

AN ORDINANCE TO AMEND THE NEWTON COUNTY ZONING ORDINANCE; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR FURTHER PURPOSES

WHEREAS, it is the intention of the Board of Commissioners of Newton County, Georgia that its Zoning Ordinance be comprehensive in its regulation of potential uses of land in Newton County; and

WHEREAS, a comprehensive treatment of all potential land uses promotes the health, safety, order, prosperity and general welfare of Newton County; and

WHEREAS, the current Zoning Ordinance of Newton County, Georgia was adopted February 17, 2009; and

WHEREAS, Section 450-020 of said Ordinance, as amended, regulated uses in the Almon Overlay District, and Section 460-030 of said Ordinance, as amended, regulates uses in the Salem Overlay District; and

WHEREAS, the Board of Commissioners of Newton County, Georgia, as the governing authority of said County, deems it appropriate to amend these sections to provide a comprehensive use chart for each of the Overlay Districts.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners, Newton County, Georgia, and it is hereby ordained by the authority of the Constitution of Georgia (1983), Art. IX, Sec. II, Par. I, II and IV, that the Zoning Ordinance, Newton County, Georgia is amended as provided herein:

SECTION 1

Section 105-020 of Division 105, Definitions, of the Zoning Ordinance of Newton County, Georgia is amended by inserting the following definition:

Pay Day Loan, Title Loans, Check Cashing

A facility engaged in the business of making loans in exchange for possession of the certificate of title to property or a security interest in titled property. Also includes pay day loans which is a business that makes small consumer loans, usually by a postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term, or until the applicant's next pay day, and then cashed unless the applicant repays the loan to reclaim such person's check. Also includes check-cashing, which is a business other than a bank or savings and loan or similar financial institution that cashes checks for a fee as a business activity.

SECTION 2

Section 450-020 of the Zoning Ordinance of Newton County, Georgia is amended by deleting said section in its entirety and inserting the following in lieu thereof:

Sec. 450-020 Uses

A. Authorized Uses

The Almon/Crowell Road Overlay District is divided into three tiers, as shown on the map, and shall be referenced below as Tier 1: Residential, Tier 2: Mixed Use, and Tier 3: Almon Town Center. All Tiers shall be limited in use as shown below.

Manufactured homes are prohibited within all Tiers of the Overlay, except as allowed under Section 530-030.

1. Tier 1

- a. Residential: Residential development may occur in accordance with the Almon Overlay District Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay.
- b. Non-residential: Neighborhood commercial development may occur in accordance with the Almon Overlay District Non-Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay and shall also comply with the following:
 - i. Non-residential uses within Tier 1 are encouraged to locate at intersections of roads to maximize exposure to both pedestrians and automobiles.
 - ii. Non-residential uses shall not be located on lots which are more than one (1) acre.
 - iii. Neighborhood commercial developments shall not contain outparcels.

2. Tier 2: Mixed Use. Non-residential (Commercial, Office, Institutional, Industrial) and Mixed Use. Except as provided herein, residential uses are prohibited unless approved as part of a Mixed Use Zoning.

- a. For undeveloped/redeveloped residentially zoned properties, non-residential development may occur in accordance with the Almon Overlay District Non-Residential Uses Chart and referenced standards. In addition, any property which was zoned AR (Agricultural Residential) and was vacant at the time of adoption of this Overlay (3-16-10) may have one single-family residence constructed in conformance with the standards of Sections 450-040 and 450-050.
- b. For developed residentially zoned properties, residential development may occur in accordance with the Almon Overlay District Residential Use Chart. In addition, development shall comply with all other applicable standards of the Overlay.
- c. Non-residential: Non-residential development may occur in accordance with the Almon Overlay District Non-Residential Use Chart and referenced standards. In

addition, development shall comply with all other applicable standards of the Overlay.

- d. Mixed Use: Development may also consist of a combination of uses in a Mixed-Use Development.
 - i. To qualify as a Mixed-Use development, a project shall contain uses from at least two use categories (Commercial, Residential, Office/Institutional, or Civic). Use categories shall be determined based on the Almon Overlay District Residential Use Chart and Almon Overlay District Non-Residential Use Chart. In the event a proposed use is not listed in that table, the Director shall determine the appropriate use category.
 - ii. Components of a Mixed-Use development may occur in accordance with the Almon Overlay District Residential Use Chart and Almon Overlay District Non-Residential Use Chart. In addition, development shall comply with all other applicable standards of the Overlay.
 - iii. A single use category shall occupy no more than seventy percent (70%) of either the gross site acreage, exclusive of open and enhanced common space, or the gross square footage of total building construction approved for the project.
 - iv. In buildings with a mixture of residential and non-residential uses, nonresidential uses shall occupy the ground floor, except for accessory residential uses such as leasing offices, fitness centers or clubhouses.
3. Tier 3: Almon Town Center. Single-Family Detached or Attached, Townhouses, Multi-family Residential if part of a mixed use development, Non-residential and Mixed Use.
- a. Residential: Residential development may occur in accordance with the Almon Overlay District Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay.
 - b. Non-residential: Non-residential development may occur in accordance with the Almon Overlay District Non-Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay.
 - c. Mixed Use: Development may also consist of a combination of uses in a Mixed-Use Development.
 - i. To qualify as a Mixed-Use development, a project shall contain uses from at least two use categories (Commercial, Residential, Office/Institutional, or Civic). Use categories shall be determined based on the Almon Overlay District Residential Use Chart and Almon Overlay District Non-Residential Use Chart. In the event a proposed use is not listed in that table, the Director shall determine the appropriate use category.
 - ii. Components of a Mixed-Use development may occur in accordance with the Almon Overlay District Residential Use Chart and Almon Overlay District Non-Residential Use Chart. In addition, development shall comply with all other applicable standards of the Overlay.

- iii. A single use category shall occupy no more than seventy percent (70%) of either the gross site acreage, exclusive of open and enhanced common space, or the gross square footage of total building construction approved for the project.
- iv. In buildings with a mixture of residential and non-residential uses, nonresidential uses shall occupy the ground floor, except for accessory residential uses such as leasing offices, fitness centers or clubhouses.

**ALMON OVERLAY DISTRICT
RESIDENTIAL USE CHART**

ALMON OVERLAY DISTRICT RESIDENTIAL USE¹ (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1 and TIER 2 (Developed Residential Zoning)	TIERS 2 and 3 (Mixed Use)	TIER 3 (Residential Zoning)
Accessory Residential Buildings (Residential)	510-020	A	A	A
Dwelling, Multi-Family (Residential)			A	A (if zoned RMF)
Dwelling, Single Family (Residential)		A	A	A
Dwelling, Townhouse (Residential)			A	A (if zoned RMF)
Dwelling, Two Family (Residential)			A	A (if zoned DR)
Group Residence, disability, home occupation (Residential)	510-298	A	A	A
Guest House (Residential)	510-300	A	A	A
Site Built Residential Dwelling (Residential)		A	A	A
Subdivision, Residential (Residential)		A	A	A
Home Occupation (Residential)	510-310	A	A	A
Industrialized Home, Modular (Residential)	510-330	A	A	A
Recreation Center, Neighborhood (Residential) [Residential Development Amenity Area]	510-540 & 520-010 in Dev. Regs	A	A	A

Note: In Tier 2, residential is only permitted as part of a mixed use development.

¹ Uses that are not specifically authorized in the use table are prohibited and may only be authorized in accordance with Section 505-010 B.

**ALMON OVERLAY DISTRICT
NON- RESIDENTIAL USE CHART**

ALMON OVERLAY DISTRICT NON-RESIDENTIAL USE² (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1³	TIER 2 (Current Undeveloped or Redeveloped Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Accessory Commercial/Office Buildings (Commercial)	510-020	CU	A	A	A	A
Accessory Convenience Retail Business (Commercial)	510-020	CU	A	A	A	A
Alternative Support Structure		CU	CU	CU	CU	CU
Ambulance Service (Commercial)					A	
Antenna, Amateur Radio	510-070	A	A	A	A	A
Antenna, Satellite TV	510-080	A	A	A	A	A
Animal Hospital, Vet Clinic (Commercial)	510-060				A	CU
Appliance Store (Commercial)	510-547				A	A
Arcade, Game Room, Bowling, Billiard, Indoor Skating Rink (Commercial)					A	CU
Art Studio (Commercial)		CU	A	A	A	A
Assembly Plant Light Industrial (Industrial)					CU	CU
Assisted Living (Residential)	510-091	CU	CU	CU	A	CU
Auto Parts, Accessories, (Commercial)					CU	
Auto Repair, major minor (Commercial)	510-100				CU	
Auto Sales or rental (Commercial)	510-105				CU	
Auto Service Station (Commercial)	510-110			CU	A	CU
Auto wash, principal, mobile (Commercial)	510-120				A	CU
Bakery (Commercial)		CU	A	A	A	A
Bank (Commercial)		CU	A	A	A	A
Bed & breakfast (Commercial)	510-130	CU	CU	A	A	CU
Bicycle shop (Commercial)		CU	A	A	A	A

² Uses that are not specifically authorized in the use table are prohibited and may only be authorized in accordance with Section 505-010 B.

³ Non-residential uses in Tier 1 shall also comply with the limitations contained in Section 450-020 A.1.b regarding location, maximum lot size and outparcels.

ALMON OVERLAY DISTRICT NON-RESIDENTIAL USE² (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1³	TIER 2 (Current Undeveloped or Redeveloped Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Broadcast studio					A	
Building supply, wholesale, retail (Commercial)					A	
Bus Terminal (Commercial)					CU	CU
Caretaker Dwelling (Commercial)	510-145		CU	CU	CU	
Cemetery	510-150	CU	A	A	A	
Club, Order, Lodge, private	510-595	CU	A	A	A	A
College (Institutional)	510-160		CU	CU	CU	CU
Commercial Nursery, Garden Center (Commercial)	510-547				A	CU
Commercial Vehicle Sale/Rental (Commercial)	510-165				CU	
Convenience Store, with gasoline pumps (Commercial)	510-200		A	A	A	CU
Convenience Store, without gasoline pumps (Commercial)	510-200		A	A	A	A
Crematory					CU	
Day Care (Commercial)	510-210, 220		CU	CU	CU	CU
Day Spa (Commercial)		CU	CU	CU	A	A
Department Store (Commercial)			CU	A	A	A
Drug Store (Commercial)	510-235	CU	A	A	A	A
Dry Cleaning, Industrial (Industrial)					CU	
Dry Cleaning, Neighborhood (Commercial)		CU	A	A	A	A
Electric, Petroleum substation (Commercial)	510-240	CU	CU	CU	A	
Fallout Shelter	510-250	A	A	A	A	A
Farm Equipment, Sales, Rental, Repair (Commercial)	510-260				CU	
Feed, Seed Store (Commercial)	510-260, 510-547	CU	A	A	A	CU
Flower Shop (Commercial)	510-547	CU	A	A	A	A
Funeral Home (Commercial)					CU	
Furniture Store (Commercial)					A	A
Furniture, Woodworking Shop (Commercial)				A	A	A

ALMON OVERLAY DISTRICT NON-RESIDENTIAL USE² (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1³	TIER 2 (Current Undeveloped or Redeveloped Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Garden, private (Civic)		A	A	A	A	A
Gift, Specialty Shop (Commercial)	510-547	CU	A	A	A	A
Golf Course, Country Club (Commercial)	510-295				CU	CU
Glass Sales, Storage (Commercial)					A	
Group Residence, disability, congregate (Commercial)				CU	CU	CU
Group residence, non disability (Commercial)				CU	CU	CU
Gunsmith Shop (Commercial)			CU	CU	A	A
Hardware, Paint Store (Commercial)	510-547	CU	A	A	A	A
Hospital (Institutional)	510-320		CU	CU	CU	CU
Hotel, Motel (Commercial)	510-325				CU	CU
Ice Cream, Confectionary Shop (Commercial)		CU	A	A	A	A
Indoor Recreational, Special Events Facility (Commercial)	510-595	CU	CU	CU	A	CU
Kennel (Commercial)	510-355				CU	
Landscaping Business (Commercial)	510-365				CU	
Laundromat (Commercial)			CU	CU	A	A
Library, private (Civic)	510-370	CU	A	A	A	A
Locksmith shop (Commercial)		CU	A	A	A	A
Manufacturing, Light (Industrial)					A	CU
Massage School (Commercial)					CU	CU
Massage Studio(Commercial)	510-405				CU	CU
Medical, Dental Clinic (Institutional)					A	A
Medical Laboratory (Institutional)					CU	CU
Mini Warehouse(Commercial)	510-420				CU	
Museum (Civic)	510-370	CU	CU	CU	CU	CU
Newspaper/.Magazine Publication, Distribution (Commercial)					A	
Nursing Home (Commercial)	510-425	CU	CU	CU	A	CU
Office Supply Sales and Service (Commercial)		CU	A	A	A	A

ALMON OVERLAY DISTRICT NON-RESIDENTIAL USE² (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1³	TIER 2 (Current Undeveloped or Redeveloped Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Office, Professional (Institutional)		CU	A	A	A	A
Parking Lot, Garage (Civic)					CU	CU
Parks and Open Area (Civic)	510-450	A	A	A	A	A
Personal Services (Commercial)		CU	A	A	A	A
Pest Control (Commercial)					A	A
Place of Public Assembly (Institutional)	510-470	CU	A	A	A	CU
Place of Worship (Institutional)	510-480	AU	AU	AU	AU	AU
Plant Nursery, Greenhouse, Wholesale (Commercial)	510-490, 510-547				CU	CU
Printing Shop (Commercial)		CU	A	A	A	A
Produce Stand, Farmers Market (Commercial)	510-510	CU	CU	CU	A	A
Restaurant (Commercial)	510-543	CU	A	A	A	A
Restaurant, Drive thru, Drive in (Commercial)	510-545	CU	A	A	A	A
Retail (5,000 sf and under) (Commercial)		CU	A	A	A	A
Retail (Over 5,000 sf) (Commercial)					CU	CU
Retail, Office with Outdoor Storage, Fleet Parking (Commercial)	510-547				CU	CU
School, Business or Trade, private (Institutional)		CU	CU	CU	A	A
School, K-12, Private (Institutional)	510-570		CU	CU	CU	CU
Sporting Goods Store (Commercial)	510-547	CU	A	A	A	A
Subdivision, Commercial (Commercial)			A	A	A	A
Taxidermy (Commercial)	510-625				A	
Telecommunications Support Structure (Commercial)	510-630	CU	CU	CU	CU	CU
Temporary Building (Commercial)	510-640	CU	CU	CU	CU	CU
Temporary Commercial Use (Commercial)	510-650	A	A	A	A	A
Tire Store, Retail (Commercial)	510-547				CU	
Theater, Drive in (Commercial)					CU	
Tree Service (Commercial)	510-655				CU	

SECTION 3

Section 460-030 of the Zoning Ordinance of Newton County, Georgia is amended by deleting said section in its entirety and inserting the following in lieu thereof:

Sec. 460-030 Uses and Structures

A. Tier Planning & Map: In order to address the purpose and goals of the Overlay, the Overlay is divided into individual tiers which represent the different variations in use within the Overlay. Tier 1 contains predominantly residential uses with appropriate neighborhood commercial uses to promote walkability. Tier 2 is a moderate commercial area that provides for mixed use development and less intense commercial uses. Tier 3 is primarily a more intense commercial area that promotes mixed-use development and features that encourage walkable development. The Historic District is intended to protect historic areas in the Overlay from development pressure. The designation of Tiers within the Overlay can be viewed in the map entitled "Newton County Salem Overlay District Tiers"

B. Uses

1. Tier 1

- a. Residential: Residential development may occur in accordance with the Salem Overlay District Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay.
 - i. Except as provided in Section 460-120, manufactured homes are prohibited.
- b. Non-residential: Neighborhood commercial development may occur in accordance with the Salem Overlay District Non-Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay, including Section 460-070 A.2.

2. Tier 2 & 3

- a. Residential: For properties zoned residential at the time of the adoption of the Overlay, residential development may occur based on the underlying zoning in accordance with Article 2. Uses shall be determined by the Salem Overlay District Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay.
 - i. Except as provided in Section 460-120, manufactured homes are prohibited.
- b. Non-residential: Non-residential development may occur in accordance with the Salem Overlay District Non-Residential Use Chart and referenced standards. In addition, development shall comply with all other applicable standards of the Overlay.
- c. Development may also consist of a combination of uses in a Mixed-Use Development per Section 460-030 C, below.

C. Mixed-Use Developments

1. To qualify as a Mixed-Use development, a project shall contain uses from at least two use categories (Commercial, Residential, Office/Institutional, or Civic).
 - a. Use categories shall be determined based on the Salem Overlay District Residential Use Chart and Salem Overlay District Non-Residential Use Chart. In the event a proposed use is not listed in that table, the Director shall determine the appropriate use category.
2. Components of a Mixed-Use development may occur in accordance with the Overlay District Residential Use Chart and Overlay District Non-Residential Use Chart. In addition, development shall comply with all other applicable standards of the Overlay.
3. A single use category shall occupy no more than seventy percent (70%) of either the gross site acreage, exclusive of open and enhanced common space, or the gross square footage of total building construction approved for the project.
4. In buildings with a mixture of residential and non-residential uses, nonresidential uses shall occupy the ground floor, except for accessory residential uses such as leasing offices, fitness centers or clubhouses.

SALEM OVERLAY DISTRICT RESIDENTIAL USE CHART

SALEM OVERLAY DISTRICT RESIDENTIAL USE⁴ (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1	TIERS 2 and 3 (Current Residential Zoning)	TIERS 2 and 3 (Mixed Use)
Accessory Residential Buildings (Residential)	510-020	A	A	A
Dwelling, Multi-Family			A (if zoned RMF)	A
Dwelling, Single Family (Residential)		A	A	A
Dwelling, Townhouse (Residential)			A (if zoned RMF)	A
Dwelling, Two Family (Residential)			A (if zoned (DR)	A
Group Residence, disability, home occupation (Residential)	510-298	A	A	A
Guest House (Residential)	510-300	A	A	A
Site Built Residential Dwelling (Residential)		A	A	A
Subdivision, Residential (Residential)		A	A	A
Home occupation (Residential)	510-310	A	A	A
Industrialized Home, Modular (Residential)	510-330	A	A	A

⁴ Uses that are not specifically authorized in the use table are prohibited and may only be authorized in accordance with Section 505-010 B.

**SALEM OVERLAY DISTRICT
NON-RESIDENTIAL USE CHART**

SALEM OVERLAY DISTRICT NON-RESIDENTIAL USE⁵ (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1⁶ and TIERS 2 and 3 (Current Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Accessory Commercial/Office Buildings (Commercial)	510-020	CU	A	A	A
Accessory Convenience Retail Business (Commercial)	510-020	CU	A	A	A
Alternative Support Structure		CU	CU	CU	CU
Ambulance Service (Commercial)				A	
Antenna, Amateur Radio	510-070	A	A	A	A
Antenna, Satellite TV	510-080	A	A	A	A
Animal Hospital, Vet Clinic (Commercial)	510-060			A	CU
Appliance Store (Commercial)	510-547			A	A
Arcade, Game Room, Bowling, Billiard, Indoor Skating Rink (Commercial)				A	CU
Art Studio (Commercial)		CU	A	A	A
Assembly Plant Light Industrial (Industrial)				CU	CU
Assisted Living (Residential)	510-091	CU	CU	A	CU
Auto Parts, Accessories, (Commercial)				CU	
Auto Repair, major minor (Commercial)	510-100			CU	
Auto Sales or rental (Commercial)	510-105			CU	
Auto Service Station (Commercial)	510-110		CU	A	CU
Auto wash, principal, mobile (Commercial)	510-120			A	CU
Bakery (Commercial)		CU	A	A	A
Bank (Commercial)		CU	A	A	A
Bed & breakfast (Commercial)	510-130	CU	A	A	CU

⁵ Uses that are not specifically authorized in the use table are prohibited and may only be authorized in accordance with Section 505-010 B.

⁶ Non-residential uses in Tier 1 shall also comply with the limitations contained in Section 460-070 A.2. regarding location, maximum lot size and outparcels.

SALEM OVERLAY DISTRICT NON-RESIDENTIAL USE⁵ (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1⁶ and TIERS 2 and 3 (Current Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Bicycle shop (Commercial)		CU	A	A	A
Broadcast studio				A	
Building supply, wholesale, retail (Commercial)				A	
Bus Terminal (Commercial)				CU	CU
Caretaker Dwelling (Commercial)	510-145		CU	CU	
Cemetery	510-150	CU	A	A	
Club, Order, Lodge, private	510-595	CU	A	A	A
College (Institutional)	510-160		CU	CU	CU
Commercial Nursery, Garden Center (Commercial)	510-547			A	CU
Commercial Vehicle Sale/Rental (Commercial)	510-165			CU	
Convenience Store, with gasoline pumps (Commercial)	510-200		A	A	CU
Convenience Store, without gasoline pumps (Commercial)	510-200		A	A	A
Crematory				CU	
Day Care (Commercial)	510-210, 220		CU	CU	CU
Day Spa (Commercial)		CU	CU	A	A
Department Store (Commercial)			A	A	A
Drug Store (Commercial)	510-235	CU	A	A	A
Dry Cleaning, Industrial (Industrial)				CU	
Dry Cleaning, Neighborhood (Commercial)		CU	A	A	A
Electric, Petroleum substation (Commercial)	510-240	CU	CU	A	
Fallout Shelter	510-250	A	A	A	A
Farm Equipment, Sales, Rental, Repair (Commercial)	510-260			CU	
Feed, Seed Store (Commercial)	510-260, 510-547	CU	A	A	CU
Flower Shop (Commercial)	510-547	CU	A	A	A
Funeral Home (Commercial)				CU	
Furniture Store (Commercial)				A	A
Furniture, Woodworking Shop			A	A	A

SALEM OVERLAY DISTRICT NON-RESIDENTIAL USE⁵ (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1⁶ and TIERS 2 and 3 (Current Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
(Commercial)					
Garden, private (Civic)		A	A	A	A
Gift, Specialty Shop (Commercial)	510-547	CU	A	A	A
Golf Course, Country Club (Commercial)	510-295			CU	CU
Glass Sales, Storage (Commercial)				A	
Group Residence, disability, congregate (Commercial)			CU	CU	CU
Group residence, non disability (Commercial)			CU	CU	CU
Gunsmith Shop (Commercial)			CU	A	A
Hardware, Paint Store (Commercial)	510-+547	CU	A	A	A
Hospital (Institutional)	510-320		CU	CU	CU
Hotel, Motel (Commercial)	510-325			CU	CU
Ice Cream, Confectionary Shop (Commercial)		CU	A	A	A
Indoor Recreational, Special Events Facility (Commercial)	510-595	CU	CU	A	CU
Kennel (Commercial)	510-355			CU	
Landscaping Business (Commercial)	510-365			CU	
Laundromat (Commercial)			CU	A	A
Library, private (Civic)	510-370	CU	A	A	A
Locksmith shop (Commercial)		CU	A	A	A
Manufacturing, Light (Industrial)				A	CU
Massage School (Commercial)				CU	CU
Massage Studio(Commercial)	510-405			CU	CU
Medical, Dental Clinic (Institutional)				A	A
Medical Laboratory (Institutional)				CU	CU
Mini Warehouse(Commercial)	510-420			CU	
Museum (Civic)	510-370	CU	CU	CU	CU
Newspaper/.Magazine Publication, Distribution (Commercial)				A	
Nursing Home (Commercial)	510-425	CU	CU	A	CU
Office Supply Sales and Service (Commercial)		CU	A	A	A

SALEM OVERLAY DISTRICT NON-RESIDENTIAL USE⁵ (Use Categories for Mixed Use)	APPLICABLE STANDARD	TIER 1⁶ and TIERS 2 and 3 (Current Residential Zoning)	TIERS 2 and 3 (Current OI or CN Zoning)	TIERS 2 and 3 (Current CH or CG Zoning)	TIERS 2 and 3 (Mixed Use)
Office, Professional (Institutional)		CU	A	A	A
Parking Lot, Garage (Civic)				CU	CU
Parks and Open Area (Civic)	510-450	A	A	A	A
Personal Services (Commercial)		CU	A	A	A
Pest Control (Commercial)				A	A
Place of Public Assembly (Institutional)	510-470	CU	A	A	CU
Place of Worship (Institutional)	510-480	AU	AU	AU	AU
Plant Nursery, Greenhouse, Wholesale (Commercial)	510-490, 510-547			CU	CU
Printing Shop (Commercial)		CU	A	A	A
Produce Stand, Farmers Market (Commercial)	510-510	CU	CU	A	A
Restaurant (Commercial)	510-543	CU	A	A	A
Restaurant, Drive thru, Drive in (Commercial)	510-545	CU	A	A	A
Retail (5,000 sf and under) (Commercial)		CU	A	A	A
Retail (Over 5,000 sf) (Commercial)				CU	CU
Retail, Office with Outdoor Storage, Fleet Parking (Commercial)	510-547			CU	CU
School, Business or Trade, private (Institutional)		CU	CU	A	A
School, K-12, Private (Institutional)	510-570		CU	CU	CU
Sporting Goods Store (Commercial)	510-547	CU	A	A	A
Subdivision, Commercial (Commercial)			A	A	A
Taxidermy (Commercial)	510-625			A	
Telecommunications Support Structure (Commercial)	510-630	CU	CU	CU	CU
Temporary Building (Commercial)	510-640	CU	CU	CU	CU
Temporary Commercial Use (Commercial)	510-650	A	A	A	A
Tire Store, Retail (Commercial)	510-547			CU	
Theater, Drive in (Commercial)				CU	
Tree Service (Commercial)	510-655			CU	

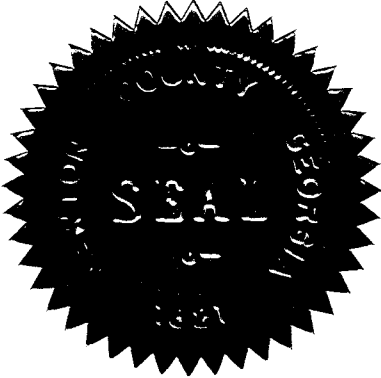
SECTION 4

All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.

SECTION 5

This Ordinance shall be in force and take effect on July 16, 2014.

Adopted and approved by the Board of Commissioners on the 15th day of July, 2014, after a public hearing on said date.



NEWTON COUNTY BOARD OF COMMISSIONERS

By: William K. Ellis
William K. Ellis, Chairman

Attest: Jackie Smith
Jackie Smith, Clerk

Recommended for approval and adopted by the Newton County Planning Commission on the 24th day of June, 2014, after a public hearing on said date.

NEWTON COUNTY PLANNING COMMISSION

By: Landis Stephens
Landis Stephens, Chairman

Attest: Crystal Dooley
Crystal Dooley, Secretary