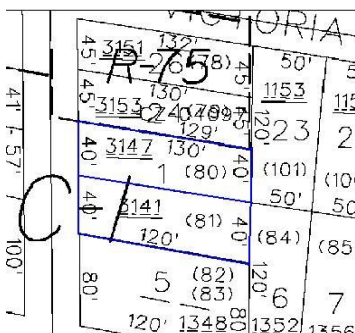
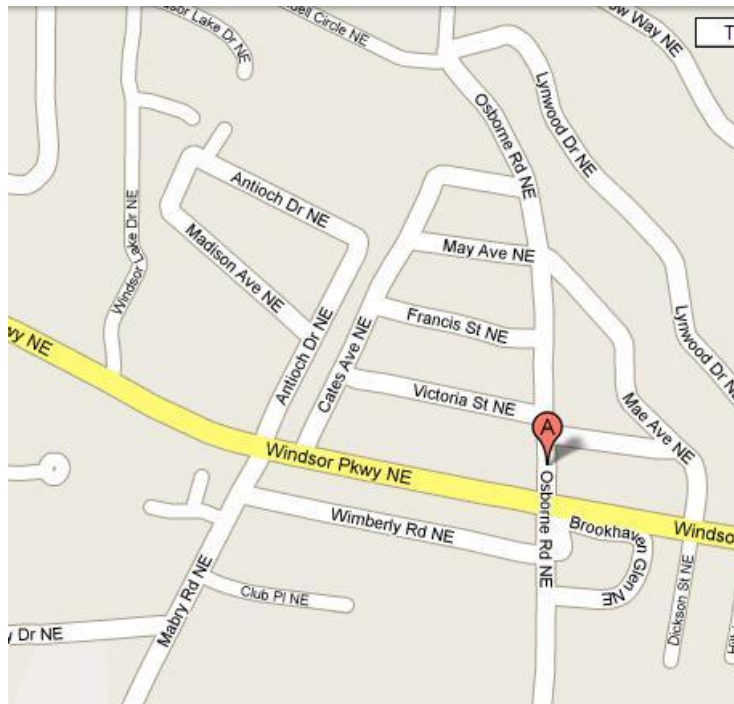
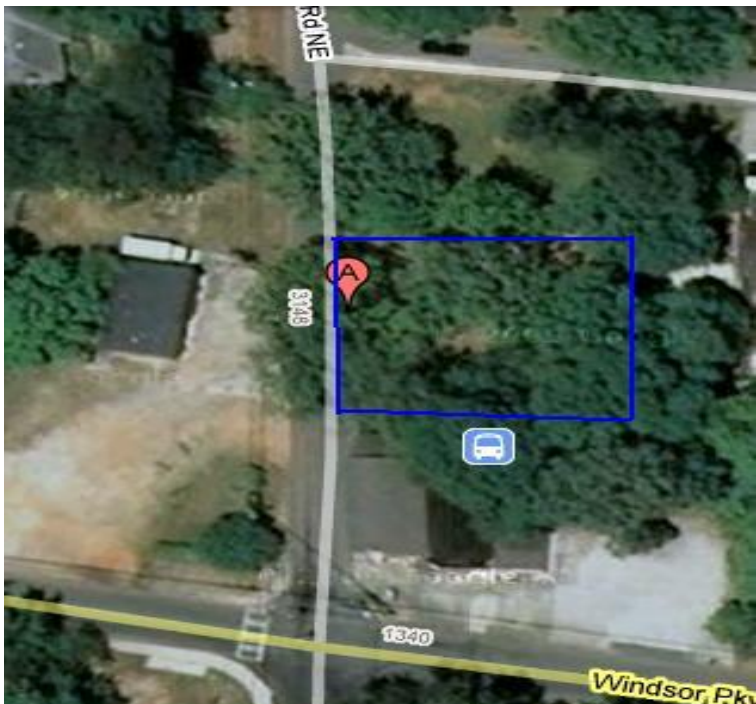


COMMERCIAL LOT INSIDE LYNWOOD

PARK NEIGHBORHOOD IN BROOKHAVEN AREA

FOR SALE

Download Full Information at: <http://fitzgeraldland.com/detail.php?TypeID=50&ListingID=66>



Rare intown quarter acre lot. measures 80x125 ft. Zoned C-1. Located in infill Lynwood Park neighborhood just north of Brookhaven. One lot from corner of Windsor Parkway and Osborne Rd. Could be split into two lots.

LOCATION

**3147 Osborne Rd.
Atlanta, GA 30319**

From 400N/S TAKE EXIT 4A FOR 285/407 TOWARDS GREENVILLE. KEEP RIGHT AT FORK IN ROAD FOLLOWING SIGNS FOR GLENRDIGE CONNECTOR/PTRIE DUNWOODY /JOHNSON FERRY. TURN RIGHT AT GLENRDIGE, RIGHT AT PTRIE DUNWOODY, LEFT ON WINDSOR PKWY, RIGHT ON OSBORNE TO PROPERTY ON RIGHT.

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DIVISION 25. C-1 (LOCAL COMMERCIAL) DISTRICT**Sec. 27-576. Scope of provisions.**

The provisions contained within this section are the regulations of the C-1 (Local Commercial) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-577. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the C-1 (Local Commercial) District is as follows:

- (a) To provide convenient local retail shopping and service areas within the county for all residents;
- (b) To provide for the development of new local commercial districts where so designated on the comprehensive plan;
- (c) To assure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-578. Principal uses and structures.

The following principal uses of land and structures shall be authorized in the C-1 (Local Commercial) District:

- (a) Animal hospital, veterinary clinic, pet supply store, animal grooming shop, and boarding and breeding kennel.
- (b) Art gallery and art supply store.
- (c) Automobile, boat, and trailer sales and service as follows:
 - (1) Automobile and truck sales.
 - (2) Automobile service station.
 - (3) Automobile, truck, and trailer lease and rentals.
 - (4) Automobile, truck, and trailer lease and rentals as accessory to an automobile service station.
 - (5) Automobile wash service.
 - (6) Boat sales.
 - (7) Minor automobile repair and maintenance.
 - (8) Retail automobile parts and tire stores.
 - (9) Trailer salesroom and sales lot.
- (d) Bank, credit union and other similar financial institution.
- (e) Business service establishment.
- (f) Child day care center and kindergarten.
- (g) Communications uses as follows:
 - (1) Radio and television broadcasting station.
 - (2) Telephone business office.

(h) Community facilities as follows:

- (1) Cultural facilities.
- (2) Noncommercial club or lodge.
- (3) Utility structure necessary for the transmission or distribution of service (section 27-770).

(i) Dwellings:

- (1) Shelter for homeless persons.
- (2) Transitional housing facility.

(j) Education uses as follows:

- (1) Vocational schools.
- (2) Private elementary, middle or high school.
- (3) Specialized non-degree schools.

(k) Lodging uses, as follows:

- (1) Bed and breakfast inn.
- (2) Hotel.
- (3) Motel.

(l) Movie theater, bowling alley, and other recreational facilities where such activities are wholly enclosed within a building.

(m) Office uses as follows:

- (1) Accounting office.
- (2) Engineering and architectural office.
- (3) Building and construction contractor.
- (4) Financial services office.
- (5) Insurance office.
- (6) Legal office.
- (7) Medical office.
- (8) Real estate office.
- (9) Wholesale sales office.

(n) Parking, as follows:

- (1) Commercial parking lot.
- (2) Commercial parking garage.

(o) Place of worship.

(p) Restaurants, as follows:

- (1) Drive-through restaurant.
- (2) Restaurant.
- (3) Restaurant accessory to a hotel or motel.

(q) Retail sales as follows, but not including adult entertainment establishment and not including adult service facility:

- (1) Apparel and accessories store.
- (2) Book, greeting card, and stationery store.
- (3) Camera and photographic supply store.

- (4) Computer and computer software store.
 - (5) Convenience store.
 - (6) Farm and garden supply store.
 - (7) Florist.
 - (8) Food stores including bakeries.
 - (9) Furniture, home furnishings and equipment store.
 - (10) General merchandise store.
 - (11) Gift, novelty, and souvenir store.
 - (12) Hardware store.
 - (13) Hobby, toy and game store.
 - (14) Jewelry store.
 - (15) Liquor store, including retail liquor store as accessory use to hotels, motels, and high-rise office buildings.
 - (16) Music and musical equipment store.
 - (17) News dealers and newsstand.
 - (18) Office supplies and equipment store.
 - (19) Pharmacies and drugstore.
 - (20) Quick copy printing store.
 - (21) Radio, television and consumer electronics store.
 - (22) Specialty store.
 - (23) Sporting goods and bicycle sale.
 - (24) Variety store.
 - (25) Video tape sales and rental store.
- (r) Retail sales, building supplies and farm equipment, as follows:
- (1) Electrical supply store.
 - (2) Farm equipment.
 - (3) Lumber, hardware and other building materials establishments.
 - (4) Paint, glass and wallpaper store.
 - (5) Plumbing, heating and air-conditioning equipment establishments.
- (s) Services, medical and health, as follows:
- (1) Health service clinic.
 - (2) Medical and dental laboratories.
 - (3) Offices of health service practitioners.
 - (4) Pharmacy.
 - (5) Private ambulance and emergency medical services.
- (t) Services, personal, as follows:
- (1) Barbershop, beauty shop, and similar personal service establishments.
 - (2) Coin-operated laundry and dry-cleaning store.
 - (3) Funeral home.

- (4) Laundry and dry-cleaning establishment and pickup station.
- (5) Linen and diaper service, garment pressing, alteration and repair.
- (6) Personal care home, congregate.
- (7) Personal care home, family.
- (8) Personal care home, group.
- (9) Personal care home, registered.
- (10) Photographic studios.
- (u) Services, repair, as follows:
 - (1) Home appliance repair and service.
 - (2) Jewelry repair service.
 - (3) Radio, television and similar home appliance repair service.
 - (4) Furniture upholstery and repair shop within shopping center.
 - (5) Shoe repair store.
- (v) Shopping center.
- (w) Taxi stand and taxi dispatching office.
- (x) Tennis center, club and facilities.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-04, Pt. 1, §§ XXXIII, XXXIV 1-25-00)

Sec. 27-579. Accessory uses and structures.

The following accessory uses of land and structures shall be authorized in the C-1 (Local Commercial) District.

- (a) Accessory uses and structures incidental to any authorized use.
- (b) Commercial uses authorized within this district on first floor of multifamily dwelling buildings.
- (c) Signs and outdoor advertising in accordance with the provisions of Chapter 21 and this chapter.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-580. Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) *Special administrative permit from director of public works:*
 - (1) Telecommunications tower or antenna, subject to requirements of section 27-779.
 - (2) Temporary outdoor sales of merchandise.
 - (3) Art shows, carnival rides and special events of community interest (section 27-747(a)).
 - (4) Temporary outdoor social, religious, entertainment or recreation activity where the time period does not exceed fourteen (14) days duration, adequate parking is provided on the site, and where the same lot or any portion thereof is so used for no more than one (1) such fourteen-day time period within any calendar year.
- (b) *Special exception permit from the zoning board of appeals:* None.
- (c) *Special land use permit from board of commissioners:*
 - (1) Buildings in excess of two (2) stories in height.
 - (2) Bus and rail stations and terminals for passenger service or freight service.

- (3) Heliport.
- (4) Temporary outdoor sales, seasonal.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-581. Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the C-1 (Local Commercial) District:

- (a) *Lot width*: All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage.
- (b) *Minimum lot area*: Twenty thousand (20,000) square feet.
- (c) *Minimum setback requirements*:
 - (1) *From public street*:
 - a. *Front yard*: Seventy-five (75) feet.
 - b. *Side yard*: Fifty (50) feet.
 - (2) *Interior side yard*: Twenty (20) feet, five (5) feet which shall be planned and landscaped.
 - (3) *Rear yard*: Thirty (30) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-582. Transitional buffer zone requirement.

Where a lot in the C-1 (Local Commercial) District adjoins the boundary of any property which is zoned for any R classification, RM classification, MHP classification, or TND classification, a transitional buffer zone not less than fifty (50) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining residential use.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-583. Reserved.

Sec. 27-584. Height of buildings and structures.

The maximum height of any building or structure shall not exceed two (2) stories and thirty-five (35) feet. Buildings exceeding two (2) stories in height shall be permitted only upon approval of a special land use permit by the board of commissioners. Buildings in excess of three (3) stories must be approved by the department of fire and rescue services to assure adequacy of fire protection facilities and services.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-77, Pt. 1, § II, 8-22-00; Ord. No. 11-02, Pt. I, § 6, 11-27-01)

Sec. 27-585. Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the C-1 (Local Commercial) District are as follows:

- (a) *Ambulance service*: One (1) parking space for each vehicle plus one (1) additional space for each

two (2) administrative or service employees.

(b) *Automobile, minor repair and maintenance establishments:* One (1) space for each one hundred fifty (150) square feet of floor space.

(c) *Automobile service station:* Three (3) spaces for each service bay, with minimum of ten (10) spaces required.

(d) *Child day care center and kindergarten:* One (1) space for each two hundred (200) square feet of floor area.

(e) *Food store:* One (1) space for each one hundred (100) square feet of floor space.

(f) *Hotel, motel, and bed and breakfast inn:* One and twenty-five one hundredths (1.25) spaces for each unit.

(g) *Lodge, fraternal or social organization:* One (1) space for each one hundred (100) square feet of floor area.

(h) *Office and clinic:* One (1) space for each two hundred fifty (250) square feet of floor area.

(i) *Place of worship:* One (1) space for each three (3) seats in the main auditorium, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room utilized for public worship.

(j) *Recreational facilities:*

(1) *Without fixed seating:* One (1) space for each two hundred (200) square feet of floor area;

(2) *With fixed seating:* One (1) space for each three (3) seats.

(k) *Restaurant:* One (1) space for each seventy-five (75) square feet of floor area.

(l) *Restaurant, drive-through, without seating area for patrons:* One (1) space for each one hundred (100) square feet of floor area, but not less than ten (10) spaces.

(m) *Retail uses, personal service uses, and other commercial and general business uses, but not including food stores:* Five and five-tenths (5.5) spaces for each one thousand (1,000) square feet of floor area.

(n) *School, private elementary and middle:* Two (2) spaces for each classroom.

(o) *School, private high:* Five (5) spaces for each classroom.

(p) *School, commercial vocational:* Ten (10) spaces for each classroom.

(q) *Shopping center:* Five and five-tenths (5.5) spaces for each one thousand (1,000) square feet of floor area.

(r) *Theater, funeral home, and other places of assembly:* One space for each three (3) seats in the main auditorium, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room utilized for seating.

(s) *Temporary outdoor social, religious, entertainment or recreation activity or flea market:* One (1) space for each one hundred (100) square feet of space used for such activity.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-586. Lot coverage.

The lot coverage of each lot shall not exceed eighty (80) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-587. Landscaping requirement for parking lots.

See section 27-753, Landscaping requirements for parking lots.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Secs. 27-588--27-595. Reserved.