

# PDD (Planned Development District) Fact Sheet

## Purpose

To provide an orderly transition for inadequately buffered single family residential development along arterial streets from areas of commercial development.

## Allowed Uses

- Institutional residential (up to 18 residents)
- Nonprofit club or lodge
- Museum, library
- Nonprofit service organization
- Conservation area
- Adult care center (fewer than 7 adults)
- School of the arts
- Medical offices
- Professional offices
- Personal services
- Beauty, hair, or nail salon
- On site parking



## Limited Uses

- Minor utilities
- Day care center (fewer than 7 children)
- Commercial parking
- Gym/health spa/yoga studio
- Commercial parking
- Title loans/check cashing

## Conditional Uses

**(Must contact the Planning Department for an application)**

- Single family detached residence
- Hospice
- Institutional residential (more than 18 residents)
- College/university
- Place of worship
- School, private or special
- Day care center (7 or more children)
- Special event facility
- Call center
- Radio/TV station/recording studio
- Trade/vocational/business school
- Animal care (outdoor)
- Tattoo parlor
- Therapeutic massage

## Lot Requirements

Minimum Lot Size:	30,000 square feet
Minimum Lot Frontage:	150 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 40 feet from a service drive (measured from property line)
Minimum Rear Setback:	40 feet
Minimum Side Setback:	20 feet

**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).