

## Art. VIII, § 1

## ROSSVILLE CODE

Within C-1 central business district, the following uses are permitted:

- (1) Retail trade, such as general merchandise, food, building materials, hardware, apparel, furniture, drugs, jewelry, books, stationery, etc. In general, any retail business or service establishment, including the making of articles sold at retail on the premises provided such manufacturing is incidental to the retail business or service, occupies less than 40 percent of the floor area and employs no more than five persons.
- (2) Retail services, such as banks, insurance, real estate business, laundering, beauty and barber services, apparel repair, advertising services, medical and health services, governmental, education and other miscellaneous services.
- (3) Hotels, motels, restaurants and the like.
- (4) Professional offices.
- (5) Public assembly and amusement enterprises.
- (6) Newspaper and printing plants.
- (7) Public and semipublic uses and structures.
- (8) Off-street parking lots and parking garages.
- (9) Bus stations.
- (10) Radio, television and telephone exchange stations, and transmission towers.
- (11) Business and incidental signs.
- (12) Outdoor advertising signs, provided the setback lines of the district are followed.
- (13) Automobile sales, new and used, retail and wholesale with attendant repair facilities.
- (14) When a use in this section abuts a residential district it shall be separated from such district by a buffer strip at least six feet in height.

(Ord. No. 262, § 1(a), 1-11-88)

**Sec. 2. Neighborhood business district C-2.**

This ordinance intends that C-2 neighborhood business districts of Rossville, Georgia, shall be of such character and in such locations that they provide primarily convenience shopping facilities for residents of nearby residential areas. It is intended that these uses be located in compact centers with adequate lot depth and parking facilities so that the adverse incarrying capacity of the streets they front may be minimized.

Within C-2 neighborhood business district the following uses are permitted:

- (1) Convenience shops customarily serving residential neighborhoods.
- (2) Banks, including drive-ins.
- (3) Gasoline service stations or auto service stations, including underground storage tanks, provided that all structures are placed not less than 30 feet from any property line, and provided all pumps are set back at least 20 feet from the street right-of-way

## Art. IX, § 1

## ROSSVILLE CODE

Within I-1 light industrial district, the following uses shall be permitted:

- (1) Light industrial and manufacturing uses, such as appliance assembly plant, manufacturing of food (except meat), cosmetics and pharmaceutical products, machine shop and related activities, laundry and dyeing plants and the like, provided they are not injurious to adjacent land uses by reason of noise, smoke, vibration, dust, toxic or noxious waste material, odors, fire and other explosive hazard or glare.
- (2) Business specifically related to the light industry.
- (3) Wholesaling and warehousing.
- (4) Public utility buildings.
- (5) Railroad, bus and truck terminals.
- (6) Sale or retail of any commodity manufactured, processed, repaired, serviced or fabricated on the premises.
- (7) Storage yards, including building materials and lumber yards, provided any such use is screened from view by a buffer strip at least six feet in height. Such screen shall comply with all setback requirements of the district.
- (8) Junkyards, including automobile junkyards where not more than ten assembled wrecked vehicles are on the premises at any one time, provided any such use is screened from view by a buffer strip at least six feet in height. Such screen shall comply with all setback requirements of the district.
- (9) Automobile parking.
- (10) Railroad rights-of-way, marshalling yards, etc.
- (11) Electric transmission right-of-way.
- (12) Business and incidental signs.
- (13) Outdoor advertising signs, provided the setback lines of the district are followed.
- (14) When a use in this section abuts a residential district it shall be separated from such district by a buffer strip at least six feet in height.

**Sec. 2. Heavy industrial district I-2.**

It is the intent of this ordinance that heavy industrial district shall include normal operations of heavy manufacturing and industrial nature subject to regulations needed to control congestion and protect nearby residential and business districts.

Within I-2 heavy industrial district of Rossville, Georgia, the following uses are permitted:

- (1) Any use permitted in I-1 district.
- (2) Heavy manufacturing and processing activities such as steel fabrication, hosiery, dyeing of yarns, carpets and the like provided they would not be obnoxious, injurious

## APPENDIX A--ZONING

Art. IX, § 2

or hazardous to the community on account of danger of fire, explosion or air pollution. Manufacture of products such as cement, corrosive acid, meat and the like shall not be included in the district.

- (3) Heavy agricultural equipment sales and repair.
- (4) When a use in this section abuts a residential district it shall be separated from such district by a buffer strip at least six feet in height.