

## **ARTICLE 10. PROFESSIONAL AND INSTITUTIONAL DISTRICT**

### **Sec. 1001. Purpose.**

Professional and Institutional (P&I) zoning districts are intended to establish and preserve districts for lower density office-professional-institutional activities. In many cases this district may be appropriate to provide a transition from residential uses to commercial or industrial uses along major arterials. P&I development standards require adequate yard space and off-street parking and service facilities. Permitted uses are restricted and protected from encroachment by uses capable of adversely affecting the limited character of the district.

### **Sec. 1002. Boundaries of office and institutional districts.**

The official map (Section 2301 of this ordinance) shows the boundaries of all P&I districts within Pike County. Article 23 also contains additional information concerning interpreting distinct boundaries, amending boundaries, etc.

### **Sec. 1003. Permitted uses.**

A. The following principal uses are permitted in P&I districts:

1. Church, synagogue, chapel, or other place of religious worship including educational building, parsonage, church-related nursery or kindergarten, and other related uses meeting the following development standards:
  - a. It must be located on either an arterial or collector road;
  - b. The lot must have a minimum road frontage of two hundred (200) feet;
  - c. The lot must have an area of at least two (2) acres;
  - d. All buildings must be located at least fifty (50) feet from any property line;
2. School—Elementary, middle, high—Public or private.
3. Ambulance or emergency service.
4. Animal hospital.
5. Local, state, or federal government building.
10. Clinic/Medical Office/Dental Office.
11. Nursing home.
12. Hospital.
13. Professional or business office meeting the following development standards:
  - a. No wholesale or retail merchandise may be offered for sale.
14. Club or lodge.
15. Retail uses in conjunction with and normally appurtenant to office/institutional uses—including florist shop, cafeteria, snack shop, pharmacy, hair salon, or gift shop when located within an office or medical building.

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- 16. Publicly owned and operated park or recreation area.
  - 17. Cemetery.
  - 19. Bed and breakfasts.
  - 20. Funeral homes.
  - 21. Day care center meeting the following development standards:
    - a. Compliance with the rules promulgated by the Georgia Department of Human Resources where applicable.
  - 22. Hospice.
  - 23. College or university
  - 24. Business or commercial school
  - 25. Group personal care home
  - 26. Intermediate care home
- B. The following principal uses are permitted as special use permits in P&I districts:
- 1. commercial parking lot/commercial parking structure,
  - 2. congregate personal care home
  - 3. halfway house as regulated by the State of Georgia.
- C. The following accessory uses are permitted in P&I districts:
- 1. Those determined by the Zoning Administrator to be customarily appurtenant to those uses permitted in this district
  - 2. Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
  - 3. Structure for a children's playhouse and the storage of children's play equipment.
  - 4. Tower, domestic or antenna, domestic.
  - 5. Mobile food service unit, temporary.
- D. All accessory uses must meet the following standards:
- 1. They must be located in the rear yards.
  - 2. They must be located at least five (5) feet from any property line.
  - 3. They may not be located in any front or side yard.
  - 4. Accessory buildings and structures not attached to the principal building must be located at least ten (10) feet from the principal building on the lot.
- F. All uses not permitted within P&I district by this section are specifically prohibited.

**Sec. 1004. Development standards for P&I districts.**

A.	<i>Minimum heated floor area for building:</i>	One thousand five hundred (1,500) square feet
B.	<i>Minimum lot area:</i>	Two (2) acres if public water and public sewer are not available. The minimum lot area may be reduced to one (1) acre where public water and sewer is available.

		However, a lot of record lawfully existing at the time of passage of this ordinance and having an area which does not conform to the above standards may nevertheless be developed with a use which is permitted within an P&I district if approved by the Pike County Health Department.
C.	<i>Minimum lot width at Right-of-Way:</i>	Each lot shall have a minimum width of at least one hundred (100) feet.
D.	<i>Minimum front-yard setback:</i>	Seventy-five (75) feet.
E.	<i>Minimum side-yard setback:</i>	Twenty (20) feet
F.	<i>Minimum rear-yard setback:</i>	Twenty-five (25) feet.
G.	<i>Maximum building height:</i>	Six (6) stories

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- J. *Every use must be on a lot:* No building or structure may be erected or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in this ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.
- M. *Reduction of yards or lot area:* Except as otherwise provided in this ordinance, no lot existing on or before the date of the adoption of this ordinance may be reduced, divided or changed in any way which does not comply with the area, width, or yard requirements of this ordinance provided, however, that:
1. The area of a lot may be reduced if the reduction is necessary to provide land for a governmental function.
  2. The yard requirements for any lot within a subdivision which was platted and recorded in the office of the clerk of superior court on or before the date of adoption of this ordinance in the AR-1, R-1, R-2, R-4, or R-5 districts may be reduced to the yard requirements which existed on that date that subdivision was originally recorded.
- N. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, the front yard setback shall be a minimum of seventy-five (75) feet, the front yard setback shall apply to all sides of the lot which has linear road frontage.

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- O. *Landlocked lots*: In the case of a landlocked lot (a lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met:
1. No other principal building exists or is being constructed on the property.
  2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
  3. The property was and continues to be under single ownership since the effective date of this ordinance.
  4. The property owner has acquired a thirty-foot easement to a city-, county-, or state-maintained street, and the easement has been duly recorded and made a part of the property deed.
  5. In the event the property is divided, no additional permits will be issued.
- P. *Flag-lots are prohibited in the P&I zoning district.*
- Q. *Yards and other spaces*: No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
- R. *Substandard lots*: Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
1. *Single lots*: When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located, but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
- S. *Encroachment on public rights-of-way*: No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights-of-way.
- T. *Physical design standards*: Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult that document for specific requirements.
- U. *Off-street parking and service requirements*: Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
- V. *Other applicable development regulations*: Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
- W. *Signs*: Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.