



C-2 (General Commercial)

Fact Sheet

Purpose

To provide for highway commercial and planned commercial centers which cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

Allowed Uses

- Hospice
- Institutional residential uses
- College/university
- Nonprofit club or lodge
- Museum or library
- Nonprofit service organizations
- Schools, private or special
- Conservation area
- Adult care or day care centers
- Indoor recreation (exceptions apply)
- Gym/health spa/yoga studio
- Schools of the arts
- Special event facilities
- Medical offices, except social service medical
- Professional offices
- Bail bonds
- Trade/vocational/business schools
- Radio/TV station or recording studio
- Outdoor recreation (exceptions apply)
- Boutique hotel (7 to 30 rooms)
- Hotel/motel (more than 30 rooms)
- Personal services
- Beauty, hair, or nail salon
- Restaurants
- Retail sales
- Convenience store without gas pumps
- On site parking
- Helicopter landing area
- Ice vending machine

Limited Uses

- Community recreation
- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Vehicle repair
- Car wash
- Drive through facility
- Home occupations
- Outdoor dining
- Outdoor display
- Outdoor storage, limited

Conditional Uses

- (Must contact the Planning Department for an application)**
- Single family detached home
 - Multifamily residential
 - Social service and educational uses
 - Place of worship
 - Firearm training and sports facilities (indoor)
 - Tattoo parlor
 - Therapeutic massage
 - Retail package sales of distilled spirits (liquor store)
 - Microbrewery
 - Sale or rental of machinery

Lot Requirements

Minimum Lot Size:	20,000 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.