



# C-1 (Neighborhood Commercial) Fact Sheet

## Purpose

To provide for decentralized areas of retail sales and personal services that meet the everyday needs of local residents. The uses and structures should blend smoothly into the character of nearby residential areas.

## Allowed Uses

- Institutional residential (up to 18 residents)
- Nonprofit club or lodge
- Museums and libraries
- Nonprofit service organization
- Conservation area
- Adult care centers
- Schools of the arts
- All medical uses except social service medical
- Office uses, except bail bonds
- Personal service uses
- Animal care (indoor)
- Retail sales
- On-site parking



## Conditional Uses

(Must contact the Planning Department for an application)

- Single family detached homes
- Multi-family residential
- Hospice care
- Institutional residential (more than 18 residents)
- College/university
- Place of worship
- School, private K-12 or special
- Special event facilities
- Call centers
- TV/radio/recording studios
- Trade/vocational/business schools
- Bed and breakfast – up to 6 rooms
- Boutique hotel – 7 to 30 rooms
- Animal care (Outdoor)
- Massage and tattoo parlors
- Convenience store with gas pumps

## Limited Uses

- Community recreation
- Minor utilities
- Day care centers
- Gyms/health spas/yoga studios
- Commercial parking
- Restaurants
- Convenience store without gas pumps
- Mobile vending
- Outdoor dining
- Outdoor display

## Lot Requirements

Minimum Lot Size:	15,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Setback: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 55 feet from all other streets 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)
Minimum Side Setback:	20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

**This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements.** For additional information, contact the Planning Department at 706-868-3400, or [planning@columbiacountyga.gov](mailto:planning@columbiacountyga.gov).