a variance by the City Council.												CUP											
Wrecker service without automobile storage yard.												P											
MEDICAL USES																							
Abortion clinic with all medical personnel licensed by the State of Georgia.										CUP													
Acupressure.									CUP														
Acupuncture as licensed by the State of Georgia.									P	P													
Ambulance services provided any parking or storage of ambulance vehicles shall be located to the rear of the lot and shall be contained within a secured, gated fence. The fence shall be a maximum height of eight (8) feet high, be black, be vinyl coated, chain link, contain fence slating on all fence elevations (black in color), and shall not be barbed or razor wire unless as approved as a variance by the City Council.											CUP												
Animal hospitals, veterinary clinics, and kennels (boarding and breeding), including the keeping of animals associated with medical research provided there are no outdoor kennels, containment areas, or keeping facilities.											CUP				CUP	CUP							
Assisted living.																	P	P	P	P			
Blood and/or plasma donor centers.																							
Crematories.													CUP										
Crisis center (out-patient).										CUP													
Cryogenic facility with twenty-four-hour security. All medical personnel shall be licensed by the State of Georgia.										CUP													
Drug and alcohol rehabilitation centers.													CUP										
Group or congregate personal care centers, assisted living, and nursing homes for the elderly, disabled, or infirmed (all with twenty-four-hour nursing services) as shall be licensed and/or regulated by the State of Georgia but excluding the adaptive re-use of single-family dwellings and multi-family dwellings. All medical personnel shall be licensed by the State of Georgia.									P								CUP	CUP	CUP	CUP			
Healthcare supplies and equipment with or without healthcare equipment rental.											P	P											
Home health agencies without client housing or day care.											P	P											
Hospitals and clinics (in-patient) with all medical personnel licensed by the State of Georgia.										CUP					CUP	CUP			CUP	CUP			
Massage and spa establishments without barber and beauty shops.										CUP					CUP	CUP							
Massage therapy as defined by state law with all parties holding a valid massage therapy license issued by the Georgia Board of Massage Therapy.										CUP					CUP	CUP							
Mental health facility with twenty-four-hour nursing care and security. All medical personnel shall be licensed by the State of Georgia.										CUP													
Offices, clinics (out-patient) and laboratories. Substance abuse and treatment facilities, and blood plasma and blood donor centers shall be prohibited.							P	P	P	P													

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-I	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
																	T-5	T-5A	T-6	T-6A	T-3	T-4	
Research scientist office with laboratory and testing facilities including the production of prototype products provided they are not objectionable by reason of emission of noise, vibration, smoke, dust, fumes, odors, or radiation and that do no create fire or explosion hazards and do not require any outdoor storage. Such facilities shall be limited to a P-3 (protection level) laboratory testing and research, and restricted to biosafety levels no higher than BSL-3.									P	P	P	P			P	P				P	P		
Substance abuse and treatment facilities (in-patient) provided twenty-four-hour nursing care and security is provided but excluding the adaptive reuse of single-family or multi-family dwellings. All medical personnel shall be licensed by the State of Georgia.									CUP														
Substance control centers.												CUP											
Veterinary clinics for household animals, provided that such clinics and any treatment rooms, cages, pens, or kennels be maintained within a completely enclosed, air-conditioned, heated, sound insulated building and that such clinic be operated in such a way as to produce no objectionable or noxious odors or noises outside its walls and the provision be made to dispose of all refuse and garbage in a sanitary manner.							P	P	P	P									CUP	CUP			
CIVIC / INSTITUTIONAL USES																							
Cemeteries for the interment of human remains when located on lots which are fifteen (15) acres or greater in size when owned and operated in perpetual care by a corporation established and maintained pursuant to the laws of the State of Georgia. A twenty-five-foot replanted buffer shall be required along the perimeter of the site except at approved ingress/egress points. All buildings shall maintain a setback of a minimum of one hundred (100) feet from any residential district or a right-of-way line. Any interior streets shall be private and maintained by the property owner and shall not be accepted for dedication to public use. Buffer requirements are detailed within article XI, buffering and screening provisions.	P															CUP	CUP	CUP	CUP	CUP	CUP		
Child care centers, pre-schools, kindergartens and special schools.							P	P					P	P	P	P	P	P	P	P			
Child care centers, pre-schools, kindergartens and special schools, and adult daycare									P				CUP	CUP	CUP	CUP							
Churches and other places of worship but excluding the use of tents.							CUP	CUP	CUP	CUP			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Churches and other places of worship located on compliant R-1 lots with public water and sewer service and with all appropriate accessory uses, including, but not limited to, attendant single-family residential habitation, school, day care, sports, event/entertainment facility or cemetery, provided all parking requirements are met on-site and the perimeter of the site is landscaped with a twenty-foot landscape strip where abutting public rights-of-way and a twenty-foot replanted buffer where abutting other residential zoned property. No building shall be located nearer than twenty-five (25) feet to a property line. Buffer requirements are detailed within article XI, buffering and screening provisions.	P																						
Colleges and universities, business colleges.									CUP	CUP					CUP	CUP			CUP	CUP			
Conference or convention facilities without hotels or motels.											CUP				P	P	P	P	P	P			
Correctional and detention facilities.												CUP											
Government and Public Buildings.													CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP			
Museums, galleries, auditoriums, libraries and similar cultural facilities.							P	P							P	P	P	P	P	P			
Private schools (grades one (1) through twelve (12)). All staff shall hold the requisite certification required by the State of Georgia.									CUP				CUP	CUP	P	P	CUP	CUP	P	P			
Public parks (either active or passive) when owned and operated by the City of Doraville, Georgia.	P				P	P																	
Public schools.													CUP	CUP	P	P	CUP	CUP	P	P			
Social, fraternal, union or civic buildings, philanthropic associations; private (nonprofit) clubs, and lodges. Limited to two thousand (2,000) gross square feet when located within five hundred (500) feet, measured in a straight line, from single-family and two-family residential uses.									P	P													
Social, fraternal, union, civic, professional or philanthropic associations; private (nonprofit) clubs, and lodges.							P	P															
Special training and schooling services including art, writing, performing arts and music schools, barber and beauty schools, business and vocational-technical schools (except those having an external industrial character), GED instruction, dancing schools, exercise studios, tutoring, and commercial driver's license with indoor training only.							P	P							CUP	CUP			CUP	CUP			
Special training and schooling services including barber and beauty schools, business and vocational-technical schools (except those having an external industrial character), GED instruction, dancing schools, exercise studios, and tutoring. Driving schools with no outdoor driving courses. No outdoor storage or display permitted.									P	P					CUP	CUP			CUP	CUP			
TEMPORARY USES																							
Christmas tree and pumpkin sales lots (not exceeding forty-five (45) days in a calendar year).											CUP												
Circus and carnivals (not exceeding fourteen (14) days in a calendar year).											CUP												
Fairgrounds and amusement parks.											CUP												
Farmer's markets.											CUP												
Firewood sales.											CUP												
Haunted houses (not exceeding fourteen (14) days in a calendar year).											CUP												
Rodeo and horse shows (not to exceed fourteen (14) days in a calendar year).											CUP												

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Use	R-1	R-2	R-3	R-4	R-CH	RSFA	C-1	C-2	O-1	O-W	M-1	M-2	T-3	T-4	T-5	T-6	SD-1				SD-2		Additional Restrictions + Requirements
Seasonal sales (excluding fireworks) limited to fourteen (14) days in a calendar year and provided locations that exclude tent sale, outdoor storage, and outdoor display.												CUP											
Skating rinks (outdoor) of less than sixty-day duration and located more than four hundred (400) feet measured in a straight line from single-family, two-family, and townhouse residential uses. Hours shall be restricted as follows: • Sunday through Thursday: 10:00 a.m. to 10:00 p.m. • Friday and Saturday: 10:00 a.m. to midnight								P															
ACCESSORY USES																							
Accessory dwelling unit (ADU).																							
Any above-ground swimming pool provided safety fencing and self latching gates are installed the same as are required for in-ground swimming pools.	P																						
Any detached deck structure without a roof which is elevated above or below the ground level more than two (2) feet and more than ten (10) square feet in area.	P																						
Any moved-in single-family detached structure (other than mobile, modular, or manufactured single-family detached dwellings) as detailed in chapter 5, buildings and building regulations, article IV, moving of buildings. The same as shall meet the zoning district dimensional requirements, two-car garage requirement, and any further conditions or stipulations as may be mandated by Mayor and Council in their conditional use review and approval.	P																						Sec. 5-01
Any new construction carport structure as detailed in section 23-402.	P																						Sec. 23-402
Clinics, cafeterias, credit unions, education and training facilities, lodges and organizational meeting halls, and recreational facilities provided these uses are limited to employees only and when located on the same tract as the principal use.											P	P											
Coin-operated convenience food and drink (nonalcoholic) vending machines (e.g., soft drink, snack, and coffee) when contained within a roofed structure with walled enclosure on a minimum of three (3) sides. Said structure shall be architecturally compatible with the principal structure.							CUP																
Customary accessory uses as described in section 23-601.		P	P	P	P	P																	Sec. 23-601
Customary uses and structures subject to exclusions of the Code but excluding outside storage.											P	P											
Day care center excluding "family day care home" and "home" as defined by state law, where children are cared for with remuneration up to a maximum of three (3) children including children whose care is compensated for and those whose care is complimentary. At least one hundred (100) square feet of outdoor recreation area per child shall be provided which is enclosed with a six-foot-high fence. Any gate(s) shall be self-latching. All requirements of home occupations pursuant to section 23-614 shall be met.	P																			CUP	CUP		Sec. 23-614
Fountain or public art.													P	P	P	P	P	P	P	P	P	P	
Greens and greenways.																					P	P	
Home occupations	P	P	P	P	P	P							P										Sec. 23-614
Kiosk															P	P							
Open space when part of an industrial park and provided there is established and maintained a mandatory property owner's association.											P	P											
Outdoor storage of merchandise and equipment.																							
Tents																					P	P	
Swimming pool and/or club house.																							



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: June 21, 2021

SUBMITTED BY: Arika Miller, Council

ITEM TYPE: Discussion Item

AGENDA SECTION: NEW BUSINESS

SUBJECT: Vehicle Parking Discussion
Presented by Council Member Henshaw

SUGGESTED ACTION:

ATTACHMENTS:
[Off site parking agenda items.pdf](#)



THE CITY OF DORAVILLE AGENDA ITEM SHEET

SUBJECT: _____

DATE OF MEETING: _____

BUDGET IMPACT: _____

BUDGET IMPACT AMOUNT: _____

FUNDING SOURCE:



ANNUAL



CAPITAL



N/A

REGULAR MEETING

☐

WORK SESSION

☐

RECOMMENDATION

☐

POLICY/DISCUSSION

☐

REPORT

☐

OTHER

☐

DEPARTMENT: _____

REQUESTOR: _____

COMMENTS AND RECOMMENDATIONS:

REQUESTED ACTION TO BE TAKEN BY BOARD: