

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE 2012 ZONING RESOLUTION, AS AMENDED, BY MODIFYING ARTICLE III, DEFINITIONS AND ARTICLE XIII, USE PROVISIONS IN ORDER TO AMEND SECTION 1310, M-1 LIGHT INDUSTRY DISTRICT AND SECTION 1311, M-2 HEAVY INDUSTRY DISTRICT, IN ORDER TO ADD DEFINITIONS AND REGULATIONS FOR MECHANICAL CONTRACTOR'S OFFICE; IN ORDER TO AMEND REGULATIONS FOR OUTDOOR STORAGE; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

WHEREAS, the Mayor and Council desire to amend the 2012 Zoning Resolution, as amended;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia as follows:

Section 1: The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding (underlined words) and deleting (~~struck through words~~) to Article III, Definitions, Article XIII, Use Provisions, Section 1310, M-1 Light Industry District and Section 1311, M-2 Heavy Industry District, as follows:

ARTICLE III. - DEFINITIONS

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Mechanical Contractor's Office – the primary office location of a licensed contractor for mechanical systems including plumbing, electrical, HVAC, and refrigeration systems. The Mechanical Contractor's Office may include the outdoor storage of commercial vehicles subject to the following regulations:

- 1. The outdoor storage of commercial vehicles is necessary and incidental to the primary use as a business office location for the mechanical contractor.*
- 2. All commercial vehicles must be in operating condition and parked in lined spaces.*
- 3. The outdoor storage area of commercial vehicles shall be subject to the Outdoor Storage screening requirements of the appropriate zoning district or overlay.*

ARTICLE XIII. – USE PROVISIONS

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SECTION 1310 M-1 LIGHT INDUSTRY DISTRICT

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Permitted Uses. Only the following uses shall be permitted within the M-1 Light Industry District and no structure shall be erected, structurally altered or enlarged for any use other than as permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment, b) special uses as permitted herein, c) accessory uses as defined in Article III, Definitions, d) other uses which are clearly similar to and consistent with the purpose of this district, or e) uses (listed at the end of this section) for property located within the Central Business District (see CBD boundary map).

Uses within the Central Business District (see CBD boundary map).

a) *The following uses shall be prohibited on M-1 zoned property in the Central Business District:*

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Mini-Warehouse or Self-Storage facility.

Outdoor Storage, except that the outdoor storage of commercial vehicles that are necessary and incidental to the primary business office use shall be permitted subject to the following screening requirements:

1. *It shall not be located within a required front yard or adjacent to public right of way.*
2. *It shall be screened by either a masonry wall, simulated stone privacy fence, solid wood privacy fence, or a combination thereof.*
3. *Screening shall be at least eight (8) feet in height or the minimum height needed to fully screen the commercial vehicles from view of the public right of way, whichever is greater.*
4. *The final materials, design, and required height shall be subject to the review and approval of the City Manager or his/her designee.*

Permitted Uses.

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HVAC Equipment Dealer/~~Contractor~~.

Ice Manufacturing/Packing Plant.

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Mechanical Contractor's Office.

Medical Clinic.

Medical/Dental Laboratory.

Medical Office.

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Plumbing Equipment Dealer/~~Contractor~~.

Printing/Bookbinding/Publishing Plant.

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SECTION 1311 M-2 HEAVY INDUSTRY DISTRICT

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Permitted Uses. Only the following uses shall be permitted within the M-2 Heavy Industry District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as permitted herein; c) accessory uses as defined in Article III, Definitions; or d) other uses which are clearly similar to and consistent with the purpose of this district.

Permitted Uses.

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Hospital.

Hotel or Motel provided that minimum standards are met as specified in the C-2 Zoning District, Section 1308.

HVAC Equipment Dealer/Contractor.

Ice Manufacturing/Packing Plant.

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Mechanical Contractor's Office.

Medical Clinic.

Medical/Dental Laboratory.

Medical Office.

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Plastics Extrusion Plant.

Plumbing Equipment Dealer/Contractor.

Printing/Bookbinding/Publishing Plant.

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Section 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED AND EFFECTIVE, this 25th day of June, 2024.

ATTEST:



Kym Chereck, City Clerk

(SEAL)



APPROVED:



Mike Mason, Mayor