

P-1 (Professional) Fact Sheet

Purpose

To provide for areas for professional services which do not generate large volumes of traffic, noise, or other harmful effects on adjoining residential areas.

Allowed Uses

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



Limited Uses

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

Conditional Uses

(Must contact the Planning Department for an application)

- 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)
- Massage and tattoo

Lot Requirements

Minimum Lot Size:	7500 square feet
Minimum Lot Frontage:	75 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:	10 feet
Minimum Side Setback:	10 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.