

CITY OF FORT OGLETHORPE

STATE OF GEORGIA

ORDINANCE NUMBER 2022- 14

**AMENDMENT TO THE CITY OF FORT OGLETHORPE CODE OF ORDINANCES BY
CREATION OF THE LAFAYETTE ROAD OVERLAY DISTRICT**

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF FORT OGLETHORPE, GEORGIA; TO ADOPT THE LAFAYETTE ROAD OVERLAY DISTRICT; TO AMEND HE CITY'S UNIFIED DEVELOPMENT CODE, CHAPTER 2, ARTICLE 3, SEC 3.2; TO ADDRESS ISSUES OF PUBLIC SAFETY, HEALTH AND GENERAL WELFARE OF THE CITIZENS AND SOJOURNERS OF THE CITY OF FORT OGLETHORPE; TO PROVIDE FOR THE USE, VISUAL AND ARCHITECTURE CHARACTER OF THE LAFAYETTE ROAD OVERLAY DISTRICT; TO PROVIDE FOR DEVELOPMENT AND REDEVELOPMENT OF LAND, USES AND BUILDINGS IN THE LAFAYETTE ROAD OVERLY DISTRICT; TO AMEND THE OFFICIAL CITY ZONING MAP AT CHAPTER 2, ARTICLE 1, SEC. 1.2; TO PROVIDE FOR PROVISIONS THEREIN AS AUTHORIZED BY STATE LAW; TO PROVIDE FOR MODIFICATIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES OR PARTS THEREOF; TO PROVIDE FOR AN ADOPTION EFFECTIVE DATE; AND FOR ALL OTHER PURPOSES ALLOWED BY LAW.

WHEREAS, the duly elected governing authority of the City of Fort Oglethorpe, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia, the Official Code of Georgia Annotated 36353, the Official Code of Georgia Title 36, Chapter 66, and the Charter of the City of Fort Oglethorpe, Georgia to adopt reasonable ordinances to protect and improve the public health, safety, welfare and aesthetics of the citizens of the City of Fort Oglethorpe, Georgia; and

WHEREAS, the duly elected governing authority of the City of Fort Oglethorpe, Georgia is vested in the City Council composed of a mayor and five council members; and

WHEREAS, the City of Fort Oglethorpe by and through its mayor and council in enactment has complied with the provisions of the Official Code of Georgia Annotated Title 36, Chapter 66, Zoning Procedures; and

WHEREAS, the City of Fort Oglethorpe by and through its Planning Authority has complied with the existing requirements of the City of Fort Oglethorpe Code of Ordinances and held its own public hearing on April 5, 2022; and

[NEW]

Chapter 2 Use of Land & Structures

Article 3

Sec 3.2 LaFayette Road Overlay District.

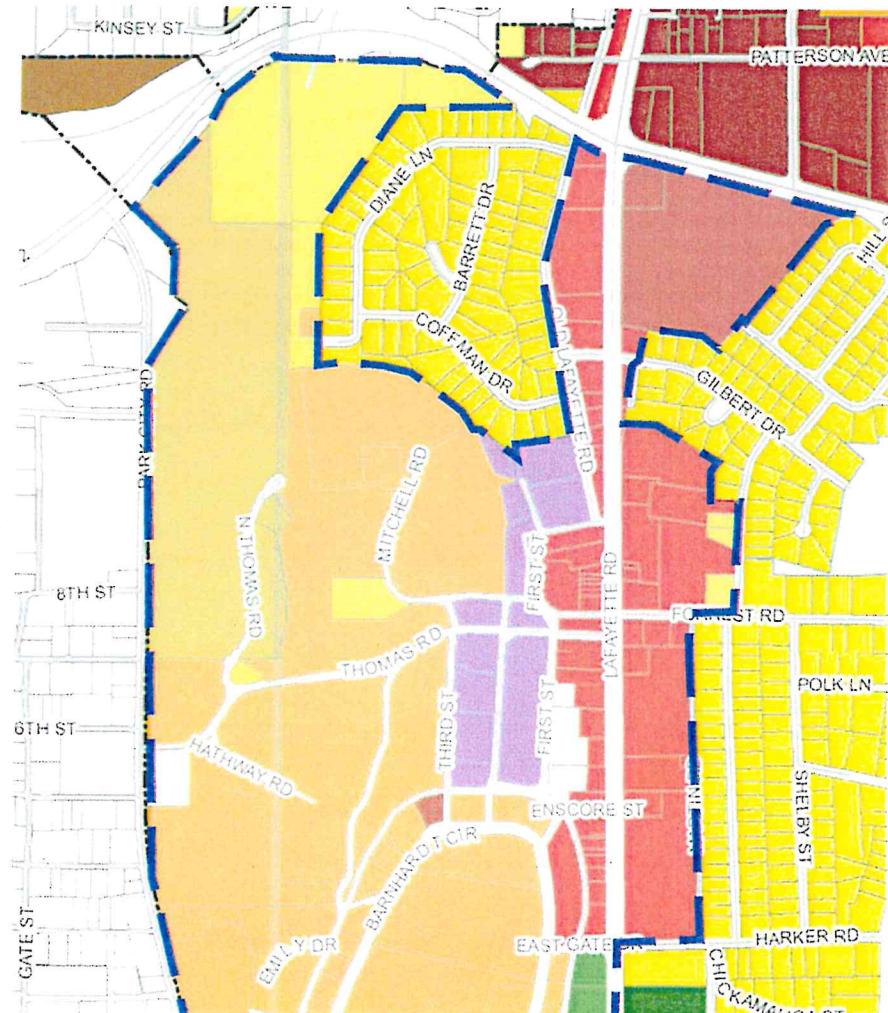
(a) Intent.

The LaFayette Road Overlay District is established to implement the "District-Downtown" character area of the Catoosa County Comprehensive Plan, as amended, including establishing restrictions and standards pertaining to the use and the visual and architectural character of the LaFayette Road corridor and surrounding area. It is intended to encourage the most appropriate use of land, enhance the quality and compatibility of development, and to ensure building and site design complements the historic character of the area and is consistent with the Fort Oglethorpe Renaissance Strategic Vision and Plan. The application of use and design requirements will help to ensure that redevelopment and new development is visually and functionally appropriate for an area that is transitioning to a mix of "Main Street" commercial, residential, and institutional uses that generate pedestrian and economic activity and provide a community focal point reminiscent of a traditional downtown.

(b) Boundaries.

The LaFayette Road Overlay District boundaries include those properties bordering on LaFayette Road south from its intersection at Battlefield Parkway to the entrance of

the Chickamauga & Chattanooga National Military Park. The overlay district includes parcels west of those that border on LaFayette Road to the Catoosa County line, with the exception of parcels having frontage on Barrett Drive, Coffman Drive, and Diane Lane, as well as parcels fronting Old LaFayette Road north of Coffman Drive. The overlay district also includes parcels east of those that border on LaFayette Road that are within the Fort Oglethorpe Downtown Development Authority (DDA) boundary. This overlay district includes all parcels located within the Fort Oglethorpe Historic District. The boundary of the LaFayette Road Overlay District is shown on the map below and by reference made a part hereof as Exhibit "A" – LaFayette Road Overlay District and shall be designated on the Official Zoning Map of the City of Fort Oglethorpe.



(c) **Applicability.**

Unless specifically addressed by this Sec. 3.2, land and structures shall be used in accordance with the underlying zoning district, and regulations established by the UDC for uses and each zoning district shall be in effect. In any case where the provisions of the LaFayette Road Overlay District conflict with those of the underlying zoning district, the standards and requirements of the overlay district shall govern. Unless specifically addressed by this Sec. 3.2, the uses and standards established by the UDC as of the date of adoption of the LaFayette Road Overlay District shall remain in effect, regardless of subsequent amendments to the same.

(d) **Allowed uses.**

(1) **Principal uses.**

Principal uses are as allowed by right or by special exception in the underlying zoning district, as shown in Table 2-A in this chapter, except when prohibited in subsection (e) below or identified as a special exception use that requires City Council approval, as follows: Tattoo and Body Piercing Studios (NAICS code 812119), Restaurants and Specialty Snack and Non-Alcoholic Beverage Shops, with a drive-through window (fast-food restaurants; NAICS code 7225); and Medical Offices (NAICS code 621).

(2) **Accessory uses.**

Accessory uses are as allowed under Chapter 3, Article 2 *Restrictions on Accessory Uses and Structures* of this UDC, with the exception that the outdoor storage of goods, material, merchandise, or inventory is prohibited.

(3) Temporary uses.

Temporary uses are as allowed under Chapter 3, Article 3 *Restrictions on Temporary Uses and Buildings*.

(e) Prohibited uses.

The uses listed in this subsection are prohibited. Corresponding North American Industry Classification System (NAICS) codes, as shown in the Principal Use Table in Article 4 of this chapter, are provided for reference. Note that when uses below have a 3-digit NAICS code and appear as a use category in the Principal Use Table, all sub-categories of uses that follow are prohibited.

- (1) Motor Vehicle and Parts Dealers - 441
- (2) Medium- and Heavy-Duty Trucks, Recreational Vehicles (RVs), Buses, and Similar Motor Vehicle Dealer - 423110
- (3) Building Material and Garden Equipment and Supplies Dealers - 444
- (4) Convenience Stores - 445120
- (5) Gas Stations - 447
- (6) Beer, Wine and Liquor Stores – 445310; Except as authorized in Ordinance 2022-01;
- (7) Pawn Shops - 453310

- (8) Manufactured Home Dealers - 453930
 - (9) Building Construction Services - 236
 - (10) Mini-warehouses / Self-Storage Units - 531130
 - (11) Passenger Car Rental - 532111
 - (12) Truck, Utility Trailer, and RV Rental and Leasing - 532120
 - (13) Rental Centers and Stores, Retail Goods - 532
 - (14) Construction Equipment Rental and Leasing - 532411
 - (15) Child Day Care - 624
 - (16) Automotive Repair and Maintenance Services - 8111
 - (17) Laundries, Coin Operated - 812310
 - (18) Pet Boarding Kennels - 812910
 - (19) Commercial and Industrial Machinery and Equipment Repair and Maintenance Services - 8113
 - (20) Fuel Yard - 424710
 - (21) Lumber Storage Terminals - 493190
 - (22) Industrial Manufacturing
 - (23) Transportation, Communications and Utilities
- (f) Design review approval.

- (1) City Council must approve the design of building construction and site development, as delineated in subsection (g) below, prior to issuance of any permit.
 - (2) When a property in the LaFayette Road Overlay District is proposed to be rezoned, design review and approval shall occur as part of the zoning process.
 - (3) Proposed designs shall be evaluated for their consistency with the Comprehensive Plan and the Fort Oglethorpe Renaissance Strategic Vision and Plan, as well as their compatibility with the Fort Oglethorpe Historic District and associated design guidelines. See also subsection (i) below.
- (g) Design review, applicability.
- Design review by City Council shall be required for the following aspects of building construction and site development, except as specifically exempted herein:
- (1) Exterior rehabilitation or modifications to existing buildings or structures that require building or land disturbance permits where the cumulative construction value exceeds 50% of fair market value as reflected on the tax assessor's records.
 - (2) All new construction, including additions to existing buildings and structures.
 - (3) Installation and/or modification of signs requiring a sign permit.
 - (4) Work on existing detached single-family dwellings is specifically exempted from this section.
- (h) Design review application.

All proposals that require design review under this Sec. 3.2 shall submit the following, as applicable to the type of proposal and to be determined by the Director of Building, Planning and Zoning:

- (1) A sketch plan prepared in accordance with Chapter 8, Sec. 3.5(d) of this UDC.
- (2) Exterior elevation drawings of all building faces that will front on a public or private street, and rear and side elevations of same if requested by the Director, drawn to an architectural scale and signed by an architect. Said exterior elevation drawings shall clearly show in sufficient detail the exterior appearance and architectural design of proposed buildings and structures. Each application shall also indicate proposed materials, textures and colors and provide samples of materials and colors. In cases where an applicant has already made application for approval of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for a project located in Fort Oglethorpe Historic District or has already received a COA from the HPC, resubmission of the application for COA shall constitute compliance with this application requirement unless the Director notifies the applicant that additional information is needed for aspects not covered in the COA application.
- (3) A sign permit application prepared in accordance with Chapter 8, Article 6 of this UDC, in addition to indication of proposed sign materials and colors.
 - (i) Prohibited building and sign features.
 - (1) Mansard roofs are prohibited.
 - (2) Neon colors are prohibited.

- (3) Roof shingles and shakes are prohibited on awnings and canopies.
- (4) Stanchion signs and column signs are prohibited.
- (5) Internally illuminated signs are prohibited. Internally illuminated signs include but are not limited to the following: electronic signs, backlit awning signs, internally lit cabinet signs or box signs, and internally lit channel letter signs (using standard front-lit channel letters, halo-lit or reverse channel-lit letters, front/back-lit channel letters, or open face channel letters).

This First reading this 14th day of March, 2022.

Second reading this 28th day of March, 2022.

Passed and adopted on the third and final reading this 11th day of April, 2022.


Earl Gray, Mayor

ATTEST:


Carol Murray, City Clerk

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →		RA		R-1		R-2		R-3		R-4		R-5		C-N		C-1		C-2		O-1		I-1		I-2		For restrictions on principal uses, see:		
		A = Allowed		S = Allowed if Approved as a Special Exception																										
Agricultural Uses																											Blank Space = Prohibited			
111	Crop Production, including Greenhouse, Nursery (non-retail), and Floriculture Production	A																										I-2		
112	Animal Production and Aquaculture (except for: Poultry and Egg Production; and, Dog and Cat Breeding Kennel)	A																												
112990	Breeding Kennel	S																												
113	Forestry and Logging	S																												
424410	Farmers Market (wholesale)	S																												
Residential Uses																														
	Single-Family Detached: Site-Built or Modular Home	A	A	A	A																									
	Single-Family Detached: Manufactured Home	S																												
	Two-Family Dwelling: Duplex																													
	Multifamily: Townhouses, up to 7.5 dwelling units per acre																													
	Multifamily: Townhouses, greater than 7.5 dwelling units per acre																													
	Multifamily: Apartments																													
	Manufactured Home Park																													
	Manufactured Home Subdivision																													
	Upper Floor Residential Lofts in Mixed-Use Building																													
623	Residential and Nursing Care Facilities		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2																
	Assisted Living Facility																													
623110	Nursing Home																													
623990	Personal Care Homes, Family (2 to 6 under care)	A	S	S	S	S																								
623990	Personal Care Homes, Group (7 to 24 under care)																													
Public and Institutional Uses																														
611	Educational Services: Academic	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2																	
611110	Elementary, Middle, and High Schools (Private)	S	S	S	S	S	S																							

Allowed in PM District; see Chapter 4.

Chapter 3, Sec. 1.17

Chapter 3, Sec. 1.12

Chapter 3, Sec. 1.12

Chapter 3, Sec. 1.17

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →		S = Allowed if Approved as a Special Exception		Blank Space = Prohibited						For restrictions on principal uses, see:			
		A = Allowed	S	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
611210	Junior Colleges		S												
611310	Colleges and Universities		S												
611 Educational Services: Other				RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
6114	Business Schools and Computer and Management Training														
6115	Technical and Trade Schools (Real Estate, Cosmetology, Barber, Bartending, Modeling, Graphic Arts, Computer Repair, Flight, and Truck Driving Schools)														
611610	Fine Arts, Sports and Recreation Instruction, and Language Schools														
611691	Exam Preparation and Tutoring														
611692	Automobile Driving Schools														
611710	Educational Testing and Other Non-Instructional Support Services														
62 Outpatient Medical Care and Hospitals				RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
6214	Clinics and Outpatient Medical Care Centers, with the exception of Urgent Care Facilities and Blood Plasma Centers														
621493	Urgent Care Facilities														
621991	Blood Plasma Collection Centers, Blood and Organ Banks														
622	Hospitals														
624 Social Assistance				RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
6241	Individual and Family Services														
642210	Community Food Services, including Food Banks and Meal Delivery Programs														
62422	Community Housing Services, including Temporary Shelters														
6243	Vocational Rehabilitation Services														
624 Child Day care				RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
6244	Day Care Home (3 to 6 children in care)			S	S	S	S	S	S	A	A	A	A		
6244	Day Care Center (7 or more children in care)									S	A	A	A		

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →							S = Allowed If Approved as a Special Exception							Blank Space = Prohibited
		R-A	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	For restrictions on principal uses, see:		
813	Religious Facilities	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2			
Retail Trade																
441	Motor Vehicle and Parts Dealers	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2			
4411	New and Used Car Dealers (automobiles and light trucks)	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2			
441110	Auto Broker (no vehicles stored or for sale on site)									S	A	A	A	Chapter 3, Sec. 1.20		
441222	Boat Dealers									A	A	A	A			
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers (excludes medium- and heavy-duty trucks, buses and other motor vehicles -- see under Manufacturing, Wholesaling and Warehousing)														Chapter 3, Sec. 1.16	
4413	Automotive Parts, Accessories, and Tire Stores									S	A	A	A	Chapter 3, Sec. 1.16		
444	Building Material and Garden Equipment and Supplies Dealers	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		Chapter 3, Sec. 1.4	
4441	Home Centers, Paint and Wallpaper Stores, and Wood or Ceramic Tile Flooring Stores								S	A	A	A	A	Chapter 3, Sec. 1.4		
444130	Hardware Stores								A	A	A	A	A			
444190	Lumber Yards, retail								A	A	A	A	A			
444190	Electrical, Heating or Plumbing Supply Stores								A	A	A	A	A			
444210	Outdoor Power Equipment Stores								A	A	A	A	A			
444220	Garden Centers and Nurseries								A	A	A	A	A			
444220	Farm Supply Store (e.g. Feed and Seed)								A	A	A	A	A			
445	Food and Beverage Stores	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2			
445110	Grocery Stores and Supermarkets							A	A	A	A	A	A			
445120	Convenience Food Stores without fuel pumps							A	A	A	A	A	A			
4452	Specialty Food Stores, not for immediate consumption and not made on the premises (including Meat Markets, Fish and Seafood Markets, Fruit and Vegetable Markets, Confectionary and Nut Stores, and Miscellaneous Specialty Foods)															
445310	Beer, Wine and Liquor Stores								A	A	A	A	A			
311811	Retail Bakeries and Pastry Shops								A	A	A	A	A			

Table 2-A: Principal Use Table

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →	S = Allowed if Approved as a Special Exception										Blank Space = Prohibited	
			RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
453310	Used Merchandise Stores (including Antiques, Used Books, Second-Hand Clothing, and Thrift Shops), not including Pawnshops and Flea Markets								A	A	A			
453310	Flea Market, Enclosed								A	A	A			
453310	Pawnshops								A	A	A			
453910	Pet and Pet Supply Stores								A	A	A			
453920	Art Dealers (includes commercial studios and galleries); see also under <i>Manufacturing, Artisan for Artisans and Craftsmen</i>								A	A	A			
453930	Manufactured Home Dealers									S	A			Chapter 3, Sec. 1.16
453991	Cigar and Tobacco Shops (excludes Cigar Lounge and Hookah Lounge - see under Arts, Entertainment and Recreation)								S	S				
453998	Art Supply Stores								A	A	A			
453998	Swimming Pool and Pool Supply Stores								S	S	A			
453998	Auction House								S	S	S	A		
454	Nonstore Retailers	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
454110	Electronic Shopping and Mail-Order Houses (without warehouse space for goods)								S	S	A			
454210	Free-standing Automated Ice Vending Machine								S	S				
Commercial Services			RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
236	Building Construction Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
236	Construction Contractors, Builders and Developers (office only; no outdoor storage or displays)	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
236	Construction Contractors, Builders and Developers (with outdoor storage or displays)									A	A	A	A	
52	Financial and Insurance Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
52	Banks, Credit Unions and Savings Institutions, and Insurance Agencies								S	A	A			
522	Consumer Lending Services, Check Cashing Services, and Car Title Lending Services								A	A				
	Pawnshops – see under <i>Retail Trade, Ref. 453 Miscellaneous Store Retailers</i>													

City Code of Ordinances:
Chapter 22, Article III *Flea Markets and Crafts Markets*

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →			S = Allowed if Approved as a Special Exception			Blank Space = Prohibited						
		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
532 Rental and Leasing Services														
531120	Assembly / Banquet Hall or Event Center, no onsite catering									S	A		A	
722320	Assembly / Banquet Hall or Event Center, with onsite catering								S	A		A		
722320	Caterers (stand-alone facility)								A	A		A		
531130	Mini-warehouses / Self-Storage Units								S		A	A	Chapter 3, Sec. 1.14	
532111	Passenger Car Rental								S		A			
532120	Truck, Utility Trailer, and RV Rental and Leasing								S		A			
532 Rental Centers and Stores, Retail Goods: Consumer Electronics and Appliances Rental; Formal Wear and Costume Rental; Home Health Equipment Rental, Recreational Goods Rental; Furniture Rental Center; Party Supply Rental; General Rental Centers	Rental Centers and Stores, Retail Goods: Consumer Electronics and Appliances Rental; Formal Wear and Costume Rental; Home Health Equipment Rental, Recreational Goods Rental; Furniture Rental Center; Party Supply Rental; General Rental Centers							A		A				
532411	Construction Equipment Rental and Leasing													
5613 Employment Support Services	Employment Placement Agencies, Executive Search Services, and Temporary Help Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
5613	Professional Employer Organizations								A	A	A			
561330	Business Support Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
5614 Business Service Centers (including Copy Shops)									A	A	A			
56143	Collection Agencies								S	A	S			
561440	Credit Bureaus								A	A	A			
561450	Repossession Services								A	A	A			
561492	Court Reporting and Stenotype Services								A	A	A			
Other Business Support Services														
561910	Packaging and Labeling Services									A	A	A		
541380	Testing Laboratories (includes physical, chemical, and other analytical testing; excludes medical and veterinary testing)										S	S		
5418	Advertising Agencies and Public Relations Agencies									A	A	A		
541910	Marketing Research and Public Opinion Polling									A	A	A		
541930	Translation and Interpretation Services									A	A	A		

Table 2-A: Principal Use Table

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →			A = Allowed			S = Allowed if Approved as a Special Exception			Blank Space = Prohibited			For restrictions on principal uses, see:
		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
8111	Mechanical Garage and other Automotive Repair and Maintenance Services, except for Automotive Car Washes									A	A	A	A	Chapter 3, Sec. 1.4
811192	Automotive Car Washes and Detailing Services <i>For automotive accessory sales and/or installation, see under Retail Trade, NAICS Ref. 441 Motor Vehicle and Parts Dealers</i>							S	S	A	A	A	A	Chapter 3, Sec. 1.5
8112	Electronic and Precision Equipment Repair and Maintenance Services (repair only; see under Retail Sales for equipment sales with or without repair)	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
81121	Electronic and Precision Equipment Repair and Maintenance, Computer and Office Machine Repair and Maintenance, and Communication Equipment Repair and Maintenance									A	A	A	A	
8113	Commercial and Industrial Machinery and Equipment Repair and Maintenance Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
811310	Truck and Heavy Equipment Repair											A	A	
81131	Welding Shop											A	A	
8114	Personal and Household Good Repair and Maintenance Services (repair only; no manufacturing on site)	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
811411	Home and Garden Equipment Repair and Maintenance									S	A	A	A	
811412	Appliance Repair and Maintenance									S	A	A	A	
811420	Reupholstery and Furniture Repair									S	A	A	A	
811430	Shoe and Leather Goods Repair							A	A	A	A	A	A	
81149	Boat Repair and Maintenance									S	A	A	A	Chapter 3, Sec. 1.16
81149	Motorcycle Repair and Maintenance									S	A	A	A	Chapter 3, Sec. 1.16
81149	Other Personal and Household Good Repair and Maintenance: Garments, Watches, Jewelry, Musical Instruments, and Bicycles									S	A	A	A	Chapter 3, Sec. 1.16
8121	Personal Care Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	
81211	Barber Shops and Beauty Salons							A	A	A	A	A	A	
812113	Nail Salons							A	A	A	A	A	A	
812191	Diet and Weight Reducing Centers							S	A	A	A	A	A	
812199	Massage Therapy and Day Spas							S	S	S	S	S	S	Chapter 3, Sec. 1.13

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →			S = Allowed if Approved as a Special Exception			Blank Space = Prohibited					
		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
812119	Tattoo and Body Piercing Studios <i>For Fitness Centers, Health Clubs and Recreation Centers, see under Arts, Entertainment and Recreation</i>							S	A	A			
8123	Drycleaning and Laundry Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
812310	Coin-Operated Laundries							S	A	A			
812320	Dry-Cleaning and Laundry Services (except Coin-Operated)							A	A	A			
812331	Linen and Uniform Supply								A	A	A		
812332	Industrial Launderer											A	
	Other Personal Services, Animal Care	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
541940	Animal Hospitals and Veterinary Clinics							S	S				Chapter 3, Sec. 1.3
812910	Pet Boarding Kennels, no outdoor runs							S	A	A			Chapter 3, Sec. 1.11
812910	Pet Boarding Kennels, with outdoor runs							S	S	A			Chapter 3, Sec. 1.11
	Other Personal Services	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
315210	Tailors and Dressmakers							A	A	A			
541921	Photography Studios, Portrait (including still, video, digital, and passports)							A	A	A			
812210	Funeral Homes							S	S				
812990	Bail Bonding Services							A	A	S			
	Professional and Administrative Offices	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
51	Publishing Offices (For printing of materials, see under Manufacturing, Wholesaling and Warehousing)												
51	Newspaper, Periodical, Book and Directory Publishers; Software Publishers (includes software design and development); Music Publishers; and Internet Publishing and Broadcasting and Web Search Portals												
52	Financial Offices (For banks and related uses, see under Commercial Services: Financial and Insurance Services)	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
522	Credit Card Issuing and Sales Financing; Mortgage and Non-mortgage Loan Brokers; Financial Transactions Processing, Reserve and Clearinghouse Activities										S	S	A

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →		S = Allowed if Approved as a Special Exception						Blank Space = Prohibited				For restrictions on principal uses, see:	
		A = Allowed		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2
523	Financial Investments and Related Activities, such as: Portfolio Management and Investment Advice; Securities and Commodity Brokerages; and Trust, Fiduciary, and Custody Activities									S	S	S	A		
541	Professional Offices	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
531	Real Estate Office							S	A	A	A	A	A		
5411	Lawyers, Notaries and Other Legal Services							A	A	A	A	A	A		
5412	Accounting, Tax Preparation, Bookkeeping and Payroll Services							A	A	A	A	A	A		
5413	Architectural, Engineering, Surveying and Related Services (except Testing Laboratories; see under Commercial Services, Other Business Support Services, NAICS Ref. 541380)							A	A	A	A	A	A		
5414	Interior Design, Graphic Design and other Specialized Design Services							A	A	A	A	A	A		
621	Medical Offices	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
6211	Offices of Physicians									A	A	A	A		
6212	Offices of Dentists									A	A	A	A		
6213	Offices of Optometrists, Chiropractors, Mental Health Practitioners (not Physicians), Therapists (Physical, Occupational and Speech), Podiatrists and Other Health Specialists									A	A	A	A		
6215	Medical and Diagnostic Laboratories											A	A		
Arts, Entertainment and Recreation		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
711	Performing Arts and Spectator Sports	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
7111	Performing Arts Theater: Drama, Dance, Music, Comedy (includes outdoor amphitheaters)									S	S	A	A	S	
711310	Arena, Stadium, or Other Facility for Presenting Sporting Events									S	S	S	S		
711510	Taxidermists									S	S	A	A	A	
7121	Museums, Historical Sites, and Similar Institutions	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
	Museums and Commercial Historical Sites, including non-retail Art Galleries (see "Art Dealers" under Miscellaneous Store Retailers for retail galleries)									S	S	A	A	A	

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	For restrictions on principal uses, see:	
		A = Allowed	S = Allowed if Approved as a Special Exception	Blank Space = Prohibited													
519120	Libraries and Archives													S	S	A	A
	Amusements and Recreation, Indoor																
512131	Motion Picture Theaters (except Drive-Ins)													S	A		
512132	Motion Picture Theaters, Drive-In													S			I-2
713110	Amusement and Fun Parks, Indoor													S	A		
713120	Arcades and Game Rooms													S	A		
713940	Fitness Centers, Health Clubs, Gyms, and Recreation Centers (includes Non-Profit facilities, e.g. YMCA)													S	A		
713940	Skating Rink													A	A		
713950	Bowling Centers													S	A		
713990	Batting Cage Facilities, Indoor													S	A		
713990	Archery or Shooting Ranges, Indoor													S	A		
713990	Billiard and Pool Halls													S	A		
713990	Cigar Lounges (with or without retail component)													S	A		
713990	Hookah Lounges													S	A		
713940	Aquatic Center													S	S	S	
713990	Adult Entertainment Establishments													A			
713	Amusements and Recreation, Outdoor			RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
713910	Golf Courses, with or without a Country Club			S	S	S	S	S	S	S	S	S					
713990	Recreational or Youth Sports Fields or Courts													S	S		
713990	Miniature Golf Course													S	A		
713990	Golf Driving Range, not associated with a Golf Course													S	A		
713990	Playgrounds, Tennis Courts, Community Swimming Pools or Other Recreation Amenities that are a part of and serve a residential development but located on a separate lot			A	A	A	A	A	A								Chapter 3, Sec. 1.19
721	Amusements and Recreation, with Lodging			RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
721211	RV (Recreational Vehicle) Parks			S											S		

Table 2-A: Principal Use Table

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →			RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	For restrictions on principal uses, see:
		A = Allowed	S = Allowed if Approved as a Special Exception	Blank Space = Prohibited													
3231	Books and Commercial Printing															S	A
325	Basic Chemical Manufacturing, including Pharmaceuticals and Medicines, but excluding the manufacture of Acid, Adhesives/Glue, Explosives, and Fertilizer															S	
327	Non-Metallic Mineral Product Manufacturing excluding the manufacture of Cement, Gypsum Board and Plaster of Paris															S	
332	Fabricated Metal Manufacturing															S	A
334	Computer and Electronic Product Manufacturing															A	
335	Electrical Equipment, Appliance, and Component Manufacturing															A	
336	Transportation Equipment Manufacturing															A	
337	Furniture and Related Products Manufacturing															S	A
3391	Medical Equipment and Supplies Manufacturing															A	
3399	Miscellaneous Manufacturing: Sporting Goods; Toys and Games; Non-Paper Office Supplies; Musical Instruments, Brooms, Brushes, and Mops; Fasteners, Buttons, Needles, and Pins; Gasket, Packing, and Sealing Devices, and Burial Caskets															S	A
339950	Sign Manufacturing																
	Wholesale Trade	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2				
42	Wholesaler with a Retail Outlet or Customer Showrooms, no Outdoor Storage											S		A	A		
42	Wholesale Trade with Outside Storage, except Junk and Scrap Yards													S	A		
423110	Medium- and Heavy-Duty Trucks, Recreational Vehicles (RVs), Buses, and Similar Motor Vehicle Dealer														A	A	Chapter 3, Sec. 1.16
	Warehousing and Storage (for Mini-warehouses/Self Storage Units, see Rental and Leasing Services under Commercial Services)	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2				
493	Distribution Center														A	A	
49311	General Warehousing and Indoor Storage															S	Chapter 3, Sec. 2.6
424710	Fuel Yard															S	
493190	Lumber Storage Terminals														S	A	
512240	Sound Recording Studios, with soundproofing														A	A	

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →		S = Allowed if Approved as a Special Exception							Blank Space = Prohibited				For restrictions on principal uses, see:
		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
512110	Motion Picture and Video Production (including sound stages)														A A
51219	Motion Picture and Video Postproduction Services														A A
	Transportation, Communications & Utilities	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
	Transportation	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
4853	Taxi and Limousine Service														
485510	Charter Bus Terminal														
48599	Special Needs Transportation, Shuttle Services, Vanpools and Other Ground Passenger Transportation														
488410	Motor Vehicle Towing and Wrecker Services														
488490	Truck Terminal														A
492110	Courier and Express Delivery Services (FedEx, UPS), sorting and forwarding ("UPS Store" would be classified under Commercial Services, NAICS Ref. 56143 Business Service Centers)														
492210	Local Messengers and Local Delivery Services (includes grocery and restaurant meal services, independent of a grocery store or restaurant)														S A
621910	Ambulance Services														
812930	Parking Garages														
	<i>For Automobile Auctions, see under Retail Trade – Miscellaneous Store Retailers</i>														
	<i>For Truck Stops, see under Retail Trade – Gas Stations</i>														
	Communications	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		
5151	Radio and Television Broadcasting Stations														
51731	Wireless Telecommunication Carriers (<i>excluding Retailing New Cellular Phone Telephones and Communication Service Plans; see under Retail Trade</i>)														
5179	Telecommunication Support Structures (includes cell towers), Co-locations, and Small-Cell Infrastructure														
	Utilities	RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2		

See City of Fort Oglethorpe Code of Ordinances

Table 2-A: Principal Use Table

NAICS Ref.	Principal Uses ↓	Zoning Districts →		RA	R-1	R-2	R-3	R-4	R-5	C-N	C-1	C-2	O-1	I-1	I-2	For restrictions on principal uses, see:
		A = Allowed	S = Allowed if Approved as a Special Exception	<i>Blank Space = Prohibited</i>												
	Utility Substation and Other Public Utilities			S	S	S	S	S	S	S	S	S	S	S	A	Chapter 3, Sec. 1.18

Ordinance No. 2022-14
Council Meeting 04/11/2022

PUBLIC HEARING

6:00 PM

500 City Hall Drive
Fort Oglethorpe, GA 30742

Ordinance No. 2022-14 – Third and Final Reading
Lafayette Road Corridor Overlay District

SIGN-IN SHEET

NAME

None

NAME
