



**2003 ZONING ORDINANCE  
OF  
PAULDING COUNTY, GEORGIA**

**ADOPTED APRIL 22, 2003**

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
240 CONSTITUTION BLVD., 2<sup>ND</sup> FLOOR  
DALLAS, GEORGIA 30132  
(770) 443-7601**

**AMENDED:**

JULY 27, 2004; SEPTEMBER 28, 2004, APRIL 28, 2005, JANUARY 24, 2006, APRIL 27, 2006, FEBRUARY 27, 2007, JUNE 26, 2007, AUGUST 14, 2007, OCTOBER 23, 2007; NOVEMBER 13, 2007, SEPTEMBER 23, 2008, MAY 25, 2010, DECEMBER 14, 2010, APRIL 28, 2015, AUGUST 9, 2016 & OCTOBER 25, 2016

**RESOLUTIONS:**

#04-20; #04-21; #04-28; #05-12; #06-03; #06-12; #06-13; #07-06; #07-07; #07-29; #07-30; #07-46; #07-47; #08-25, #08-26, #10-07, & #10-23

## **Sec. O. B-2 HIGHWAY BUSINESS DISTRICT**

(1) Purpose and Intent. The B-2 district is composed of certain lands and structures located along state and federal roads which require high visibility, locations accessible to major highways and arterials, and serve significant portions of the community. It is also the intent of this district to provide areas for business to occur which, because of their intensity, some outside storage area or hours of operation may have a significant impact on adjoining properties. Because of the nature of the businesses permitted in the B-2 district, the zoning district should be limited to property fronting on major thoroughfares and/or in large commercial nodes.

(2) Permitted Uses. Within the B-2 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and any outdoor storage of materials, supplies, inventory, accessories, etc., is within a designated area enclosed by a six (6) foot high opaque privacy fence unless otherwise stated herein.

- (a) All uses permitted in the "B-1" district.
- (b) Assembly halls.
- (c) Athletic and health clubs.
- (d) Indoor auction galleries, including furnishings and art memorabilia.
- (e) Automobile, boat, motorcycle, all-terrain (ATV) sales and service facilities.
- (f) Automobile, truck, and trailer lease and rental facilities (principal or accessory).
- (g) Automotive paint and body repair shops.
- (h) Automobile repair facilities.
- (i) Automotive upholstery shops.
- (j) Building lumber and supply establishments provided the entire storage area is enclosed within a solid wall or fence of at least six (6) feet in height.
- (k) Commercial indoor recreation uses; commercial outdoor recreation uses; indoor amusement enterprises, including bowling alleys, pool halls, or the like.
- (l) Equipment rental, sales, or service, provided the storage of equipment areas are enclosed within a solid wall or fence at least six (6) feet in height.
- (m) Exterminating facilities (insect and/or rodent).
- (n) Farm and garden supply stores; farm equipment sales and repair facilities.
- (o) Farmers markets (fully enclosed).
- (p) Film developing and printing facilities.
- (q) Full service gasoline stations provided said facility shall not be located adjacent to a residential zoning district.
- (r) Manufacture of pottery or other ceramic products, using only previous pulverized clay.
- (s) Manufacture of clocks, watches, musical instruments, and novelties.
- (t) Printing, publishing, and lithography establishments, provided that no more than fifty (50) percent of total gross floor area will be used for storage.
- (u) Telecommunications towers and antennas subject to requirements of adopted Ordinance.
- (v) Temporary uses.
- (w) Uses customarily incidental to the above uses and accessory buildings in accordance with this Ordinance.

(3) Lot Size, Area, and Setback Requirements:\*

\*Unless otherwise specified; also subject to approval by State Environmental Health.

- (a) Minimum lot size: 20,000 sq. ft.
- (b) Minimum public road frontage: 30 feet
- (c) Minimum lot width at building line: 100 feet; 85 feet in curve / cul-de-sac
- (d) Minimum front yard setback: 50 feet
- (e) Minimum side yard setback: 15 feet; 40 feet if abut residential; 25 feet if corner lot
- (f) Minimum rear yard setback: 15 feet; 40 feet if abut residential
- (g) Maximum building height: Four stories

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See ARTICLE XII of this Ordinance.