

Section 210-190. B-2 Highway Business District.

210-190.01 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 a wide variety of retail trade, personal services and professional offices which, because of their intensity, 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. B-2 is appropriate in the Community Residential, Corridors and Crossroad Communities Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended. (Ord. 24-02, 2/13/24)

210-190.02 Permitted Uses.

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

- A. Accessory Retail Sales and Services
- B. Ambulatory Health Care Services (except Outpatient Care Centers)
- C. Amusement and Recreation Industries, Indoor as identified in NAICS Code [713990](#)
- D. Art Dealers
- E. Automotive Equipment Rental and Leasing
- F. Bowling Centers
- G. Building Material and Garden Equipment and Supplies Dealers
- H. Check Cashing Services
- I. Clothing and Clothing Accessories Retailers
- J. Coin-operated Laundries
- K. Commercial Banking
- L. Computer Systems Design and Related Services
- M. Conference Center
- N. Copy Shops
- O. Diet and Weight Reducing Centers
- P. Drycleaning and Laundry Services (except Coin-operated)
- Q. Electric Vehicle Charging Stations
- R. Electronics and Appliance Retailers
- S. Event Venues (Ord. 23-07, 6/13/23)
- T. Exterminating and Pest Control Services
- U. Farm Machinery and Equipment Repair and Maintenance Services
- V. Finance and Insurance Offices
- W. Fitness and Recreational Sports Centers
- X. Florists
- Y. Food Services and Drinking Places (excluding Bars)
- Z. Furniture and Home Furnishings Stores
- AA. General Automotive Repair
- BB. General Merchandise Retailers

- CC. Gift and Souvenir Retailers
- DD. Golf Courses
- EE. Hair, Nail, Skin Care, Tanning Salons and Ear Piercing Services
- FF. Health and Personal Care Retailers
- GG. Hospitals excluding Psychiatric and Substance Abuse Hospitals
- HH. Hotels and Motels
- II. Kidney Dialysis Centers
- JJ. Local Messengers and Local Delivery Centers/Facilities
- KK. Miscellaneous Store Retailers as identified in NAICS Code [453998](#)
- LL. Motion Picture and Sound Recording Industries (Ord. 22-08, 5/25/22)
- MM. Motion Picture Theaters (except Drive-in Theaters)
- NN. Motor Vehicle and Parts Dealers
- OO. Museums, Historical Sites and Similar Institutions
- PP. Newspaper Publishers
- QQ. Office Supplies and Stationary Retailers
- RR. Offices of Real Estate Agents and Brokers
- SS. Parcel Delivery Lockers
- TT. Parking Lots and Garages
- UU. Personal and Household Goods Repair and Maintenance
- VV. Pet and Pet Supplies Retailers
- WW. Pet Care (except Veterinary) Services
- XX. Photofinishing Laboratories
- YY. Printing
- ZZ. Private Mail Centers
- AAA. Professional, Scientific and Technical Services
- BBB. Public Administration
- CCC. Public Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools
- DDD. Public Utilities
- EEE. Re-upholstery and Furniture Repair
- FFF. Safe Exchange Zones
- GGG. Schools and Instruction, other as identified in NAICS Code [6116](#)
- HHH. Specialty Food Retailers (Ord. 24-02, 02/13/24)
- III. Sporting Goods, Hobby, Musical Instrument, and Book Retailers
- JJJ. Supermarkets and Grocery Retailers (Ord. 24-02, 02/13/24)
- KKK. Theater Companies and Dinner Theaters
- LLL. Used Merchandise Stores (except Flea Markets)
- MMM. Virtual Kitchens

210-190.03 **Special Exception Uses.**

Within the B-2 District, the following uses are permitted as a Special Exception provided specified conditions enumerated in [Section 230-30](#) are satisfied:

- A. Accessory Structures and Uses
- B. Ambulance Service
- C. Appliance Repair and Maintenance
- D. Assisted Living Community
- E. Auto Broker Office
- F. Automotive Body, Paint, and Interior Repair and Maintenance
- G. Beer, Wine and Distilled Spirits Retailers (Ord. 23-04, 3/14/23)

- H. Boarding Services, Pet
- I. Breweries and Distilleries (Ord. 23-04, 3/14/23)
- J. Car Washes
- K. Charitable Organization Collection Receptacles
- L. Child Care Learning Center
- M. Emission Inspection Station
- N. Drive-in Motion Picture Theaters
- O. Fuel pumps accessory to Supermarkets and/or General Merchandise Retailers (Ord. 24-02, 02/13/24)
- P. Fuel storage for on-site use of vehicles and equipment
- Q. Funeral Homes and Funeral Services
- R. Greenhouse, Nursery, and Floriculture Production
- S. Intermediate Care Homes
- T. Light Manufacturing as identified in NAICS [3271](#), [33232](#) and [334](#)
- U. Massage Therapy
- V. Nursing Homes
- W. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools less than two acres
- X. Recycling Centers
- Y. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- Z. Rental and Leasing Services (non-automotive)
- AA. Shared Workspaces/Co-working Spaces, excluding Sexually Oriented Businesses, with limited food and beverage sales
- BB. Small Cell Wireless Facilities
- CC. Temporary Uses
- DD. Truck Sales

210-190.04 **Special Use Permits.**

Within the B-2 District, the following uses are permitted with a Special Use Permit provided specified conditions enumerated in [Section 230-40](#) are met and have obtained approval by the Board of Commissioners:

- A. Amusement and Recreation Industries, Outdoor as identified in NAICS Code [713990](#) (except Shooting Ranges and Stables, Riding)
- B. Amusement and Theme Parks
- C. Breeders
- D. Bus Stations
- E. Cemeteries
- F. Civic and Social Organizations
- G. Dormitories
- H. Extended Stay Hotels or Motels
- I. Flea Markets
- J. Gasoline Stations with Convenience Stores (Ord. 24-02, 02/13/24)
- K. Heliports
- L. Mini-warehouses and Self-Storage Units including Truck, Trailer, Boat and RV Storage
- M. Motor Vehicle Towing
- N. Outpatient Care Centers except Kidney Dialysis Centers
- O. Pawnshops

- P. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools two acres and over
- Q. Psychiatric and Substance Abuse Hospitals
- R. Racetracks
- S. RV (Recreational Vehicle) Parks and Campgrounds
- T. Sand Dredging
- U. Tattoo Parlors, Makeup Salons (permanent) and Piercing
- V. Telecommunication Towers
- W. Temporary Impound Lots
- X. Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers (Ord. 24-02, 02/13/24)
- Y. Truck (greater than 1.5 tons) Repair Shops

210-190.05 **Lot Size, Area and Setback Requirements*.**

*Unless otherwise specified; also subject to approval by the Office of Environmental Health see Table 17.M from the Georgia Department of Public Health [“Manual for On-Site Sewage Management Systems”](#)

- A. Minimum Lot Size:
 1. 20,000 square feet for public sewage management systems with public water supply
 2. 21,780 square feet for on-site sewage management systems with public water supply
 3. 43,560 square feet for on-site sewage management systems with Non-public (Individual) water supply (Ord. 22-14, 12/13/22) and (Ord. 23-07, 6/13/23)
- 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: 10 feet; 25 feet if corner lot; 40 feet if abutting residential use
- F. Minimum Rear Yard Setback: 15 feet; 40 feet abutting residential use
- G. Maximum Building Height: 60 feet

210-190.06 **Off-street Parking.**

Off-street Parking shall be in accordance with [Chapter 260](#) of the UDO.

210-190.07 **Required Buffers.**

Required Buffers shall be in accordance with [Section 240-140](#) of the UDO

210-190.07 **Sign Regulations.**

Signage shall be in accordance with [Title 4: Signs](#) of the UDO