

Article Three – Zoning District Intent, Uses & Standards

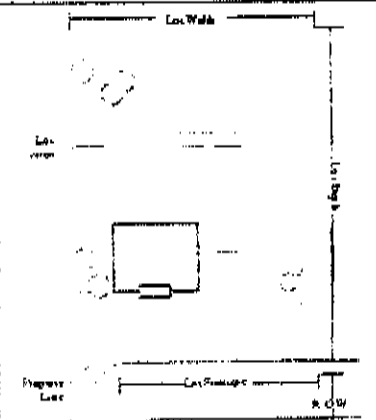
Neighborhood Mixed Use District

3.25 NMX District Intent, Permitted Uses and Conditional Uses

<p>District Intent</p> <p>The "NMX" District is intended to provide a mixture of residential housing options and supportive commercial uses within close proximity to each other. The goal is to provide interconnected urban scale development in nodes and corridor areas that will offer pedestrian connectivity and eliminate additional commuter trips for neighborhood oriented goods and services.</p> <p>The "NMX" district is designed to:</p> <ol style="list-style-type: none"> 1. Allow for different types of compatible land uses close together in appropriate locations to accommodate mixed-use buildings with neighborhood serving retail, service, and other uses on the ground floor and residential units above the non-residential space; 2. Encourage development that exhibits the physical design characteristics of pedestrian orientated, store-front style shopping streets; and 3. Promote the health and well being of residents by encouraging physical activity, alternative transportation, and greater social interaction. <p>This district provides for a maximum density 8 dwelling units per acre.</p>	<p>Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> • Single-family dwelling (upper floors) • Two-family dwellings (upper floors) • Multiple-family dwellings (upper floors) <p>Office/ Institutional Uses</p> <ul style="list-style-type: none"> • Banks • Dental offices and medical offices • Professional and business offices <p>Public Uses</p> <ul style="list-style-type: none"> • Commuter transit, such as bus and train • Libraries • Parks and playgrounds • Public/ Government buildings and offices • Police, Fire, Rescue <p>Business Uses</p> <ul style="list-style-type: none"> • Apparel stores • Artisans galleries and theaters • Bank and loan associations • Barber shop and beauty salon • Bookstores • Catering establishments • Child and adult day care center • Clothing and apparel store • Coin laundry, dry cleaning, and pick up stations, dealing directly with the customer • Convenience stores • Department stores • Discount Stores • Drug stores • Florist and gift shops • Farmers markets • Fruit markets • Grocery Store • Hardware Store • Jewelry store • Parking garage, deck, and lot • Photographic studio 	<p>Permitted Uses, continued</p> <p>Business Uses</p> <ul style="list-style-type: none"> • Pharmacy • Professional offices • Repair shops (watches, radio, television, shoe, and etc.) • Restaurants • Stationary, office supply, and equipment stores <p>Conditional Uses, continued</p> <p>Office/ Institutional Uses</p> <ul style="list-style-type: none"> • Banks • Places of worship, theaters, and amphitheatres <p>Business Uses</p> <ul style="list-style-type: none"> • Dancing schools and other group instruction • Fitness center and gym • Minor automobile service stations, including gasoline sales <p>Public Uses</p> <ul style="list-style-type: none"> • Publicly owned parks and recreation areas
<p>Conditional Uses, continued</p> <p>Communication/Utilities</p> <ul style="list-style-type: none"> • Public wellfield/ pump house • Utility substation • Water tower • Wireless telecommunications facility/tower 		
<p>Use Notes and Subdivision Specifications</p> <ul style="list-style-type: none"> • The Use Matrix at the end of this Article provides detailed use listings. • The Overlay Districts shall apply as specified in Article 4 of this Ordinance. • Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance. • The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance. 		

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3.26 NMX District Standards



Minimum Lot Area:

- None

Minimum Lot Width:

- None

Maximum Lot Depth:

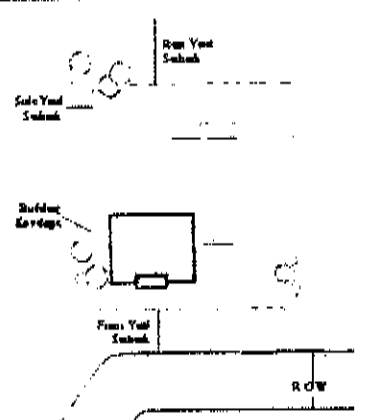
- None

Minimum Lot Frontage:

- 100 feet on a public street with access from said Public Street

Sewer and Water:

- Requires connection to public water and sewer



Minimum Front Yard Setback:

- 10 feet when adjacent to a Public Road

Minimum Side Yard Setback:

- 0 feet
- 10 feet, when interior wall has windows, doors, or other openings

Minimum Rear Yard Setback:

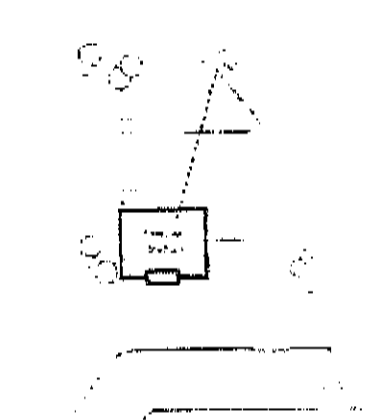
- 10 feet

Minimum Distance Between Buildings:

- 20 feet

Maximum Building Size:

- 25,000 square feet on ground floor



Maximum Building Length:

- 150 feet

Maximum Lot Coverage:

- all primary and accessory structures, and impervious surface can not exceed 70% of the lot area.

Minimum Open Space:

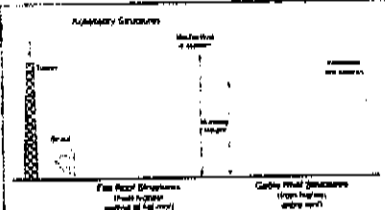
- 15 percent

Maximum Density:

- 8 dwelling units per acre

Minimum living Area:

- 600 square feet for one-bedroom unit
- 800 square feet for two-bedroom unit
- 1,000 square feet for three or more bedrooms



Maximum Structure Height:

- 90 feet for the Primary Structure
- 25 feet for Accessory Structures
- All telecommunication facilities shall conform to the requirements of Article 6

Additional Development Standards That Apply

Lot/Yard Standards.....(LY)	Sight Visibility Standards.....(SV)
Height Standards.....(HT)	Public Improvement Standards.....(PI)
Septic Tank Standards.....(ST)	Fence and Wall Standards.....(FW)
Accessory Use/ Structure Standards.....(AS)	Large Scale Retail Standards.....(LR)
Architectural Standards.....(AA)	Parking Standards.....(PK)
Architectural Standards.....(AC)	Loading Standards.....(LD)
Home Occupations Standards.....(HO)	Landscaping Standards.....(LA)
Day Care Facilities Standards.....(DCF)	Buffer Yard Standards.....(BY)
Personal Care Home Standards.....(PCH)	Outdoor Lighting Standards.....(OL)
Places of Worship Standards.....(POW)	Telecommunication Facility.....(TF)
Public/ Private School Standards.....(PPP)	Sign Standards.....(SS)
Performance Standards.....(PS)	