



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
- 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 (fewer than 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: 30,000 square feet

Minimum Lot Frontage: 150 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 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.