



THE ENTREPRENEUR'S PERMITTING GUIDE TO LOCAL GOVERNMENTS IN HABERSHAM COUNTY



Archway Partnership
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INTRODUCTION

BACKGROUND

The Entrepreneur's Permitting Guide to Local Governments in Habersham County is meant to aid those looking to start a new business in one of the eight local government jurisdictions in Habersham County. These jurisdictions include unincorporated Habersham County and the seven municipalities located entirely or partially in the county—the town of Alto, city of Baldwin, city of Clarkesville, city of Cornelia, city of Demorest, town of Mt. Airy, and the town of Tallulah Falls. Each of these communities is a distinct entity with legal authority within its jurisdiction. In order to protect public health and safety, all of these cities regulate certain aspects of commercial operations within their boundaries. However, due to the different needs and goals of these communities, the requirements for opening and managing a business vary. This Guide is intended to help entrepreneurs who may not be familiar with these types of local government regulations navigate some of the basic elements of these processes.

The Permitting Guide does not cover every issue that a potential applicant may need to address in every jurisdiction. Instead, it focuses on the most basic elements of the process that are generally shared between the communities in Habersham County. This guide covers the processes to get the following documents or approvals:

- Business License
- Sign Permit
- Alcohol License
- Health Department Approvals
- Land Use Requirements
- Building Permit
- Parking Requirements

This Permitting Guide also provides information necessary for establishing utility connections and comparing utility rates for the following services:

- Water
- Sewer
- Other Utilities

The user-friendly guide provides a collection of all regulatory requirements and necessary forms that will be needed to open a business in one of the communities in Habersham County. For new entrepreneurs and those new to Habersham County, the guide helps them select the forms they may need. Each section contains a summary of the basic requirements, fees, and forms required by the relevant jurisdiction for the topic covered.

INSTRUCTIONS

This guide includes two types of active links that can be accessed using **Red** or **Blue** buttons.

Red buttons link to information contained in the document. They do not require an Internet connection to function. Red buttons will either lead you to another page in the document, or they will open a form in another window on your computer. If you click a red button and move to another page in the document, you can either continue to scroll through the pages of the document or use the links at the top of each page to navigate to another section of the document. If a red button opens a form in another window on your computer, you can either save or print that form and then switch back to the original document to continue through the guide.

Note that if the original document is closed, all of the forms that were opened will also close, so you need to be sure to print or save all of the forms you need before closing the Permitting Guide document.

Blue buttons connect to information that is online. They require an Internet connection, and they will not work if you are not connected. Blue buttons connect to the text of the local ordinance or other documents that describe the requirements in greater detail.

If you are familiar with the permitting process and know the types of permits you need, use the “Jump to” page to quickly access the relevant information. If you are not sure what permits you need, start with the page that asks “What kind of business do you plan to open?” The links will take you to a checklist of relevant permits and to summaries of the local requirements and permitting processes. At any point, you can use the links at the top of these summary pages to navigate to a section describing a different topic.

Note that in addition to the local requirements, many professional and service providers will require state and federal permits. Additional information about the legal, financial, and regulatory aspects of starting a small business is available from many sources including:

- The University of Georgia' Small Business Development Center www.georgiasbdc.org
- The Georgia Department of Economic Development www.georgia.org/small-business



JUMP TO SECTION

Use the links below to jump to a specific section.
Or, continue to the next page to begin the guide.

BUSINESS LICENSE

| | |
|---------------|----------------|
| Habersham Co. | Cornelia |
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |

BUILDING PERMIT

| | |
|---------------|----------------|
| Habersham Co. | Cornelia |
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |

SIGN PERMIT

| | |
|---------------|----------------|
| Habersham Co. | Cornelia |
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |

PARKING REQUIREMENTS

| | |
|---------------|----------------|
| Habersham Co. | Cornelia |
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |

ALCOHOL LICENSE

| | |
|---------------|----------------|
| Habersham Co. | Cornelia |
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |

WATER RATE COMPARISONS

| | |
|--------------|----------------|
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |
| Cornelia | |

HEALTH DEPARTMENT APPROVALS

LAND USE REQUIREMENTS

| | |
|---------------|----------------|
| Habersham Co. | Cornelia |
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |

SEWER RATE COMPARISONS

| | |
|--------------|----------------|
| Alto | Demorest |
| Baldwin | Mt. Airy |
| Clarkesville | Tallulah Falls |
| Cornelia | |

OTHER UTILITIES



What kind of business do you plan to open?

**GENERAL
BUSINESS**

**RESTAURANT, FOOD,
AND BEVERAGE**



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GENERAL BUSINESS

Please use this **checklist** as you continue through the guide to ensure that you collect all of the documents you'll need for your business.

START GUIDE

SECTION A BUSINESS LICENSE

SECTION A
BUSINESS LICENSE



SECTION B
SIGN PERMIT



SECTION C
ZONING VERIFICATION



SECTION D
BUILDING PERMIT

SECTION E
PARKING



SECTION F
WATER



SECTION G
SEWER



SECTION H
OTHER UTILITIES



SECTION A

BUSINESS LICENSE

HABERSHAM COUNTY

Habersham County Code of Ordinances Chapter 18

Required for persons or entities engaged in commercial activities in the unincorporated areas of Habersham County to demonstrate payment of the required occupation tax

Submission requirements:

- **Habersham County Business License Application**
- Any business required to obtain health permits, bonds, a certificate of qualification, certificates of competency, a certificate of occupancy, or any other regulatory matter must show evidence of such qualification before a county business license is issued.
- Any business required to submit an annual application for continuance of that business must do so before the business license is issued.
- Fees:

| Number of Employees | Fee | Administrative Cost | Total Due |
|---------------------|----------|---------------------|-----------|
| 0–5 | \$50.00 | \$25.00 | \$75.00 |
| 6–10 | \$100.00 | \$25.00 | \$125.00 |
| 11–15 | \$150.00 | \$25.00 | \$175.00 |
| 16–30 | \$200.00 | \$25.00 | \$225.00 |
| 31–50 | \$300.00 | \$25.00 | \$325.00 |
| 51+ | \$400.00 | \$25.00 | \$425.00 |

For submissions and additional information contact:

Business Licensing Office
555 Monroe St., Ste. 75
Clarkesville, GA 30523
(706) 839-0144

ALTO

No information is available for the city of Alto.



BALDWIN

Required for all businesses

Submission requirements:

Baldwin Occupational Tax Application

Fees:

| Number of Employees | Tax Due | After July 1 |
|--------------------------|----------|--------------|
| 1-4 | \$75.00 | \$37.50 |
| 5-8 | \$100.00 | \$50.00 |
| 9-12 | \$150.00 | \$75.00 |
| 13-50 | \$225.00 | \$112.50 |
| 51-100 | \$325.00 | \$162.50 |
| 101+ | \$400.00 | \$200.00 |
| Professional Service Fee | \$225.00 | \$112.50 |

For submissions and additional information contact:

City of Baldwin
 130 Airport Rd.
 P.O. Box 247
 Baldwin, GA 30511
 (706) 778-6341

CLARKESVILLE

Required for all businesses

Submission requirements:

Clarkesville Occupation Tax Form

Fees:

| Number of Employees | License Fee |
|---------------------|-------------|
| 0-2.5 | \$50.00 |
| 3-6.5 | \$90.00 |
| 7-12.5 | \$150.00 |
| 13-20 | \$200.00 |
| 21+ | \$250.00 |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

For submissions and additional information contact:

City of Clarkesville City Hall
 123 North Laurel Dr.
 P.O. Box 21
 Clarkesville, GA 30523
 (706) 754-4216

CORNELIA

An occupation tax shall be levied on all businesses located in the city of Cornelia or doing business in the city based on the number of people employed.

Submission requirements:

- **Business Owners Certification for Occupation Tax**
- Restaurants must be obtain a permit from the Habersham County Health Department before a business license can be issued.
- **Affidavit of Legal Residence**
- Fees: There are two methods to calculate the business tax owed:
 - Method 1: Professional businesses as defined by O.C.G.A. § 48-13-9(C) may pay \$100.00 per professional employed, including owners.
 - Method 2: For other occupations, count the number of people employed, including owners, and identify the amount owed using the chart below:

| Number of Employees | Tax Rate | Administrative Fee | Total Due |
|---------------------|------------|--------------------|------------|
| 1-2 | \$60.90 | \$5.00 | \$65.90 |
| 3-5 | \$137.03 | \$5.00 | \$142.03 |
| 6-10 | \$182.70 | \$5.00 | \$187.70 |
| 11-25 | \$251.75 | \$5.00 | \$256.75 |
| 26-50 | \$395.85 | \$5.00 | \$400.85 |
| 51-100 | \$685.13 | \$5.00 | \$690.13 |
| 101-150 | \$989.63 | \$5.00 | \$994.63 |
| 151-250 | \$1,294.13 | \$5.00 | \$1,299.13 |
| 251-500 | \$1,522.50 | \$5.00 | \$1,527.50 |
| 501-1,000 | \$2,283.75 | \$5.00 | \$2,288.75 |
| 1,001+ | \$3,045.00 | \$5.00 | \$3,050.00 |

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- A **Regulatory Permit** and fee is required for the following businesses:

| | |
|--|-----------|
| Carnivals | No Charge |
| Flea Markets | \$250.00 |
| Shooting Galleries and Firearm Ranges | \$100.00 |
| Pawnbrokers | \$50.00 |
| Firearms Dealers | \$50.00 |
| Vending Boxes and Machines | \$100.00 |
| Auto and Motorcycle Racing | \$200.00 |
| Business Providing Appearance Bonds | \$200.00 |
| Boxing and Wrestling Promoters | \$200.00 |
| Garbage Collectors | \$100.00 |
| Burglar and Fire Alarm Installers | \$25.00 |
| Building and Construction Contractors, Subcontractors, and Independent Workers | \$25.00 |
| Game Room/Billiard Room | \$200.00 |

- An additional regulatory fee is require for transient merchants, peddlers, canvassers, solicitors, and solicitors of subscriptions to publications:

| | |
|----------|----------|
| 1 Day | \$25.00 |
| 1 Week | \$50.00 |
| 1 Month | \$100.00 |
| 6 Months | \$250.00 |
| 1 Year | \$500.00 |

For submissions and additional information contact:

City of Cornelia
 181 Larkin St.
 P.O. Box 785
 Cornelia, GA 30531
 (706) 778-8585

DEMOREST

Required annually and upon establishing a business in the city of Demorest

Submission requirements:

- Business License/Occupational Tax Application**
- Presentation of a photo ID
- Application will be reviewed along with a fire inspection report

DEMOREST CONTINUED ON FOLLOWING PAGE

DEMOREST (CONT.)

Fee:

\$100.00, not prorated

For submissions and additional information contact:

City of Demorest
Business License Office
P.O. Box 128
Demorest, GA 30535
(706) 778-4202

MT. AIRY

Required for all businesses

Submission requirements:

- [Business License New/Renewal Application](#)
- [Affidavit of Legal Residency](#)

Fee:

\$50.00 annual license fee + \$25.00 annual administrative fee

For submissions and additional information contact:

Town of Mt. Airy
City Hall
P.O. Box 257
869 Dicks Hill Pkwy.
Mt. Airy, GA 30563
(706) 778-6990

TALLULAH FALLS

Required for all businesses

FORMS NOT CURRENTLY AVAILABLE, see tallulahfallsga.gov

For submissions and additional information contact:

255 Main Street
PO Box 56
Tallulah Falls, GA 30573
(706) 754-6040

SECTION B

SIGN PERMIT

HABERSHAM COUNTY

Comprehensive Land Development Ordinance

Required for all signs and outdoor advertising located in the unincorporated areas of Habersham County

Submission requirements:

- **Sign Permit Application**
- Calculation of the aggregate area for all signs on the parcel
- Calculation of applicable wall and floor square footage necessary for the aggregate area computation
- Pro-rata signage calculations
- Site plan containing:
 - Elevation drawings and showing drives, structures, and any other limiting site features
 - Notation of zoning
 - Property dimensions
 - Vicinity map
 - Site address
 - Existing rights-of-way
- Owner's consent, if the permit applicant is not the owner
- Drawing, including:
 - Type of sign to be erected
 - Area of the sign
 - Height of the sign
 - Shape of the sign
 - Explanation of how the sign is to be mounted or erected
 - Distance of the sign from the closest adjacent sign
 - Size of the parcel on which the sign is to be placed
 - Construction costs

HABERSHAM CONTINUED ON FOLLOWING PAGE

HABERSHAM (CONT.)

- Samples of the color of material
- Method of construction
 - Stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction, as required by law
 - Fees: \$50.00 + \$1.50 per square foot of sign face

Prohibited signs, see **Sign Ordinance Section 1420**

Sign requirements, see **Sign Ordinance Section 1421** & **Sign Ordinance Section 1422**

Time for consideration: 30 days

ALTO

No information is available for the city of Alto.

BALDWIN

Sign Ordinance of the City of Baldwin

Applicable to the erection, construction, enlargement, movement, alteration, or conversion of any sign within the city of Baldwin (See Section 4.1)

LED and animated signs (See Sections 12.3 and 13.3 of the Baldwin Sign Ordinance)

Submission requirements:

- **Sign Permit Application**: Separate application required for each proposed sign
- Must contain a detailed plan including electrical components, support structures, and other improvements as well as dimensions and square footage calculations
- Authorization of the property owner or assigned agent
- For freestanding signs, required to submit three copies of a site plan indicating:
 - Location of the sign and its distance from the right-of-way
 - Distance to road pavement
 - Buffers
 - Easements
 - Size and location of existing signs

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

- For wall signs:
 - Application must document raceway color if applicable
 - Display surface cannot be more than 12 inches from the wall

Fee: \$50.00 per permit + \$3.00 per square foot, and an additional \$25.00 if it includes electrical components or lighting

CLARKESVILLE

City of Clarkesville Sign Regulations

A permit from the zoning administrator is required for erecting, constructing, enlarging, moving, replacing, or converting any sign in the city of Clarkesville. No permit required for the repainting, cleaning, or other normal maintenance or repair of a sign or sign structure

Submission requirements:

- **Permanent Sign Permit Application**
- **Temporary Sign Permit Application**

Fees:

| Sign Permit | |
|---------------------|----------------------------------|
| Minimum Fee | \$25.00 |
| Sign Area | \$3.00 per sq. ft. per sign face |
| Lighting & Electric | \$25.00 additional |

Maximum size: No permitted sign or mounting support for a sign, regardless of type, can exceed a height of 10 feet or a width of 8 feet in any zoning district.

CORNELIA

For Sign Regulations, see City of Cornelia Sign Ordinance, attached to permit application

All signs erected, placed, established, painted, created, or maintained within the city of Cornelia must conform to the sign ordinance.

Submission requirements:

- **Sign Permit Application**

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

Fees:

| Sign Permit Type | Fee |
|--|---|
| Principle Use Ground Sign | Plan Review Fee (PR): \$20.00 |
| 4–25 sq. ft. | \$35.00 + PR |
| 26–50 sq. ft. | \$50.00 + PR |
| 51–75 sq. ft. | \$100.00 + PR |
| 76–100 sq. ft. | \$150.00 + PR |
| 100+ sq. ft. | \$200.00 + \$0.10 per sq. ft. over 150 sq. ft. + PR |
| Accessory Ground Sign (up to 2 per lot) | PR: \$5.00 |
| 4–8 sq. ft. | \$20.00 + PR |
| Wall Sign | PR: \$15.00 |
| 0–32 sq. ft. | \$30.00 + PR |
| 33–50 sq. ft. | \$50.00 + PR |
| 50+ sq. ft. | \$100.00 + \$0.05 per sq. ft. over 75 sq. ft. + PR |
| Temporary Ground Sign | PR: \$5.00 |
| 4–12 sq. ft. | \$15.00 + PR |
| 13–24 sq. ft. | \$25.00 + PR |
| Temporary Wall Sign | PR: \$5.00 |
| 4–12 sq. ft. | \$15.00 + PR |
| 13–24 sq. ft. | \$25.00 + PR |
| Multiuse Ground Sign | PR: \$20.00 |
| 4–25 sq. ft. | \$35.00 + PR |
| 26–50 sq. ft. | \$50.00 + PR |
| 51–75 sq. ft. | \$100.00 + PR |
| 75+ sq. ft. | \$150.00 + PR |
| Window Sign | PR: \$5.00 |
| 25% of window area | \$15.00 + PR |

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

Exempted signs:

- Signs intended to be legible from the road or another property
- Signs located more than 2 feet inside a building
- Architectural features without moving parts or lights
- One window sign for a residential use
- Traffic and directional signs on private loads, drives, parking areas
- One ground sign per lot in residential districts

DEMOREST

Required for all signs in the city of Demorest

Submission requirements:

- **Sign Permit Application**

Fees:

- Wall sign: \$75.00
- Ground or monument sign: \$300.00
(Includes building permit for sign frame)
- Electrical permit required for lighted signs: \$75.00
- Banner sign: \$25.00
- Fee doubles for signs erected without a permit. No charge for change of sign face only

MT. AIRY

City of Mt Airy Sign Ordinance

Permit from the town of Mt. Airy required before posting, displaying, substantially changing, or erecting a sign

Submission requirements

- **Sign Permit Application**

Fee: \$50.00 per sign

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

Documents to be submitted to the town of Mt. Airy:

- A plan containing the necessary information for sign compliance with all relations of the SBCCI Standard Building Code (as amended) and NEC Electrical Code, and sign footing for freestanding signs, including:
 - Structural details or other information necessary to ensure compliance with the provisions of these regulations and all applicable codes.
 - Any electrical permit required and issued for said sign
 - An accurate scale drawing of plans, specifications, and the method of construction and attachment to the building or ground for the sign, including a scale drawing showing drives, structures, and any other limiting site features
- Authorization by owner, if applicable
- Zoning, property dimensions, vicinity map, site address, highway, right-of-way, and compliance with the electrical code
- A site plan drawn to scale that specifies the location of the sign structure, and drawings of photographs that show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building.
- A scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction, and method of attachment
- A complete signage plan for any commercial building that houses more than one business; must be submitted prior to issuance of a permit for any one sign on the building
- Any and all information that the mayor or his or her representative require to show full compliance with any and all laws and ordinances of the town of Mt. Airy.

All work permitted and authorized by the city must be completed and installed within 45 days or sign permit becomes null and void

Sign permit must be displayed at the sign and accessible for inspection

TALLULAH FALLS

No information is available for the city of Tallulah Falls.

SECTION C

LAND USE REQUIREMENTS

HABERSHAM COUNTY

Habersham County is divided into four districts based on the level of intensity of the land uses permitted in each area **Map 1**.

Types of uses allowed in each district:

- AG, Agricultural Protection District (App. A, Article 5)
 - Land used for bona fide agricultural purposes
 - May also include certain types of dwellings and home businesses or cottage industries
- LI, Low Intensity District (App. A, Article 6)
 - Mixture of cropland, poultry, residences, other land uses, and large undeveloped tracts of land
 - Where urban services such as public water and sewer are unavailable, such land may be assigned to this district, depending on its use
- MI, Moderate Intensity District (App. A, Article 7)
 - Area where some land development has taken place, some urban services (such as public water and sewer) are available, and property is a mixture of rural and suburban land uses
- HI, High Intensity District (App. A, Article 8)
 - Area with more intensive development
 - Contains mostly commercial, light industrial, and higher-density residential uses
 - Public water, sanitary sewer, and access to an arterial street available

Land use changes:

- **Application for Variance/Condition Use/Map Amendment**

Fees:

| | |
|--|-----------------------------|
| Civil Plan Review | \$5.00 per acre |
| Conditional Use and Variance Application | \$200.00 |
| Map Amendment Application 0–10 Acres | \$200.00 per acre |
| Map Amendment Application More Than 10 Acres | \$200.00 + \$15.00 per acre |

ALTO

No information is available for the city of Alto.

BALDWIN

The city of Baldwin is divided into a number of character areas, which are districts in which different types of land uses are allowed and promoted **Map 2**.

Commercial and other nonresidential uses are allowed in the following land use districts:

- NC Neighborhood Commercial District (Section 705)
 - Provides convenience goods and services to neighboring residential districts and more rural areas
- HB Highway Business District (Section 706)
 - Provides for business activities that are larger users of space than commercial uses serving the Neighborhood Commercial District and providing for business activities that cater to the needs of individual neighborhoods and highway business areas
- I-1 Light Industrial District (Section 707)
 - Provides and protects areas for industrial uses that do not create excessive noise, odor, smoke, or dust or have other objectionable characteristics that might be detrimental to surrounding neighborhoods or to the other uses permitted in the district
- I-2 Heavy Industrial District (Section 708)
 - Provides a location for industrial operations and processes conducted both indoors and outdoors, and that due to their intensity of use, should be located on or have ready access to a major thoroughfare or state highway
- AOD Airport Overlay District (Section 709)
 - Provides restrictions that supplement or override provisions of the underlying zoning districts beneath the airport zones
- DROD Downtown Redevelopment Overlay District (Section 710)
 - Designed to preserve and strengthen the character of a traditional southern small town by the comprehensive and consistent application of the regulations of the DROP to all new construction, redevelopment, remodeling, and alteration of downtown buildings, structures, and amenities
- SCOD US Hwy. 441 Scenic Corridor Overlay District (Section 711)
 - Designed to regulate on-premise signs within the scenic corridor and to prohibit off-premise outdoor advertising signs in order to protect and preserve the vistas of natural scenic beauty along the 441 Bypass

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

- Planned Development Districts (Section 1100)
 - Allows projects more flexible development standards and siting requirements of the relevant district
- Watershed Protection District (Section 1200)
 - Provides additional definitions and standards for development in other zoning districts where necessary to protect water quality
- Buffer Areas (Section 1300)
 - Established buffers of 30 feet to 60 feet in width separating various zoning districts

Application of zoning amendment:

- Written description of the property: metes and bounds; attached deed will suffice
- Plat; 16 copies if larger than 11×17
- Disclosure of Campaign Contributions and Gifts form
- Property owner authorization form
- Letter of intent addressing requirements of Section 18.7 of the zoning ordinance or 18.9 (for conditional use)

Fees: Rezoning, \$625.00

CLARKESVILLE

The city of Clarkesville is divided into a number of land use districts based on the types of activities that can be conducted on land parcels within the city and on the intensity of those uses **Map 3**.

Commercial and other nonresidential uses are allowed in the following districts:

- INS, Institutional District (Article XIV, page 98)
 - Intended to establish areas for the development and maintenance of public facilities, semipublic uses, institutionalized residential facilities, and other similar uses in locations adjacent to or reasonably accessible to major thoroughfares
 - High percentage of lot is typically covered with building(s)
- PRO, Professional District (Article XV, page 100)
 - Intended to establish and provide suitable areas for the development of offices and professional enterprises

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKSVILLE (CONT.)

- Primarily intended to apply to properties along Washington Street where commercial development may be incompatible with adjacent or nearby residences but where existing residential dwellings may no longer be viable for residential use
- Also may be suitable for transitional areas in other portions of the city, usually along major thoroughfares, where such permitted uses provide a buffer between commercial and residential districts.
- DB, Downtown Business District (Article XVI, page 101)
 - Intended to establish and preserve the central areas of the city containing a variety of retail business and service establishments that are intended as pedestrian destinations
 - Intended to encourage pedestrian movement to, from, and among establishments
 - Off-street parking may be in nearby public (or private) parking lots to facilitate pedestrian access to the area
 - Can also support limited residential use with limited parking needs
- CB, Community Business District (Article XVII, page 102)
 - Intended to establish and preserve a central area in the city containing a broad range of retail businesses, service establishments, and other institutional/public uses
 - Not intended to accommodate automotive sales/service establishments and other businesses that normally cater to patrons in automobiles who are traveling to other destinations
 - Automobile-oriented uses generally not appropriate in the CB district because they are not pedestrian destinations
 - Intended to encourage pedestrian movement to, from, and among the various uses
 - Encourages mix of residential and commercial uses
- HB, Highway Business District (Article XVIII, page 105)
 - Intended to provide adequate space for various types of general business uses that serve residents on a broader community level, including the retailing of major goods and services of large scale, automotive, and other types of more intensive commercial activities and establishments that rely on highway-oriented traffic
 - Differs from the Community Business District in that it permits unenclosed and “open air” business activities
 - Generally only appropriate along major thoroughfares

CLARKSVILLE CONTINUED ON FOLLOWING PAGE



CLARKSVILLE (CONT.)

- M-I, Light Industrial District (Article XIX, page 110)
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations, but where the proximity of Light Industrial Districts to residential and other districts makes it desirable to limit industrial operations to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions
 - Such objectionable uses may be permitted as conditional uses
 - Uses permitted within this district do not require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, and water transportation
 - Also includes certain commercial uses having an open storage characteristic, or that are most appropriately located as neighbors of industrial uses
- CPD, Clarkesville Preservation District Overlay Zone (Article XXII, page 113)
 - Intended to preserve and protect the area's historic and scenic character and to effect changes such that, over time, the district's scenic quality and historic character are maintained or enhanced
 - Includes all of the area identified by the Official CPD Map
 - CPD regulations are in addition to other regulations of the Clarkesville Zoning Ordinance
- Character Areas (Article 2207, page 115)
 - Intended to maintain and/or create the desired visual and architectural character of each area
 - See Section 2207 beginning on page 115 of the City of Clarkesville Zoning Ordinance Performance standards for each character area listed below:
 - Old Town (OT): Area of town characterized by narrow shaded streets; old homes; churches, several of which are listed on the National Registry of Historic Places; and the old Clarkesville cemetery.
 - Washington Street (WS): Area is primarily residential in character and includes the primary traffic corridor through the City along Historic Highway 441; many of the structures along this corridor depict some of the history of Clarkesville and include homes, churches, and commercial buildings.

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKSVILLE (CONT.)

- **Downtown (DT):** Includes the area known as “downtown Clarkesville” and includes the many buildings constructed on and adjacent to the square; it is characterized by zero lot lines and a mix of residential and commercial uses (restaurants, retail stores, and service businesses).
- **Park (P):** Includes Pitts Park, Mary Street Park, and the Clarkesville Greenway and is bordered to the north by the Soque River; the area is mostly residential neighborhoods and recreational areas with a limited number of commercial buildings located along Historic Highway 441.

Rezoning or Variance;

- **Application for Rezoning or Variance**
- Full legal description
- Plat (1 copy if 11×17 or smaller; 16 copies if larger)
- Letter of intent describing the characteristics of the development requiring change and addressing standards referenced in Section 18.7 or 18.9 of the zoning ordinance

Fees:

| | |
|-------------------------------|---|
| Rezoning Map Amendment | \$625.00 |
| Conditional Use | \$625.00 plus \$50.00 per additional condition |
| Variance | \$625.00 filing plus \$150.00 per additional variance |

CORNELIA

The city of Cornelia is divided into zoning districts based on both land use and the intensity of the use **Map 4**.

Commercial and nonresidential uses are permitted in the following zones:

- **Office-Professional District**
 - Intended to establish and preserve a compatible land use arrangement and provide suitable areas for the development of offices and professional enterprises, medical and dental facilities, and institutions

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Neighborhood Business District
 - Intended to provide areas for limited, small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to a regional market
 - Not intended to accommodate automotive or other types of more intensive commercial activities that are large enough to generate excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts that would detract from the desirability of adjacent properties for residential use
 - Generally includes offices and retail and personal service establishments
 - Generally excludes highway-oriented uses that involve the use of chemicals and outside storage and display
- General Business District
 - Intended to provide adequate space along major highways for various types of general business uses that serve residents on a community or regional level, including the retailing of major goods and services, automotive-related uses, and commercial activities and establishments that rely on highway-oriented, passer-by traffic
 - Compatible light industrial and heavy commercial uses with potential nuisance characteristics are conditional uses in this district
- Central Business District
 - Intended to establish and maintain a compact area containing a mixture of retail, service, restaurants, government, residential, institutional, and other uses where, due to the close proximity of buildings and uses, pedestrian travel is encouraged
 - Intent is that automotive-related establishments be excluded, due to their encouragement of automobile rather than pedestrian travel
 - Some commercial uses targeted at the highway traveler may be conditionally permitted
- Light Industrial District
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations, but where such areas' proximity to residential and other districts makes it desirable to limit industrial operations to those that are not objectionable due to the generation of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions
 - Uses within this district do not require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, or water transportation
 - Certain commercial uses having an open storage characteristic, or which are most appropriately located adjacent to industrial uses, also included

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Heavy Industrial District -706.1
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations that may be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions
 - Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation
 - Conditional uses include those primarily known to create a severe safety hazard or to be major producers of air pollution, thus being subject to state and/or federal environmental controls

Development permit required for any improvement, grading, or alteration to land or buildings:

- Permit evidenced by a letter from the zoning administrator or by the signature on any land disturbance permit issued by the city

Special use regulations:

- Body art, body piercing, and tattoo parlors (Section 708)
 - No body art or body-piercing establishment shall be permitted:
 - Within 600 feet of any residential district
 - Within 1,000 feet of a school, library, public park, public playground, or church
 - Annual code enforcement inspections required
- Pawn shops (Section 709)
 - No pawn shop shall be permitted:
 - Within 750 feet of the district boundary line of any Residential Zoning District
 - Within 1,000 feet of the property line of a church, school, or public park
 - Within 750 feet of any other pawn shop
 - Must obtain a license to operate a pawn shop pursuant to Section 709.2
 - Hours of operation limited to 7:00 am to 8:00 pm Monday through Saturday

DEMOREST

No information for the city of Demorest is currently available.

MT. AIRY

Mt. Airy is divided into four zoning districts based on the use of the parcel and the intensity of that use.

Commercial and nonresidential uses are allowed in two districts:

- B-1, Neighborhood Business District
 - Intended to provide areas for commercial uses of a convenience nature serving nearby residential neighborhoods and business uses serving a regional market
 - Intended to accommodate automotive or other types of more intensive commercial activities that are of such magnitude or type that they may result in the generation of excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts that would detract from the desirability of adjacent properties for residential use
 - Generally includes offices and retail and service establishments, including highway-oriented uses that may involve the use of chemicals and outside sales, storage, or display
- I, Industrial District
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations, except where the proximity of such areas to residential and other districts makes it desirable to limit industrial operations to those that:
 - Are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation
 - Do not create fire or explosion hazards or other objectionable conditions
 - Uses within this district do not require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, and water transportation
 - Also included in district are certain commercial uses having an open storage characteristic or that are most appropriately located as neighbors of industrial uses

Variance requirements:

- **Variance Application**
- Variance fee of \$50.00

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

- Detailed letter of intent along with any supporting maps, surveys, and/or documents requested by the building official
 - Should address the criteria specified on page 2
- Applicant required to pay the postage and mail the Certified Letters that will be prepared by city hall to the adjacent property owners

TALLULAH FALLS

To apply for a change in zoning, see the following **form**.



SECTION D

BUILDING PERMIT

HABERSHAM COUNTY

Building Permits/Land Disturbance

- Required for all construction work, such as building, remodeling, and additions to ensure compliance with state and local building codes. State minimum codes can be accessed [here](#).
- Submission requirements:
 - **Construction Permit Application**
 - Recorded plat of property showing the structure
 - Complete set of drawings/plans with doors and windows indicated
 - **Electrical Permit** (if applicable)
 - **Plumbing Permit** (if applicable)
 - **Mechanical Permit** (if applicable)
 - Department of Health approval of location of septic (if applicable)
 - Receipt for water/sewer service tap in (if applicable)
 - 911 numbers issued by 911 coordinator (if applicable)
 - Land disturbance permit (if any clearing, grading, or grubbing to be done) (See red button below)
- Georgia Department of Transportation approvals for driveways on state highways (if applicable)

Land Disturbing Activity Permit

- Required before any building permit can be issued or any improvement, grading, land disturbing activity, or alteration of land or building begins
- Submission requirements:
 - **Land Disturbance Permit Application**
 - Erosion and sedimentation plans (See Habersham County Erosion and Sedimentation Control Ordinance – Chapter 26, Article 2)

HABERSHAM CONTINUED ON FOLLOWING PAGE



HABERSHAM COUNTY (CONT.)

• Fees:

◦ Noncommercial Projects

| Type of Fee | Fee |
|---|------------|
| Up to 10 Acres Project | \$20.00 |
| Each Acre after 10 | \$10.00 |
| Maximum Fee | \$1,000.00 |
| Additional Fee to Upper Chattahoochee Soil and Water Conservation District Office | \$25.00 |

◦ Commercial Plan Review

| Total Construction Cost | Fee |
|-------------------------|---|
| Up to \$250,000 | \$150.00 |
| \$250,001–\$2 Million | \$150.00 + 0.06% up to \$2 million |
| Over \$2 Million | \$1,025.00 + 0.03% of cost over \$2 million |

◦ Commercial Building Permit Fees

| Total Construction Cost | Fee |
|-------------------------|--|
| Up to \$1,000 | \$30.00 |
| \$1,001–\$150,000 | \$30.00 + \$5.00 for each additional \$1,000.00 up to \$150,000 |
| \$150,001–\$500,000 | \$775.00 + \$4 for each additional \$1,000.00 up to \$500,000 |
| \$500,001–\$1.5 Million | \$2,175.00 + \$2.00 for each additional \$1,000.00 up to \$1.5 million |
| Over \$1.5 Million | \$4,175.00 + \$1.00 for each additional \$1,000.00 |

◦ Electrical Permit Fees

| | |
|--|------------------------------|
| Temporary Service | \$30.00 |
| New Service/Upgrade/Changeout (up to 200 amps) | \$30.00 |
| New Service/Upgrade/Changeout (over 200 amps) | \$30.00 + \$0.15 per amp |
| New Branch Circuits/Breakers | \$3.00 per circuit (breaker) |

◦ Plumbing Permit Fees

| | |
|--|------------------------------|
| New Installation/Remodeling up to 3 Fixtures | \$30.00 |
| New Installation/Remodeling More Than 3 Fixtures | \$30.00 + \$8.00 per fixture |

HABERSHAM CONTINUED ON FOLLOWING PAGE

HABERSHAM COUNTY (CONT.)

- Mechanical Permit Fees

| | |
|--|------------------------------|
| Temporary Service | \$30.00 |
| New Service/Upgrade/Changeout (up to 200 amps) | \$30.00 |
| New Service/Upgrade/Changeout (over 200 amps) | \$30.00 + \$0.15 per amp |
| New Branch Circuits/Breakers | \$3.00 per circuit (breaker) |

- Commercial Kitchen Hood Fees

| | |
|-----------------------------------|------------------------|
| Installation up to 10 square feet | \$30.00 |
| Installation over 10 square feet | \$2.50 per square foot |

Additional information available at www.habershamga.com/building-department.cfmv.

ALTO

No information is available for the city of Alto.

BALDWIN

Building Permits

- All construction and development activities within the city limits must be permitted before such activity begins. Includes permits for commercial construction activity (structural, electrical, mechanical, plumbing, gas, swimming pools, demolitions, etc.), certificates of occupancy, annexations, re-zoning requests, and commercial signs
- Submission requirements:
 - **Building Permit Application**
 - Two sets of plans specifying all changes to the building, including framing, electrical, plumbing, and HVAC

Fees:

- \$0.20 per square foot of enclosed area with \$50.00 minimum
- \$0.15 per square foot of open area with \$50.00 minimum
- Building permit fees double if permit not issued before work begins

Land-Disturbing/Grading Permit

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

Other permit requirements:

- **Demolition Permit**
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater;
- **Electrical Permit**
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater;
- Mechanical Permit
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater
- **Plumbing Permit**
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater;
- Gas Permit
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater

CLARKESVILLE

Building Permits

- Required prior to construction or remodeling activity to help protect and maintain the health, welfare, and safety of citizens and business patrons
- Submission requirements:
 - **Building Permit Application**
 - Other permits (if applicable):
 - **Electrical permit**
 - **Mechanical permit**
 - Fees:

| Building Permit (Any Structural or Prefabricated Work) | |
|--|--------------------|
| Minimum Fee (Includes Demo.) | \$40.00 |
| Enclosed Areas | \$0.14 per sq. ft. |
| Unenclosed Areas | \$0.07 per sq. ft. |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

| Electrical Permit | |
|---------------------------------------|--|
| Minimum Fee | \$25.00 |
| Size of Service | \$75.00 per 200 amp panel |
| Mechanical Permit | |
| Minimum Fee | \$25.00 |
| Size of Service | \$25.00 per ton or equivalent |
| Plumbing Permit | |
| Minimum Fee | \$25.00 |
| Fixtures Sites or Appliance Locations | \$7.50 per fixture site or appliance locations |

Demolition permit (Article 2204, page 113): In the Clarkesville Preservation District (see Zoning Ordinance Article XXII), a demolition permit can only be sought for one of the following purposes:

- Proposed replacement structure is more appropriate and compatible with the historic character of the district than the structure proposed for demolition. Application requirements (Article XXV, Items 1, 2, and 3 below only pertain to commercial construction):
 1. Records depicting the original construction of the structure, including drawings, pictures, or written descriptions
 2. Records depicting the current condition of the structure, including drawings, pictures, or written descriptions
 3. Any conditions proposed to be placed voluntarily on the new development that would mitigate the loss of the contributing structure
 4. Drawings that adequately convey the design of the new structure that is proposed to replace the structure to be demolished
- A guarantee agreement between the owner and the city that demonstrates the owner's intent and financial ability to construct the proposed structure. The agreement must:
 - Contain a covenant to construct the proposed structure within a one-year period unless an extension is approved in accordance with drawings approved by the city
 - Require the construction contractor to post a performance and payment bond for 100% of the estimated construction cost amount
 - Be secured by an adequate performance bond, a letter of credit, an escrow agreement, a cash deposit, or other arrangement, acceptable in each instance to the zoning administrator
 - Be approved by the city attorney

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

- No economically viable use of the property will exist unless the application is approved (commercially zoned structures only). To determine economic viability, the city will consider (Article 2502.4):
 - Past and current uses of the structure and property
 - Name and federal income tax bracket of the owner
 - If the owner is a legal entity, the type of entity and states in which it is registered
 - Date and price of purchase or other acquisition of the structure and property, and the party from whom it was acquired
 - Relationship, if any, between the owner and the party from whom the structure and property were acquired (if one or both parties to the transaction were legal entities, any relationships between the officers and the board of directors of the entities must be specified)
 - Assessed value of the structure and property according to the two most recent tax assessments
 - Current fair market value of the structure and property as determined by a licensed appraiser
 - All appraisals obtained by the owner or prospective purchasers within the previous two years in connection with the potential or actual purchase, financing, or ownership of the structure and property
 - All listings of the structure and property for sale or rent within the previous two years, prices asked, and offers received
 - Profit and loss statement for the property and structure containing:
 - Annual gross income for the previous two years
 - Itemized expenses (including operating and maintenance costs) for the previous two years, including proof that adequate and competent management procedures were followed
 - Annual cash flow for the previous two years
 - Proof that the owner has made reasonable efforts to obtain a reasonable rate of return on the owner's investment and labor
 - Mortgage history of the property during the previous five years, including the principal balances and interest rates on the mortgages and the annual debt services on the structure and property
 - All capital expenditures during the current ownership

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

- Records depicting the current condition of the structure and property, including drawings, pictures, or written descriptions
- A study by a licensed architect or engineer of both the cost of restoration of the structure or property and the feasibility (including architectural and engineering analyses) of adaptive use or restoration of the structure and property
- Any consideration given by the owner to profitable adaptive uses for the structure and property
- Plans, if any, for proposed improvements on the site
- Any conditions proposed to be placed voluntarily on new development that would mitigate the loss of the landmark
- Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return
- Structure poses an imminent threat to public health or safety (Article 2502.5):
 - Records depicting the current condition of the structure required, including drawings, pictures, or written descriptions
 - City may require further information such as an assessment by a licensed architect or engineer of the nature, imminence, and severity of the threat
 - City may require additional assessments by a licensed architect or engineer about the cost of and feasibility of restoration of the structure
 - City has the right to inspect the property
- Site plan review (Article 2205, page 113); must include the following (if applicable):
 - Property dimensions
 - Location of structures with setback requirements
 - Location of parking areas with setback requirements
 - Location of signage with setback requirements
 - Description (drawing) of proposed signage
 - Construction details of signage
 - Location of light fixtures and average light levels for the site
 - Location of sidewalks
 - Location and details of fencing
 - Location and screening of waste containers

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

- Landscape plan in conformance with the Landscape Buffer Guidelines
- Parking requirements
- Construction/expansion of parking areas
- Construction/expansion of signage
- Land clearing and grading activities
- Specimen trees (removal limited, see Tree Ordinance Article XXIX)
- Construction documents required (if applicable):
 - Exterior elevation
 - Architectural features
 - Proposed exterior building materials
 - Colors for each façade
 - Any other exterior changes

CORNELIA

Building/Land Disturbance Permits

Building Permit

- Required for all construction
- **Building Permit Application**
- **Building Permit Checklist Available**
- Submission requirements:
 - Two sets of complete plans (building, electrical, HVAC, plumbing, site plan) developed by a registered design professional, as applicable, licensed through the state of Georgia
 - See the Soil Erosion and Sedimentation Control Plan Review Checklist (see Building Permit Application page 2)

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Fee Schedule:

| Plan Review | Fee |
|---|--|
| 0–5,000 sq. ft. | \$205.00 (1st and 2nd review) |
| 5,001–10,000 sq. ft. | \$450.00 (1st and 2nd review) |
| 10,001–20,000 sq. ft. | \$750.00 (1st and 2nd review) |
| 20,001–75,000 sq. ft. | \$1,500.00 (1st and 2nd review) |
| 75,001–100,000 sq. ft. | \$3,000.00 (1st and 2nd review) |
| 100,000+ sq. ft. | \$5,000.00 (1st and 2nd review) |
| Building Permit | Fee (PR = Plan Review and SP = Site Plan Review) |
| New Construction | \$250.00 + \$0.20 per sq. ft. + PR + SP |
| Addition | \$50.00 + \$0.06 per sq. ft. added space + PR + SP |
| Remodel | \$25.00 + \$0.04 per sq. ft. remodeled space + PR |
| Foundation Only | \$0.10 + \$0.04 per sq. ft. + PR / 4 |
| Roof Remodel | \$20.00 + \$0.05 per sq. ft. over 2,500 sq. ft. |
| Deck | \$30.00 + \$0.06 per sq. ft. |
| Egress Remodel | \$0.10 per sq. ft. + egress review |
| Façade (siding) removal | \$20.00 + \$0.05 sq. ft. over 2,500 sq. ft. |
| Temporary Power Pole | \$50.00 |
| Septic Tank/Grease Trap | \$50.00 + health department approval |
| Electrical Service Entrance | \$50.00 |
| Electrical Rewire of Structure | \$30.00 + \$0.05 per sq. ft. |
| Existing Electrical Service Entrance | \$50.00 |
| HVAC Installation | \$50.00 per unit |
| Water/Sewer Line Repair or Installation | \$50.00 + \$0.10 linear foot |
| Plumbing Remodel of Structure | \$30.00 + \$0.05 sq. ft. |
| Water/Sewer Apparatuses | 3% of construction cost (\$200 minimum) |
| Water Heater Installation | \$50.00 per unit |
| Irrigation System Installation | \$15.00 per unit |
| Fence | \$50.00 |
| Retaining Wall < 4 ft. high | \$25.00 + \$0.10 per linear foot |
| Retaining Wall > 4 ft. high | \$75.00 + \$0.10 per linear foot |
| Pool, above Ground | \$45.00 |
| Pool, in Ground | \$75.00 |

CORNELIA CONTINUED ON FOLLOWING PAGE



CORNELIA (CONT.)

| Accessory Structures | Fee (PR = Plan Review and SP = Site Plan Review) |
|---------------------------------------|--|
| Enclosed | \$50.00 + \$0.10 per sq. ft. + PR + SP |
| Unenclosed | \$25.00 + \$0.06 per sq. ft. + PR + SP |
| Demolition | Fee |
| Primary Structure | \$50.00 + \$0.10 sq. ft. over 10,000 sq. ft. |
| Accessory Structure | \$20.00 per structure |
| Land Disturbance | Fee |
| Driveway | \$50.00 |
| Lot Clearing/Grading | \$50.00 per acre |
| Grading < 1 Acres | \$175.00 |
| Grading > 1 Acre | See "Construction Land Disturbance Fee" |
| Inspections | Fee |
| Reinspections | \$50.00 beginning with the 3rd |
| Construction Certificate of Occupancy | \$50.00 + \$0.10 per sq. ft. over 50,000 sq. ft. |

- Restaurants must submit documentation of approvals from the Habersham County Health Department
- **Grease Traps**
 - All users involved in the preparation of food for commercial purposes required to provide oil/grease interceptors or traps
 - Any user who generates wastewater that contains greater than 100 mg/l of grease/oil must install a grease/oil interceptor if the excess oil and grease is floatable and can be effectively removed in an oil/grease interceptor or trap
- **Sand Traps**
 - All users whose wastewater stream is associated with unusually large quantities of grit, sand, or gravel required to install a sand trap
 - All car/truck wash systems required to install sand traps

Land Disturbing Permit

- Required for grading, grubbing, clearing, or other activities that disturb soil
- Submission requirements:
 - **Land Disturbing Permit Application**
 - Three sets of plan drawings
- Fee:
 - \$25.00 Soil and Water Conservation District fee

Additional information: www.corneliageorgia.org/152/Building-Zoning

DEMOREST

Building Permits

- Required for all commercial construction
- Submission requirements:
 - **Application for a Commercial Building Permit**
 - Copy of contractor's license
 - Business license
 - Photo ID
 - **Application for an Electrical Permit**, if applicable
 - **Application for a Mechanical Permit**, if applicable
 - **Application for a Plumbing Permit**, if applicable
 - **Application of a Meter to be Set**, if applicable
- Permit fees:
 - See **City of Demorest Permit Fee Worksheet**
 - Plan review fees:
 - Building permit: commercial, industrial, and multifamily
 - Up to 50,000 square feet: \$400.00
 - 50,000 to 200,000 square feet: \$650.00
 - Over 200,000 square feet: \$875.00
 - Building permit: new construction, additions, and remodels minimum
 - \$550.00 or \$0.20 per square foot, whichever is greater
 - Build outs: shell building, strip malls, etc.
 - Minimum \$450.00 or \$0.15 per square foot, whichever is greater

MT. AIRY

Building/Land Disturbance Permits

- **Land Disturbance Permit**
- Required for all soil disturbing activities

Minor Building Permits

- **Minor Building Permit Application**
- Required for projects such as fencing; changes to plumbing, HVAC, or electrical service entrances; installation or repair of water or sewer lines; or similar projects

TALLULAH FALLS

No information for the city of Tallulah Falls is currently available.

SECTION E

PARKING REQUIREMENTS

HABERSHAM COUNTY

Minimum parking requirements for each land use described below

If applying requirements results in a fraction of a parking space, then one additional parking space required

| Use Classification | Parking Space Requirements |
|--|---|
| Apartment or Other Multifamily Residential Use | 2 spaces per dwelling unit + 4 spaces per leasing office and 10 spaces per clubhouse or recreation center |
| Art Gallery | 1 space for each 300 sq. ft. of gross floor area |
| Automobile Sales, Service, and Repair | 1 space for each 150 sq. ft. of gross floor area |
| Auditorium, Stadium, Assembly Hall, Gymnasium, or Community Center | 1 space per 4 fixed seats in largest assembly room or area |
| Bank or Financial Institution | 1 space for each 200 sq. ft. of gross floor area |
| Barber or Beauty Shop | 3 spaces for each operator or chair |
| Billiard Hall, Amusement Arcade | 1 space for each 200 feet of gross floor area |
| Boarding or Rooming House | 1 space for each 2 guests + 1 additional space for each resident manager or owner |
| Bowling Alley | 3 spaces for each alley |
| Church or Place of Worship | 1 space per 4 fixed seats in largest assembly room |
| Convenience Retail Store | 1 space for each 200 sq. ft. of gross floor area |
| Dance Studio or School | 1 space for each employee + 1 space per 150 sq. ft. of gross floor area |
| Day Care Center | 1 space for every 8 children + 1 space per employee |
| Duplex | 2 spaces per dwelling unit |
| Food Store | 1 space per 200 sq. ft. of gross floor area |
| Funeral Home or Mortuary | 1 space for every 4 seats in largest assembly room |
| Furniture or Appliance Store | 1 space per 600 sq. ft. of gross floor area |
| Gasoline Service Station | 2 spaces per gasoline pump + 3 spaces per service bay |
| Golf Course | 3 spaces for each hole + 1 space for every 2 employees |
| Health Club, Spa | 1 space for each 150 sq. ft. of gross floor area |
| Hospital, Clinic, Nursing Home | 1 space for each 2 beds + 1 space for each staff or visiting doctor + 1 space for every 3 employees |
| Hotel, Motel | 1 space for each guest room + 1 space for every 2 employees on largest shift |

HABERSHAM CONTINUED ON FOLLOWING PAGE



HABERSHAM COUNTY (CONT.)

| | |
|---|---|
| Industrial or Manufacturing | 2 spaces for every 3 employees on largest shift |
| Laundry, Self-Service | 1 space for each washer-dryer combination |
| Library, Museum | 1 space for each 200 sq. ft. of gross floor area |
| Lodge, Club | 1 space for every 3 seats in largest assembly room |
| Miniature Golf Course | 3 spaces per hole |
| Mobile Home, Mobile Home Park | 2 spaces per dwelling unit + 1 space for each resident manager and additional spaces for public park or use areas |
| Office, General or Professional | 1 space for each 250 sq. ft. of gross floor area |
| Office, Medical or Dental | 6 spaces per practitioner |
| Personal Service Establishment | 1 space for each 200 sq. ft. of gross floor area |
| Restaurant or Lounge | 1 space for each 100 sq. ft. of gross floor area |
| Retail Business | 1 space for each 200 sq. ft. of gross floor area |
| Sanitarium, Rest, and Convalescent Home, Personal Care Home | 1 space for every 4 patient beds + 1 space for each doctor and staff member |
| School, Elementary or Middle | 2 spaces per classroom and administrative or staff person |
| School, High | 10 spaces per classroom + 1 space for each administrative or staff person |
| School, College, Trade, Vocational | 10 spaces per classroom + 1 space for each administrative or staff person |
| Self-Service Storage Facility, Mini-Warehouse | 1 space for every 20 storage stalls + 2 spaces for resident manager's office |
| Shopping Center | 1 space for each 200 sq. ft. of gross floor area |
| Single-Family Residence | 2 spaces per dwelling unit |
| Theater, Cinema | 1 space for every 3 seats |
| Wholesale | 1 space for each 750 sq. ft. of gross floor area |

ALTO

No information is available for the city of Alto.

BALDWIN

Parking Requirements:

- Building permit requires plot plan showing required space reserved for off-street parking and service purposes
- Occupancy not allowed unless the required off-street parking and service facilities match those shown on the approved plan

| Use Classification | Parking Space Requirements |
|--|---|
| Apartment and Multifamily Dwelling | 1 ½ spaces per dwelling unit |
| Auditorium, Stadium Assembly Hall, Gymnasium, Theater, Community Recreation Center, Church | 1 space per 3 fixed seats in largest assembly room or area, or 1 space for each 40 sq. ft. of floor area available for accommodation of movable seats in the largest assembly room, or combination of fixed and movable seats, or 1 space per each 150 sq. ft. of gross floor area, whichever is greatest |
| Automobile Fueling Stations | 1 space (in addition to service area) for each pump and grease rack + 1 space for every 2 employees during period of greatest employment, but not less than 4 spaces |
| Automobile Sales and Service, Service Stations and Car Wash Facilities | 1 space for each 200 sq. ft. of gross floor area of the building |
| Bowling Alley | 4 spaces per alley, plus requirements for any other use associated with the establishment such as a restaurant, etc. |
| Club or Lodge | 1 space for each 100 sq. ft. of gross floor area |
| Combined Uses | Total of the spaces required for each separate use listed in table |
| Dance School | 1 space for 150 sq. ft. of gross floor area, plus safe and convenient loading and unloading of students |
| Fraternity or Sorority | 1 space for every 2 bedrooms |
| Golf Course | 2 spaces for each hole + 1 space for every 2 employees, plus requirements for any other use associated with the golf course |
| High Schools, Trade Schools, Colleges, and Universities | 1 space for every 2 teachers, employees, and administrative personnel, plus safe and convenient loading of students + 5 spaces for each classroom |
| Hospital or Care Home | 1 space for every 4 beds + 1 space for every 4 employees (nurses, attendants, etc.) + 1 space for each staff or visiting doctor |
| Hotel | 1 space for each guest room, suite, or unit + 1 space for every 2 employees |
| Indoor and Outdoor Recreational Areas (Commercial) | 1 space for every 150 sq. ft. of gross floor area, for a minimum of 10 spaces, or 1 space per every 4 seats for facilities available for patron use, whichever is greater |
| Industrial or Manufacturing Establishment or Warehouse | 2 spaces for every 3 employees on shift of greatest employment + 1 space for each vehicle used directly in the conduct of the business |

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

| | |
|---|---|
| Kindergarten and Nursery School | 1 space for each employee |
| Motel | 1 space for each unit + 1 space for every 2 employees |
| Office, Professional Building, or Similar Use | 1 space for every 300 sq. ft. of the gross floor area |
| 1 Two-Family Dwelling | 2 spaces per dwelling |
| Personal Service Establishment | 1 space for every 200 sq. ft. of gross floor area |
| Restaurant or Place Dispensing Food, Drink, or Refreshments | 1 space for every 100 sq. ft. of gross floor area |
| School | 1 space for each teacher + 1 space for every 2 employees and administrative personnel + 1 space for each classroom. For junior high and high schools, an additional 1 space for every 10 pupils |
| Shopping Center | 1 space for every 200 sq. ft. of gross floor area |
| Swimming Pool | 1 space for every 200 sq. ft. of water surface area plus requirements for additional uses in association with the establishment, such as a restaurant, etc. |
| Manufactured Homes | 2 spaces per dwelling |
| Retail Stores | 1 space per 200 sq. ft. of gross floor area |
| Wholesaling and Warehousing | 1 space for every 2,000 sq. ft. of gross floor area |
| Other Uses | For unspecified uses, city council may establish minimum parking requirements |

Loading and unloading spaces required:

- Retail business, office, wholesale, industrial, governmental, and institutional uses, including public assembly places, hospitals, and educational institutions: one space for the first 25,000 square feet of total floor area (or fraction thereof).
- For anything over 25,000 square feet, use the following guide:

| Square Feet | Number of Spaces |
|-----------------|--|
| 25,001–99,999 | 2 |
| 100,000–159,999 | 3 |
| 160,000–239,999 | 4 |
| 240,000–349,999 | 5 |
| 350,000+ | 5 spaces + 1 space for each additional 100,000 sq. ft. |

CLARKESVILLE

Required off-street parking and loading facilities must be located contiguous to principal building or use, but as many as 25% of required parking spaces may be located within 200 feet of principal building or use

Zoning administrator may increase or decrease the number of required parking spaces, but not by more than 10% of the required number of parking spaces

Parking requirements (Section 602):

| Use Classification | Minimum Parking Space Requirements |
|--|---|
| Amusement Park | 1 sq. ft. of parking for each sq. ft. of public activity area |
| Apartment and Other Multiple Family Residential Uses | 2 spaces per dwelling unit + 4 spaces per leasing office and 10 spaces per clubhouse or recreation center |
| Art Gallery | 1 space per 300 sq. ft. of gross floor area |
| Auction Facility | 1 space for every 4 patron seats |
| Auditorium, Stadium, Assembly Hall, Gymnasium, or Community Center | 1 space per 4 fixed seats in largest assembly room or area |
| Auto Parts Store | 3 ¹ / ₃ spaces for each 1,000 sq. ft. of gross floor area |
| Automobile Sales | 6 spaces per 1,000 sq. ft. of showroom gross floor area + 1 for each employee and 1 additional parking space for each service bay. These spaces for the exclusive use of customers and employees; may not be used for sales |
| Automobile Service and Repair | 1 space for each 150 sq. ft. of gross floor area |
| Bank or Financial Institution | 1 space for each 250 sq. ft. of gross floor area |
| Barber or Beauty Shop | 2 spaces for each operator or chair |
| Bed and Breakfast Inn | 1 space per guest room + 1 space for each permanent resident |
| Billiard Hall, Amusement Arcade | 1 space for each 200 sq. ft. of gross floor area |
| Boarding or Rooming House | 1 space for each guestroom + 1 additional space for each manager or resident owner |
| Bowling Alley | 4 spaces for each alley + 1 space for each employee |
| Church or Place of Worship | 1 space per 3 fixed seats in largest assembly room |
| Convenience Retail Store | 1 space for each 200 sq. ft. of gross floor area |
| Country Inn | 1 space for each guest room + 1 space for each employee |
| Dance Studio or School | 1 space for each employee + 1 space per 150 sq. ft. of gross floor area |
| Day Care | 1 space per 8 children + 1 space per employee |
| Duplex | 2 spaces per dwelling unit |
| Elderly Housing | 1 space per 2 bedrooms |
| Exterminator | 1 space per 800 sq. ft. of gross floor area |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

| | |
|--|--|
| Funeral Home or Mortuary | 1 space for every 4 seats in largest assembly room |
| Furniture or Appliance Store | 1 space per 800 sq. ft. of gross floor area |
| Gasoline Service Station | 2 spaces per gasoline pump at the pump + 3 spaces per service bay |
| Golf Course (Exclusive of Restaurant or Pro shop) | 3 spaces for each hole + 1 space for each employee |
| Hardware Store | 3 spaces per 1,000 sq. ft. of gross floor area |
| Health Club, Spa | 1 space for each 200 sq. ft. of gross floor area |
| Hospital, Clinic, Nursing Home | 1 space for every 2 beds + 1 space for each staff doctor + 1 space for every 2 employees (non-doctors) |
| Hotel, Motel | 1 space for each guest room + 1 space for every 2 employees on largest shift |
| Industrial or Manufacturing | 2 spaces per 3 employees on largest shift |
| Laundry, Self-Service | 1 space for every 2 washer-dryer combinations |
| Library, Museum | 1 space for each 200 sq. ft. of gross floor area |
| Lodge, Club | 1 space for every 3 seats in largest assembly room |
| Marina | 1 space for each boat slip |
| Miniature Golf Course | 2 spaces per hole |
| Office, General or Professional | 1 space for each 250 sq. ft. of gross floor area |
| Office, Medical or Dental | 6 spaces per practitioner |
| Personal Service Establishment | 1 space for each 250 sq. ft. of gross floor area |
| Post Office | 1 space per 250 sq. ft. of gross floor area |
| Restaurant or Lounge | 1 space for each 100 sq. ft. of gross floor area + 1 additional space for every 4 outside seats |
| Retail Business, Indoor | 1 space for each 250 sq. ft. of gross floor area |
| Retail Business, Outdoor | 1 space for each 500 sq. ft. of open sales/display area + 1 space per employee |
| Sanitarium, Rest and Convalescent Home, Personal Care Home | 1 space for every 4 patient beds + 1 space for each doctor and staff member |
| School, Elementary | 2 spaces per classroom + 1 for each administrator or staff person |
| School, College, Trade, Vocational, or High School | 10 spaces per classroom + 1 space for each administrative staff or person |
| Self-Service Storage, Facility Mini-Warehouse | 1 space for every 20 storage stalls + 2 spaces for resident manager's office |
| Shopping Center | 1 space for each 250 sq. ft. of gross floor area |
| Single-Family Residence | 2 spaces per dwelling unit |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

| | |
|-------------------------------|--|
| Skating Rink | 1 space for each 200 sq. ft. of gross floor area |
| Theater, Cinema | 1 space for each 200 sq. ft. of gross floor area |
| Veterinarian, Animal Hospital | 4 spaces for each practitioner |
| Wholesale, Merchandise | 1 space for each 500 sq. ft. of gross floor area |

Handicapped Parking Spaces (Section 603):

- Each parking area with six or more spaces devoted to uses other than residential must provide handicapped parking spaces based on chart below
 - Counted as a part of the total parking required
 - Minimum of 12 feet in width

| Total Parking Requirements | Handicapped Spaces Required |
|----------------------------|-----------------------------|
| 6–25 | 1 |
| 26–50 | 2 |
| 51–75 | 3 |
| 76–100 | 4 |
| 101–150 | 5 |
| 151–200 | 6 |
| 201–300 | 7 |
| 301–400 | 8 |
| 400–500 | 9 |
| 501+ | 2% of total required |

Off-street loading spaces:

- Required for every new building, structure, or part thereof, in which the use involves the receipt or distribution of vehicles, materials, or merchandise
- Must provide and maintain adequate space on the lot for standing, loading, and unloading services to avoid undue interference with public use of streets and alleys
- Space requirements based on square footage:
 - 1–25,000 square feet: 1 space
 - 25,001–99,999 square feet: 2 spaces
 - 100,000–159,999 square feet: 3 spaces
 - 160,000–239,999 square feet: 4 spaces
 - 240,000–349,999 square feet: 5 spaces
 - For each additional 100,000 square feet: 1 additional space (or fraction thereof)

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

Parking maximum (Section 613):

- May not provide over 25% more than the required minimum number of spaces without approval of the zoning administrator

CORNELIA

Zoning administrator must find that the parking lot layout and area are in compliance with all requirements of the Parking Requirements Ordinance before building permit can be issued

Unless otherwise noted, parking requirements are based on the gross square footage of the building or buildings devoted to the particular use specified

Parking requirements:

| Commercial Uses | Minimum Parking Requirements | Maximum Parking Permitted |
|--|---|---|
| Animal Hospital, Kennel | 1 per 400 sq. ft. | 1 per 250 sq. ft. |
| Appliance Sales and Repair | 1 per 500 sq. ft. | 1 per 300 sq. ft. |
| Art Gallery | 1 per 400 sq. ft. | 1 per 300 sq. ft. |
| Automated Teller Machine, No Drive-Through | 2 per machine | 3 per machine |
| Auto Parts Store | 1 per 500 sq. ft. | 1 per 300 sq. ft. |
| Automobile Sales | 1 per 200 sq. ft. of repair space + 1 per 400 sq. ft. of showroom/office | 1 per 150 sq. ft. of repair space + 1 per 300 sq. ft. of showroom/office |
| Automobile Service and Repair | 1 per 250 sq. ft. | 1 per 200 sq. ft. |
| Bank, Credit Union, Savings and Loan | 1 per 300 sq. ft. (also see stacking requirements for drive-through facilities) | 1 per 200 sq. ft. (also see stacking requirements for drive-through facilities) |
| Barber Shop or Beauty Parlor | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Bed and Breakfast Inn | 2 for the owner-operator + 1 per guest bedroom | 2 for the owner-operator + 1 per guest bedroom |

CORNELIA CONTINUED ON FOLLOWING PAGE



CORNELIA (CONT.)

| | | |
|-------------------------------------|--|--|
| Carpet or Floor Covering Store | 1 per 300 sq. ft. of retail sales and office area plus, if applicable, warehouse requirements for designated storage, receiving, and shipping area | 1 per 250 sq. ft. of retail sales and office area plus, if applicable, warehouse requirements for designated storage, receiving, and shipping area |
| Car Wash, Staffed or Automated | 2 stacking spaces for each car wash lane + 2 drying spaces per lane | 3 stacking spaces for each car wash lane + 2 drying spaces per lane |
| Contractor's Establishment | 1 per 300 sq. ft. of office space and 1 per 2,000 sq. ft. of outdoor storage | 1 per 250 sq. ft. of office space and 1 per 1,500 sq. ft. of lot outdoor storage |
| Convenience Store | 1 per 200 sq. ft. | 1 per 150 sq. ft. |
| Dance Hall | 1 per 125 sq. ft. | 1 per 75 sq. ft. |
| Day Care Center | 1 per 500 sq. ft. | 1 per 375 sq. ft. |
| Funeral Home or Mortuary | 1 per 4 seats in largest chapel | 1 per 3 seats in largest chapel |
| Furniture and Home Furnishing Store | 1 per 600 sq. ft. | 1 per 300 sq. ft. |
| Grocery Store | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Hardware Store | 1 per 400 sq. ft. | 1 per 300 sq. ft. |
| Health or Fitness Club | 1 per 200 sq. ft. | 1 per 150 sq. ft. |
| Hotel, Extended Stay | 1.5 per lodging unit | 2 per lodging unit |
| Hotel or Motel | 1 per lodging unit + 1 per each 150 sq. ft. of banquet, assembly, meeting, or restaurant seating area | 1.2 per lodging unit + 1 per each 100 sq. ft. of banquet, assembly, meeting, or restaurant seating area |
| Laundromat | 1 for every 3 washer/dryer combinations | 1 for every 2 washer/dryer combinations |
| Nursery or Garden Center | 1 per 300 sq. ft. + 1 per 1,500 sq. ft. outdoor sales or display area | 1 per 250 sq. ft. + 1 per 1,000 sq. ft. outdoor sales or display area |
| Office | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Open Air Sales | 1 per 250 sq. ft. of indoor floor space + 1 per 600 sq. ft. of outdoor sales | 1 per 200 sq. ft. of indoor floor space + 1 per 500 sq. ft. of outdoor sales |

CORNEILA CONTINUED ON FOLLOWING PAGE



CORNELIA (CONT.)

| | | |
|--|---|---|
| Personal Service Establishment | 1 per 250 sq. ft. | 1 per 200 sq. ft. |
| Photofinishing Laboratory | 1 per 250 sq. ft. | 1 per 200 sq. ft. |
| Photographic Studio | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Restaurant, Bar, or Tavern | 1 per 125 sq. ft. | 1 per 75 sq. ft. |
| Retail Store | 1 per 275 sq. ft. | 1 per 250 sq. ft. |
| Self-Storage Facility (Mini-Warehouse) | 1 per 40 storage units | 1 per 25 storage units |
| Service Station | 1 per 250 sq. ft. of office space + 2 per service bay | 1 per 200 sq. ft. of office space + 3 per service bay |
| Shopping Center | 1 per 275 sq. ft. | 1 per 225 sq. ft. |
| Light Industrial Uses | Minimum Parking Requirements | Maximum Parking Permitted |
| Manufacturing, Processing, Assembling | 1 per 1,300 sq. ft. | 1 per 1,000 sq. ft. |
| Warehouse | 1 per 2,000 sq. ft. | 1 per 1,500 sq. ft. |
| Wholesale | 1 per 1,000 sq. ft. | 1 per 600 sq. ft. |
| Assembly Hall, Auditorium, Nonprofit Club or Lodge | 1 per 4 seats in room with greatest seating capacity or 1 per 40 sq. ft. in largest assembly area without fixed seating | 1 per 3 seats in room with greatest seating capacity or 1 per 30 sq. ft. in largest assembly area without fixed seating |
| Institutional Uses | Minimum Parking Requirements | Maximum Parking Permitted |
| Church, Temple, Synagogue and Place of Worship | 1 per 4 seats in room with greatest seating capacity or 1 per 40 sq. ft. in largest assembly area without fixed seating | 1 per 3 seats in room with greatest seating capacity or 1 per 30 sq. ft. in largest assembly area without fixed seating |
| Government Office | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Hospital | 1.5 per bed | 2 per bed |

CORNELIA CONTINUED ON FOLLOWING PAGE



CORNELIA (CONT.)

| | | |
|---------------------------|-------------------|-------------------|
| Library | 1 per 400 sq. ft. | 1 per 300 sq. ft. |
| Museum | 1 per 500 sq. ft. | 1 per 300 sq. ft. |
| Nursing Home | 1 per four beds | 1 per 3 beds |
| Post Office | 1 per 200 sq. ft. | 1 per 150 sq. ft. |
| School | 1 per 300 sq. ft. | 1 per 200 sq. ft. |
| School for the Arts | 1 per 300 sq. ft. | 1 per 200 sq. ft. |
| School, Trade or Business | 1 per 200 sq. ft. | 1 per 150 sq. ft. |

Retail facilities with more than 250 parking spaces must have at least one standard-size stall clearly marked in yellow on pavement “EMERGENCY PARKING ONLY”

- Must be located as close as possible to major building entries

Handicapped parking requirements:

| Total Required Parking Spaces | Minimum Number of Accessible Spaces |
|-------------------------------|-------------------------------------|
| 1–25 | 1 |
| 26–50 | 2 |
| 51–75 | 3 |
| 76–100 | 4 |
| 101–150 | 5 |
| 151–200 | 6 |
| 201–300 | 7 |
| 301–400 | 8 |
| 401–500 | 9 |
| 501–1000 | 2% of total |
| 1001+ | 20 + 1 for every 100 over 1,000 |

DEMOREST

No information for the city of Demorest is currently available.

MT. AIRY

No information for the city of Mt. Airy is currently available.

TALLULAH FALLS

No information for the city of Tallulah Falls is currently available.



SECTION F

WATER RATE COMPARISONS

All rate information is as of June 2015 and as reported by the Georgia Water and Wastewater Rates, Rate Structures, and Connection Fees database maintained by the Georgia Environmental Finance Authority (GEFA) and the Environmental Finance Center (EFC) at the University of North Carolina-Chapel Hill.

<http://www.efc.sog.unc.edu/project/georgia-water-and-wastewater-rates-and-rate-structures#ratesheets>

ALTO RESIDENTIAL

IN TOWN

\$10.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons over 2,000 gallons monthly

OUTSIDE OF TOWN

\$17.00 for the first 2,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 1,000 gallons monthly

ALTO COMMERCIAL

IN TOWN

\$10.00 for the first 2,000 gallons monthly

\$5.30 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$7.95 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$10.60 per 1,000 gallons for consumption over 9,000 gallons monthly

OUTSIDE OF TOWN

\$19.00 for the first 1,000 gallons monthly

\$6.25 per 1,000 gallons for consumption between 1,001 and 5,000 gallons monthly

\$9.38 per 1,000 gallons for consumption between 5,001 and 8,000 gallons monthly

\$12.50 per 1,000 gallons for consumption over 8,000 gallons monthly

BALDWIN RESIDENTIAL AND COMMERCIAL

IN TOWN

\$10.00 for the first 2,000 gallons monthly

\$5.30 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$7.95 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$10.60 per 1,000 gallons for consumption over 9,000 gallons monthly

OUTSIDE OF TOWN

\$19.00 for the first 1,000 gallons monthly

\$6.25 per 1,000 gallons for consumption between 1,001 and 5,000 gallons monthly

\$9.38 per 1,000 gallons for consumption between 5,001 and 8,000 gallons monthly

\$12.50 per 1,000 gallons for consumption over 8,000 gallons monthly

CLARKESVILLE RESIDENTIAL AND COMMERCIAL

IN TOWN

\$14.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons for consumption over 2,000 gallons monthly

OUTSIDE OF TOWN

\$26.00 for the first 2,000 gallons monthly

\$8.00 per 1,000 gallons for consumption over 2,000 gallons monthly

CORNELIA RESIDENTIAL

IN TOWN

\$15.65 for the first 2,000 gallons monthly

\$3.96 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.36 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 20,000 gallons monthly

CORNEILA RESIDENTIAL CONTINUED ON FOLLOWING PAGE

CORNELIA RESIDENTIAL (CONT.)

OUTSIDE OF TOWN

\$24.00 for the first 2,000 gallons monthly

\$4.15 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.57 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 20,000 gallons monthly

CORNELIA COMMERCIAL

IN TOWN

\$15.65 for the first 2,000 gallons monthly

\$3.96 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$4.06 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$4.11 per 1,000 gallons for consumption between 150,001 and 1 million gallons monthly

\$4.17 per 1,000 gallons for consumption over 1 million gallons monthly

OUTSIDE OF TOWN

\$24.00 for the first 2,000 gallons monthly

\$4.15 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$4.28 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$4.33 per 1,000 gallons for consumption between 150,001 and 1 million gallons monthly

\$4.38 per 1,000 gallons for consumption over 1 million gallons monthly

DEMOREST RESIDENTIAL

IN TOWN

\$15.00 for the first 2,000 gallons monthly

\$3.80 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$4.30 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$4.80 per 1,000 gallons for consumption over 10,000 gallons monthly

DEMOREST RESIDENTIAL CONTINUED ON FOLLOWING PAGE

DEMOREST RESIDENTIAL (CONT.)

OUTSIDE OF TOWN

\$23.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 10,000 gallons monthly

DEMOREST COMMERCIAL

IN TOWN

\$30.00 for the first 2,000 gallons monthly

\$4.15 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.30 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$4.80 per 1,000 gallons for consumption over 50,000 gallons monthly

OUTSIDE OF TOWN

\$40.00 for the first 2,000 gallons monthly

\$4.35 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 50,000 gallons monthly

MT. AIRY RESIDENTIAL AND COMMERCIAL

IN TOWN

\$16.00 for the first 2000 gallons monthly

\$4.88 per 1,000 gallons for consumption between 2,001 and 3,000 gallons monthly

\$3.16 per 1,000 gallons for consumption between 3,001 and 4,000 gallons monthly

\$3.45 per 1,000 gallons for consumption between 4,001 and 5,000 gallons monthly

\$3.74 per 1,000 gallons for consumption between 5,001 and 6,000 gallons monthly

\$4.03 per 1,000 gallons for consumption between 6,001 and 7,000 gallons monthly

\$4.31 per 1,000 gallons for consumption between 7,001 and 8,000 gallons monthly

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

IN TOWN (CONT.)

\$4.60 per 1,000 gallons for consumption between 8,001 and 9,000 gallons monthly

\$4.89 per 1,000 gallons for consumption between 9,001 and 10,000 gallons monthly

\$7.75 per 1,000 gallons for consumption over 10,000 gallons monthly

OUTSIDE OF TOWN

\$28.00 for the first 2,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 2,001 and 3,000 gallons monthly

\$3.75 per 1,000 gallons for consumption between 3,001 and 4,000 gallons monthly

\$4.00 per 1,000 gallons for consumption between 4,001 and 5,000 gallons monthly

\$4.25 per 1,000 gallons for consumption between 5,001 and 6,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 6,001 and 7,000 gallons monthly

\$4.75 per 1,000 gallons for consumption between 7,001 and 8,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 8,001 and 9,000 gallons monthly

\$5.25 per 1,000 gallons for consumption between 9,001 and 10,000 gallons monthly

\$10.00 per 1,000 gallons for consumption over 10,000 gallons monthly

TALLULAH FALLS RESIDENTIAL AND COMMERCIAL

IN TOWN

\$18.00 for the first 3,000 gallons monthly

\$4.25 per 1,000 gallons over 3,000 gallons monthly

OUTSIDE OF TOWN

\$32.00 for the first 3,000 gallons monthly

\$4.25 per 1,000 gallons over 3,000 gallons monthly

SECTION G

SEWER RATE COMPARISONS

All rate information is as of June 2015 and as reported by the Georgia Water and Wastewater Rates, Rate Structures, and Connection Fees database maintained by the Georgia Environmental Finance Authority (GEFA) and the Environmental Finance Center (EFC) at the University of North Carolina–Chapel Hill.

www.efc.sog.unc.edu/project/georgia-water-and-wastewater-rates-and-rate-structures#ratesheets

ALTO RESIDENTIAL AND COMMERCIAL

N/A

BALDWIN RESIDENTIAL AND COMMERCIAL

IN TOWN

\$15.50 for the first 2,000 gallons monthly

\$7.85 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$8.10 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$8.45 per 1,000 gallons for consumption over 9,000 gallons monthly

OUTSIDE OF TOWN

\$17.80 for the first 2,000 gallons monthly

\$8.25 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$8.55 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$9.00 per 1,000 gallons for consumption over 9,000 gallons monthly

CLARKESVILLE RESIDENTIAL AND COMMERCIAL

IN TOWN

\$16.00 for the first 2,000 gallons monthly

\$4.73 per 1,000 gallons for consumption over 2,000 gallons monthly

OUTSIDE OF TOWN

\$30.00 for the first 2,000 gallons monthly

\$9.46 per 1,000 gallons for consumption over 2,000 gallons monthly

CORNELIA RESIDENTIAL

IN TOWN

\$17.52 for the first 2,000 gallons monthly

\$4.43 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$5.50 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.97 per 1,000 gallons for consumption over 20,000 gallons monthly

OUTSIDE OF TOWN

\$28.64 for the first 2,000 gallons monthly

\$4.95 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$5.45 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.97 per 1,000 gallons for consumption over 20,000 gallons monthly

CORNELIA COMMERCIAL

IN TOWN

\$18.68 for the first 2,000 gallons monthly

\$4.73 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$4.84 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$4.90 per 1,000 gallons for consumption over 150,001 and 1 million gallons monthly

\$4.98 per 1,000 gallons for consumption over 1 million gallons monthly

OUTSIDE OF TOWN

\$28.64 for the first 2,000 gallons monthly

\$4.95 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$5.11 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$5.97 per 1,000 gallons for consumption over 150,001 and 1 million gallons monthly

\$5.23 per 1,000 gallons for consumption over 1 million gallons monthly

DEMOREST RESIDENTIAL

IN TOWN

\$20.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$6.00 per 1,000 gallons for consumption over 10,000 gallons monthly

OUTSIDE OF TOWN

\$27.00 for the first 2,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$5.25 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$7.00 per 1,000 gallons for consumption over 10,000 gallons monthly

DEMOREST COMMERCIAL

IN TOWN

\$75.00 for the first 2,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$6.00 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$7.00 per 1,000 gallons for consumption over 50,000 gallons monthly

OUTSIDE OF TOWN

\$100.00 for the first 2,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$6.00 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$8.00 per 1,000 gallons for consumption over 50,000 gallons monthly

MT. AIRY RESIDENTIAL AND COMMERCIAL

No information for the town of Mt. Airy is currently available.

TALLULAH FALLS RESIDENTIAL AND COMMERCIAL

No information for the town of Tallulah Falls is currently available.

SECTION H

OTHER UTILITIES

ELECTRICITY

HABERSHAM EMC

Contact a Habersham EMC Member Services representative to establish electrical service:

www.habershamemc.com/content/apply-services, (800) 640-6812

Items needed when applying for service:

- Meter number for the new location
- Letter of credit from your last electrical provider; permission to run a credit check
- \$40.00 membership fee

GEORGIA POWER

Variety of commercial rate and billing plans available

Contact Georgia Power for additional information

- www.georgiapower.com/business/prices-rates/business-rates/
- https://customerservice.southerncompany.com/ContactUs.aspx?mnuOpco=gpc&bhp=lm_email_us
- GPC Business Solutions Center: (888) 655-5888

INTERNET AND TELEPHONE

WINDSTREAM

smallbusiness.windstream.com/Internet/

Advertised Internet speeds of up to 10 Mbps–up to 100 Mbps from \$50.00 to \$110.00 per month

Offers dedicated Internet services ranging from 3 Mbps to 1 Gbps

Contact for pricing:

- smallbusiness.windstream.com/quote-request/
- (855) 439-2889

INTERNET AND TELEPHONE CONTINUED ON FOLLOWING PAGE

INTERNET AND TELEPHONE (CONT.)

NORTH GEORGIA NETWORK

Partnership with HEMC: <http://ngn.coop/>

Network map: ngn.coop/network-map/

Shared and dedicated Internet option from 25 Mbps to 10 Gbps

Contact for pricing:

- <http://ngn.coop/contact/>
- (706) 754-5323
- Email: info@ngn.coop

OTHER SERVICES

CORNELIA

Fire protection:

- Due by July 31 each year
- Service fees:
 - Residents outside city: \$87.12
 - Commercial building: based on square footage

MT. AIRY

Commercial owners and renters charged \$100.00 deposit and \$50.00 administrative fee

Fire protection rate: \$7.26 per month

Garbage: \$13.25 per month added to water bill

YOU HAVE COMPLETED THE GUIDE

Thank you for using the Entrepreneur's Permitting Guide
to Local Governments in Habersham County.

**Remember to save or print all forms before exiting the guide,
or they will be lost.**

Use the links below to return to a specific section.

SECTION A

BUSINESS LICENSE

SECTION G

PARKING REQUIREMENTS

SECTION B

SIGN PERMIT

SECTION H

WATER RATE COMPARISONS

SECTION E

LAND USE REQUIREMENTS

SECTION I

SEWER RATE COMPARISONS

SECTION F

BUILDING PERMIT

SECTION J

OTHER UTILITIES



RESTAURANT, FOOD, AND BEVERAGE

Please use this **checklist** as you continue through the guide to ensure that you collect all of the documents you'll need for your business.

START GUIDE

SECTION A BUSINESS LICENSE

SECTION A
BUSINESS LICENSE



SECTION B
SIGN PERMIT



SECTION C
ALCOHOL /
LIQUOR LICENSE



SECTION D
HEALTH DEPARTMENT
APPROVALS



SECTION E
ZONING
VERIFICATION

SECTION F
BUILDING PERMIT



SECTION G
PARKING



SECTION H
WATER



SECTION I
SEWER



SECTION J
OTHER UTILITIES



SECTION A

BUSINESS LICENSE

HABERSHAM COUNTY

Habersham County Code of Ordinances Chapter 18

Required for persons or entities engaged in commercial activities in the unincorporated areas of Habersham County to demonstrate payment of the required occupation tax

Submission requirements:

- **Habersham County Business License Application**
- Any business required to obtain health permits, bonds, a certificate of qualification, certificates of competency, a certificate of occupancy, or any other regulatory matter must show evidence of such qualification before a county business license is issued.
- Any business required to submit an annual application for continuance of that business must do so before the business license is issued.
- Fees:

| Number of Employees | Fee | Administrative Cost | Total Due |
|---------------------|----------|---------------------|-----------|
| 0–5 | \$50.00 | \$25.00 | \$75.00 |
| 6–10 | \$100.00 | \$25.00 | \$125.00 |
| 11–15 | \$150.00 | \$25.00 | \$175.00 |
| 16–30 | \$200.00 | \$25.00 | \$225.00 |
| 31–50 | \$300.00 | \$25.00 | \$325.00 |
| 51+ | \$400.00 | \$25.00 | \$425.00 |

For submissions and additional information contact:

Business Licensing Office
555 Monroe St., Ste. 75
Clarkesville, GA 30523
(706) 839-0144

ALTO

No information is available for the city of Alto.



BALDWIN

Required for all businesses

Submission requirements:

Baldwin Occupational Tax Application

Fees:

| Number of Employees | Tax Due | After July 1 |
|--------------------------|----------|--------------|
| 1-4 | \$75.00 | \$37.50 |
| 5-8 | \$100.00 | \$50.00 |
| 9-12 | \$150.00 | \$75.00 |
| 13-50 | \$225.00 | \$112.50 |
| 51-100 | \$325.00 | \$162.50 |
| 101+ | \$400.00 | \$200.00 |
| Professional Service Fee | \$225.00 | \$112.50 |

For submissions and additional information contact:

City of Baldwin
130 Airport Rd.
P.O. Box 247
Baldwin, GA 30511
(706) 778-6341

CLARKESVILLE

Required for all businesses

Submission requirements:

Clarkesville Occupation Tax Form

Fees:

| Number of Employees | License Fee |
|---------------------|-------------|
| 0-2.5 | \$50.00 |
| 3-6.5 | \$90.00 |
| 7-12.5 | \$150.00 |
| 13-20 | \$200.00 |
| 21+ | \$250.00 |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

For submissions and additional information contact:

City of Clarkesville City Hall
 123 North Laurel Dr.
 P.O. Box 21
 Clarkesville, GA 30523
 (706) 754-4216

CORNELIA

An occupation tax shall be levied on all businesses located in the city of Cornelia or doing business in the city based on the number of people employed.

Submission requirements:

- **Business Owners Certification for Occupation Tax**
- Restaurants must be obtain a permit from the Habersham County Health Department before a business license can be issued.
- **Affidavit of Legal Residence**
- Fees: There are two methods to calculate the business tax owed:
 - Method 1: Professional businesses as defined by O.C.G.A. § 48-13-9(C) may pay \$100.00 per professional employed, including owners.
 - Method 2: For other occupations, count the number of people employed, including owners, and identify the amount owed using the chart below:

| Number of Employees | Tax Rate | Administrative Fee | Total Due |
|---------------------|------------|--------------------|------------|
| 1-2 | \$60.90 | \$5.00 | \$65.90 |
| 3-5 | \$137.03 | \$5.00 | \$142.03 |
| 6-10 | \$182.70 | \$5.00 | \$187.70 |
| 11-25 | \$251.75 | \$5.00 | \$256.75 |
| 26-50 | \$395.85 | \$5.00 | \$400.85 |
| 51-100 | \$685.13 | \$5.00 | \$690.13 |
| 101-150 | \$989.63 | \$5.00 | \$994.63 |
| 151-250 | \$1,294.13 | \$5.00 | \$1,299.13 |
| 251-500 | \$1,522.50 | \$5.00 | \$1,527.50 |
| 501-1,000 | \$2,283.75 | \$5.00 | \$2,288.75 |
| 1,001+ | \$3,045.00 | \$5.00 | \$3,050.00 |

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- A **Regulatory Permit** and fee is required for the following businesses:

| | |
|--|-----------|
| Carnivals | No Charge |
| Flea Markets | \$250.00 |
| Shooting Galleries and Firearm Ranges | \$100.00 |
| Pawnbrokers | \$50.00 |
| Firearms Dealers | \$50.00 |
| Vending Boxes and Machines | \$100.00 |
| Auto and Motorcycle Racing | \$200.00 |
| Business Providing Appearance Bonds | \$200.00 |
| Boxing and Wrestling Promoters | \$200.00 |
| Garbage Collectors | \$100.00 |
| Burglar and Fire Alarm Installers | \$25.00 |
| Building and Construction Contractors, Subcontractors, and Independent Workers | \$25.00 |
| Game Room/Billiard Room | \$200.00 |

- An additional regulatory fee is require for transient merchants, peddlers, canvassers, solicitors, and solicitors of subscriptions to publications:

| | |
|----------|----------|
| 1 Day | \$25.00 |
| 1 Week | \$50.00 |
| 1 Month | \$100.00 |
| 6 Months | \$250.00 |
| 1 Year | \$500.00 |

For submissions and additional information contact:

City of Cornelia
 181 Larkin St.
 P.O. Box 785
 Cornelia, GA 30531
 (706) 778-8585

DEMOREST

Required annually and upon establishing a business in the city of Demorest

Submission requirements:

- **Business License/Occupational Tax Application**
- Presentation of a photo ID
- Application will be reviewed along with a fire inspection report

DEMOREST CONTINUED ON FOLLOWING PAGE

DEMOREST (CONT.)

Fee:

\$100.00, not prorated

For submissions and additional information contact:

City of Demorest
Business License Office
P.O. Box 128
Demorest, GA 30535
(706) 778-4202

MT. AIRY

Required for all businesses

Submission requirements:

- Business License New/Renewal Application
- Affidavit of Legal Residency

Fee:

\$50.00 annual license fee + \$25.00 annual administrative fee

For submissions and additional information contact:

Town of Mt. Airy
City Hall
P.O. Box 257
869 Dicks Hill Pkwy.
Mt. Airy, GA 30563
(706) 778-6990

TALLULAH FALLS

Required for all businesses

FORMS NOT CURRENTLY AVAILABLE, see tallulahfallsga.gov

For submissions and additional information contact:

255 Main Street
PO Box 56
Tallulah Falls, GA 30573
(706) 754-6040

SECTION B

SIGN PERMIT

HABERSHAM COUNTY

Comprehensive Land Development Ordinance

Required for all signs and outdoor advertising located in the unincorporated areas of Habersham County

Submission requirements:

- **Sign Permit Application**
- Calculation of the aggregate area for all signs on the parcel
- Calculation of applicable wall and floor square footage necessary for the aggregate area computation
- Pro-rata signage calculations
- Site plan containing:
 - Elevation drawings and showing drives, structures, and any other limiting site features
 - Notation of zoning
 - Property dimensions
 - Vicinity map
 - Site address
 - Existing rights-of-way
- Owner's consent, if the permit applicant is not the owner
- Drawing, including:
 - Type of sign to be erected
 - Area of the sign
 - Height of the sign
 - Shape of the sign
 - Explanation of how the sign is to be mounted or erected
 - Distance of the sign from the closest adjacent sign
 - Size of the parcel on which the sign is to be placed
 - Construction costs

HABERSHAM CONTINUED ON FOLLOWING PAGE



HABERSHAM (CONT.)

- Samples of the color of material
- Method of construction
 - Stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction, as required by law
 - Fees: \$50.00 + \$1.50 per square foot of sign face

Prohibited signs, see **Sign Ordinance Section 1420**

Sign requirements, see **Sign Ordinance Section 1421** & **Sign Ordinance Section 1422**

Time for consideration: 30 days

ALTO

No information is available for the city of Alto.

BALDWIN

Sign Ordinance of the City of Baldwin

Applicable to the erection, construction, enlargement, movement, alteration, or conversion of any sign within the city of Baldwin (See Section 4.1)

LED and animated signs (See Sections 12.3 and 13.3 of the Baldwin Sign Ordinance)

Submission requirements:

- **Sign Permit Application**: Separate application required for each proposed sign
- Must contain a detailed plan including electrical components, support structures, and other improvements as well as dimensions and square footage calculations
- Authorization of the property owner or assigned agent
- For freestanding signs, required to submit three copies of a site plan indicating:
 - Location of the sign and its distance from the right-of-way
 - Distance to road pavement
 - Buffers
 - Easements
 - Size and location of existing signs

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

- For wall signs:
 - Application must document raceway color if applicable
 - Display surface cannot be more than 12 inches from the wall

Fee: \$50.00 per permit + \$3.00 per square foot, and an additional \$25.00 if it includes electrical components or lighting

CLARKESVILLE

City of Clarkesville Sign Regulations

A permit from the zoning administrator is required for erecting, constructing, enlarging, moving, replacing, or converting any sign in the city of Clarkesville. No permit required for the repainting, cleaning, or other normal maintenance or repair of a sign or sign structure

Submission requirements:

- **Permanent Sign Permit Application**
- **Temporary Sign Permit Application**

Fees:

| Sign Permit | |
|---------------------|----------------------------------|
| Minimum Fee | \$25.00 |
| Sign Area | \$3.00 per sq. ft. per sign face |
| Lighting & Electric | \$25.00 additional |

Maximum size: No permitted sign or mounting support for a sign, regardless of type, can exceed a height of 10 feet or a width of 8 feet in any zoning district.

CORNELIA

For Sign Regulations, see City of Cornelia Sign Ordinance, attached to permit application

All signs erected, placed, established, painted, created, or maintained within the city of Cornelia must conform to the sign ordinance.

Submission requirements:

- **Sign Permit Application**

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

Fees:

| Sign Permit Type | Fee |
|--|---|
| Principle Use Ground Sign | Plan Review Fee (PR): \$20.00 |
| 4–25 sq. ft. | \$35.00 + PR |
| 26–50 sq. ft. | \$50.00 + PR |
| 51–75 sq. ft. | \$100.00 + PR |
| 76–100 sq. ft. | \$150.00 + PR |
| 100+ sq. ft. | \$200.00 + \$0.10 per sq. ft. over 150 sq. ft. + PR |
| Accessory Ground Sign (up to 2 per lot) | PR: \$5.00 |
| 4–8 sq. ft. | \$20.00 + PR |
| Wall Sign | PR: \$15.00 |
| 0–32 sq. ft. | \$30.00 + PR |
| 33–50 sq. ft. | \$50.00 + PR |
| 50+ sq. ft. | \$100.00 + \$0.05 per sq. ft. over 75 sq. ft. + PR |
| Temporary Ground Sign | PR: \$5.00 |
| 4–12 sq. ft. | \$15.00 + PR |
| 13–24 sq. ft. | \$25.00 + PR |
| Temporary Wall Sign | PR: \$5.00 |
| 4–12 sq. ft. | \$15.00 + PR |
| 13–24 sq. ft. | \$25.00 + PR |
| Multiuse Ground Sign | PR: \$20.00 |
| 4–25 sq. ft. | \$35.00 + PR |
| 26–50 sq. ft. | \$50.00 + PR |
| 51–75 sq. ft. | \$100.00 + PR |
| 75+ sq. ft. | \$150.00 + PR |
| Window Sign | PR: \$5.00 |
| 25% of window area | \$15.00 + PR |

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

Exempted signs

- Signs intended to be legible from the road or another property
- Signs located more than 2 feet inside a building
- Architectural features without moving parts or lights
- One window sign for a residential use
- Traffic and directional signs on private loads, drives, parking areas
- One ground sign per lot in residential districts

DEMOREST

Required for all signs in the city of Demorest

Submission requirements:

- **Sign Permit Application**

Fees:

- Wall sign: \$75.00
- Ground or monument sign: \$300.00
(Includes building permit for sign frame)
- Electrical permit required for lighted signs: \$75.00
- Banner sign: \$25.00
- Fee doubles for signs erected without a permit. No charge for change of sign face only

MT. AIRY

City of Mt Airy Sign Ordinance

Permit from the town of Mt. Airy required before posting, displaying, substantially changing, or erecting a sign

Submission requirements

- **Sign Permit Application**

Fee: \$50.00 per sign

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

Documents to be submitted to the town of Mt. Airy:

- A plan containing the necessary information for sign compliance with all relations of the SBCCI Standard Building Code (as amended) and NEC Electrical Code, and sign footing for freestanding signs, including:
 - Structural details or other information necessary to ensure compliance with the provisions of these regulations and all applicable codes.
 - Any electrical permit required and issued for said sign
 - An accurate scale drawing of plans, specifications, and the method of construction and attachment to the building or ground for the sign, including a scale drawing showing drives, structures, and any other limiting site features
- Authorization by owner, if applicable
- Zoning, property dimensions, vicinity map, site address, highway, right-of-way, and compliance with the electrical code
- A site plan drawn to scale that specifies the location of the sign structure, and drawings of photographs that show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building.
- A scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction, and method of attachment
- A complete signage plan for any commercial building that houses more than one business; must be submitted prior to issuance of a permit for any one sign on the building
- Any and all information that the mayor or his or her representative require to show full compliance with that any and all laws and ordinances of the town of Mt. Airy.

All work permitted and authorized by the city must be completed and installed within 45 days or sign permit becomes null and void

Sign permit must be displayed at the sign and accessible for inspection

TALLULAH FALLS

No information is available for the city of Tallulah Falls.

SECTION C

ALCOHOL LICENSE

HABERSHAM COUNTY

Habersham County Code of Ordinances

Required for the sale of any alcohol or alcoholic beverages in the unincorporated areas of Habersham County
Four types of licenses are available:

- Malt beverage (beer), package sales
- Wine, package sales
- Malt beverage (beer), on-premises consumption
- Wine, on-premises consumption

Submission requirements:

- **Alcoholic Beverage Consumption on the Premises License Application**
- **Alcoholic Beverage Package Sales License Application**
- Certification by tax commissioner's office that no taxes are owed
- Form(s) for a background investigation
- Surveyors certificates
- Fingerprint cards
- Verification of legal residence
- Copy of the lease or deed to the store building/property
- Drawing of the premises to be licensed, interior layout (counters, shelving, cash register, tables, bar, coolers, office, bathrooms, etc. — does not have to be to scale)
- Registered land surveyor statement
- Verification of home address for managing agent and registered agent (Minimum of two items required)
 - Acceptable items include driver's license or ID card issued by driver's license department, other government or military ID showing name and address, voter registration card, or utility bill showing name and current address
- Affidavit verifying legal residence

HABERSHAM CONTINUED ON FOLLOWING PAGE

HABERSHAM (CONT.)

License fees:

| | |
|--|------------|
| New Beer Package Sales | \$750.00 |
| New Wine Package Sales | \$750.00 |
| Beer and Wine Package Sales | \$1,500.00 |
| 50% fee for new application submitted after July 1 | |

ALTO

No information is available for the city of Alto.

BALDWIN

City of Baldwin Alcohol Ordinance

Required for any business that sells alcoholic beverages, whether by package or by the drink

Licenses available for:

- Beer, onsite consumption/package sales
- Wine, onsite consumption/package sales
- Distilled spirits, onsite consumption only
- Authorized caterer license

Submission requirements:

- **Application of Alcoholic Beverage License**
- **Application for Employee Permit for Alcoholic Beverages**, requires the following:
 - Two forms of current valid identification
 - Fingerprints
 - Criminal background check
 - \$30.00 permit fee
- **Application Catering Event Alcohol Beverage Permit**

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

- For new establishments, the application must be accompanied by:
 - Scale drawing of the premises for the proposed business, showing its location with respect to all streets within 600 feet in every direction.
 - Drawing must also depict the distance from the front door of the premises to the front door of each premise or each church, school building, or other pertinent facility. All such distances shall be measured by the most direct route on the ground.
- Two forms of valid current identification

License fees (50% fee for new application submitted after July 1):

| License Classification | Fee |
|--|---|
| Pouring Malt Beverages | \$1,000.00 |
| Pouring Wine | \$1,000.00 |
| Pouring Distilled Spirits | \$1,000.00 |
| Pouring Malt Beverages, Wine, and/or Distilled Spirits | \$2,000.00 or \$3,000.00 |
| Farm Winery License (and/or Tasting Room) | \$2,000.00 |
| Wholesale Dealer, Within City Limits | \$2,000.00 |
| Wholesale Dealer, Outside of City Limits | \$100.00 |
| Package Sales | \$750.00–\$4,800.00, depending on the square footage of the establishment, see page 11 of the application |
| Caterer License | \$50.00 |

| Other Fees | Fee |
|--------------------|------------------------|
| Administrative Fee | \$250.00 per license |
| Inspection Fee | \$35.00 per inspection |
| Employee Permit | \$30.00 per employee |

CLARKESVILLE**Required for the sale of any alcoholic beverages****Licenses are available for:**

- Onsite consumption of distilled spirits
- Onsite or offsite consumption of wine or beer
- Special events

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

Submission requirements:

- Application for a Retail Alcoholic Beverage License
- Application for a License to Serve Alcohol
- Certified check, cashier's check, or cash for the exact fee amount
- Detailed plans of the building
- Amount of capital borrowed and from whom
- Scale drawing showing nearest church, funeral chapel, school, college, or affidavit of a registered surveyor that the location complies with Sec. 6-138 of the Alcoholic Beverage Ordinance
- Identification of a registered agent who resides in Habersham County
- Identification of a managing agent
- Personal statements of all owners, partners, and interest holders
- Knowledge of requirements of Clarkesville Alcoholic Beverage Ordinance
- Oath of the managing agent
- Legal advertisement
- Consent for a criminal background check
- Affidavit of legal status
- E-Verify employer affidavit

Locations allowed:

- Outside of the Downtown Business District, licenses shall not be issued for locations:
 - In residential zones
 - Within 100 yards of any church building
 - Within 100 yards of any alcohol treatment facility
 - Within 200 yards of any school building, educational grounds, or college campus
 - Within 200 yards of any daycare facility
- Inside the Downtown Business District, licenses shall not be issued for locations:
 - Within 100 feet of any church building
 - Within 100 feet of any school building, educational grounds, or college campus
 - Within 100 feet of any day care facility
 - Within 100 yards of any property containing fewer than 300 housing units (for consumption on premises)

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)**Fees (application filed after July 1 is prorated at 50% of the listed amount):**

| Type of Permit | Fee |
|---|------------|
| Special Events Permit | \$250.00 |
| Distilled Spirits/Consumption on Premises | \$2,000.00 |
| Malt Beverage & Wine Package Sales | \$750.00 |
| Malt Beverage/Consumption on Premises | \$500.00 |
| Wine/Consumption on Premises | \$500.00 |
| Administrative/Investigative Fee (no proration) | \$100.00 |

CORNELIA**City of Cornelia Alcoholic Beverage Ordinance****Required for the sale of all alcoholic beverages****Licenses are divided into the following classes:**

- Class A – beer and wine package sales
- Class B – beer and wine on-premises sales
- Class C – liquor on-premises sales
- Class B & C – liquor, beer, and wine on-premises sales
- Farm Wineries – wine for consumption off premises

Submission requirements (see the **Alcoholic Beverages License Instructions and Checklist):**

- **Application for a Retail Alcoholic Beverage License**
- Alcoholic beverage application fee: \$300.00
- Financial statement
- Knowledge of the alcoholic beverage ordinance
- Oath of the management agent
- Certification of taxes paid
- Criminal history report
- 1 2x2 photograph with a personnel statement
- Fingerprint cards
- Verification of legal residence

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Certificate of organization or incorporation
- Purchase agreement (if acquiring an existing establishment)
- Surveyor's affidavit
- Detailed plans of the inside and outside of the proposed building
- Lease, sublease, or deed of the property
- Menu of food prices, alcoholic beverages sizes and prices
- Statement of hours of food and alcohol sales for consumption on premises
- Proof that the registered agent is a resident of Habersham County (e.g., phone bill, power bill, driver's license, etc.)
- Documentation of managing agent's home address
- Affidavit of advertisement in the *Northeast Georgian* for two weeks

Fee for change of managing agent: \$100.00

License fees (after July 1, the license fee is reduced to 50% of the total):

| | | |
|--|------------|--------------------------------------|
| Class A | \$1,500.00 | Beer and wine package |
| Class B | \$1,500.00 | Beer and wine on premises |
| Class C | \$3,000.00 | Liquor by drink |
| Class B and C | \$4,500.00 | Beer/wine & liquor on premises |
| Central Business District, Class A or B | \$500.00 | Beer and wine package or on premises |
| Central Business District, Class C | \$2,000.00 | Liquor by the drink |
| Farm Wineries | \$750.00 | Wine on premises |

DEMOREST

Required for the sale of beer and wine

Licenses are divided into the following classes:

- Class A – retail package sales
- Class B – consumption on premises

Submission requirements:

- **Application for Beer and Wine License**
- Complete detailed plans of the building, including both the inside and outside of the building

DEMOREST CONTINUED ON FOLLOWING PAGE

DEMOREST (CONT.)

- Occupancy permit for the building
- Occupational tax certificate (business license)
- Copy of a deed of ownership or a copy of the rental agreement, lease, or other contract for the property on which the business will be conducted
- Certified check or money order for the exact amount of the appropriate license fee
- Certified check or money order for the exact amount for the investigative and administrative costs
- Affidavit of legal residency

License fee:

- Class A, retail package sales: \$500.00
- Class B, on premises sales: \$600.00
- Investigative and administrative fee: \$100.00

MT. AIRY

Mt. Airy Code of Ordinances

Required for the sale of beer and wine

Licenses are divided into the following classes:

- Class A – retail package sale of wine and beer
 - Only five shall be active at any given time
- Class B – retail package sale of distilled liquor
 - Only three shall be active at any given time
- Class C – caterer's license
 - Only two shall be active at any given time
 - Permits the serving but not sale of alcoholic beverages at events
- Class W – wholesaler
 - Only three shall be active at any given time

Submission requirements:

- **Alcoholic Beverage License Application**
- Criminal background check
- Fingerprints

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

- State alcohol license
- Proof of financial responsibility; the town may require financial statements and other evidence
- Applicant must be a US citizen
- Applicant or a representative must be a resident of Habersham County for one year preceding the application
- Copy of deed or lease of the premises to be used
- Certificate from a registered surveyor showing the proposed location, its position on the lot, distances to prohibited locations, and the current zoning of the location
- List of employees with home addresses and telephone numbers, who shall be subject to fingerprinting and background checks
- Employee identification cards issued by the police department
- Complete and detailed plan for the building and the premises
 - Building requirements:
 - Parking area must be paved with concrete or asphalt and contain sufficient square footage and parking spaces as required by the town code for retail
 - Building must front on a paved street or highway and cannot be located more than 300 feet from the centerline of Dicks Hill Pkwy. (Old US Hwy. 123)
 - Must be permanent masonry building(s) with brick or holiday stone front with not less than 600 square feet of floor space and a floor level not more than one step above ground level
 - Front wall of the building must be located at least 30 feet from the edge of the pavement of the street or highway on which it fronts
 - Must have at least a single-lane driveway with separate entrance and exit or a two-lane driveway for the purpose of providing ingress and egress to the premises
 - Must have off-street parking space for a minimum of 10 automobiles adjacent to the building
 - Building must be located at least 25 feet (straight-line distance) from any building in which a retail alcohol business is operated

MT. AIRY CONTINUED ON FOLLOWING PAGE



MT. AIRY (CONT.)

Fees:

| License Class | Fee |
|--------------------|------------|
| Distilled Liquor | \$5,000.00 |
| Beer/Wine | \$500.00 |
| Caterers Annually | \$50.00 |
| Caterers per Event | \$25.00 |
| Grocery/Gas Sales | \$50.00 |

Administrative fee of \$100.00 required for all applications

TALLULAH FALLS

No information is available for the city of Tallulah Falls.

SECTION D

HEALTH DEPARTMENT APPROVALS

District 2 of the Georgia Department of Public Health has jurisdiction over 13 counties in Northwest Georgia, including Habersham County. As part of this district, the Habersham County Environmental Health Department reviews and approves applications related to food service establishments. The District 2 Public Health Office created a checklist outlining the steps it requires in order to open a food service establishment in Habersham County, as well as the other counties in the region.

[Click here for a link to the checklist](#)



SECTION E

LAND USE REQUIREMENTS

HABERSHAM COUNTY

Habersham County is divided into four districts based on the level of intensity of the land uses permitted in each area **Map 1**.

Types of uses allowed in each district:

- AG, Agricultural Protection District (App. A, Article 5)
 - Land used for bona fide agricultural purposes
 - May also include certain types of dwellings and home businesses or cottage industries
- LI, Low Intensity District (App. A, Article 6)
 - Mixture of cropland, poultry, residences, other land uses, and large undeveloped tracts of land
 - Where urban services such as public water and sewer are unavailable, such land may be assigned to this district, depending on its use
- MI, Moderate Intensity District (App. A, Article 7)
 - Area where some land development has taken place, some urban services (such as public water and sewer) are available, and property is a mixture of rural and suburban land uses
- HI, High Intensity District (App. A, Article 8)
 - Area with more intensive development
 - Contains mostly commercial, light industrial, and higher-density residential uses
 - Public water, sanitary sewer, and access to an arterial street available

Land use changes:

- **Application for Variance/Condition Use/Map Amendment**

Fees:

| | |
|--|-----------------------------|
| Civil Plan Review | \$5.00 per acre |
| Conditional Use and Variance Application | \$200.00 |
| Map Amendment Application 0–10 Acres | \$200.00 per acre |
| Map Amendment Application More Than 10 Acres | \$200.00 + \$15.00 per acre |



ALTO

No information is available for the city of Alto.

BALDWIN

The city of Baldwin is divided into a number of character areas, which are districts in which different types of land uses are allowed and promoted **Map 2**.

Commercial and other nonresidential uses are allowed in the following land use districts:

- NC Neighborhood Commercial District (Section 705)
 - Provides convenience goods and services to neighboring residential districts and more rural areas
- HB Highway Business District (Section 706)
 - Provides for business activities that are larger users of space than commercial uses serving the Neighborhood Commercial District and providing for business activities that cater to the needs of individual neighborhoods and highway business areas
- I-1 Light Industrial District (Section 707)
 - Provides and protects areas for industrial uses that do not create excessive noise, odor, smoke, or dust or have other objectionable characteristics that might be detrimental to surrounding neighborhoods or to the other uses permitted in the district
- I-2 Heavy Industrial District (Section 708)
 - Provides a location for industrial operations and processes conducted both indoors and outdoors, and that due to their intensity of use, should be located on or have ready access to a major thoroughfare or state highway
- AOD Airport Overlay District (Section 709)
 - Provides restrictions that supplement or override provisions of the underlying zoning districts beneath the airport zones
- DROD Downtown Redevelopment Overlay District (Section 710)
 - Designed to preserve and strengthen the character of a traditional southern small town by the comprehensive and consistent application of the regulations of the DROP to all new construction, redevelopment, remodeling, and alteration of downtown buildings, structures, and amenities
- SCOD US Hwy. 441 Scenic Corridor Overlay District (Section 711)
 - Designed to regulate on-premise signs within the scenic corridor and to prohibit off-premise outdoor advertising signs in order to protect and preserve the vistas of natural scenic beauty along the 441 Bypass

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

- Planned Development Districts (Section 1100)
 - Allows projects more flexible development standards and siting requirements of the relevant district
- Watershed Protection District (Section 1200)
 - Provides additional definitions and standards for development in other zoning districts where necessary to protect water quality
- Buffer Areas (Section 1300)
 - Established buffers of 30 feet to 60 feet in width separating various zoning districts

Application of zoning amendment:

- Written description of the property: metes and bounds; attached deed will suffice
- Plat; 16 copies if larger than 11×17
- Disclosure of Campaign Contributions and Gifts form
- Property owner authorization form
- Letter of intent addressing requirements of Section 18.7 of the zoning ordinance or 18.9 (for conditional use)

Fees: Rezoning, \$625.00

CLARKESVILLE

The city of Clarkesville is divided into a number of land use districts based on the types of activities that can be conducted on land parcels within the city and on the intensity of those uses **Map 3**.

Commercial and other nonresidential uses are allowed in the following districts:

- INS, Institutional District (Article XIV, page 98)
 - Intended to establish areas for the development and maintenance of public facilities, semipublic uses, institutionalized residential facilities, and other similar uses in locations adjacent to or reasonably accessible to major thoroughfares
 - High percentage of lot is typically covered with building(s)
- PRO, Professional District (Article XV, page 100)
 - Intended to establish and provide suitable areas for the development of offices and professional enterprises

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKSVILLE (CONT.)

- Primarily intended to apply to properties along Washington Street where commercial development may be incompatible with adjacent or nearby residences but where existing residential dwellings may no longer be viable for residential use
- Also may be suitable for transitional areas in other portions of the city, usually along major thoroughfares, where such permitted uses provide a buffer between commercial and residential districts.
- DB, Downtown Business District (Article XVI, page 101)
 - Intended to establish and preserve the central areas of the city containing a variety of retail business and service establishments that are intended as pedestrian destinations
 - Intended to encourage pedestrian movement to, from, and among establishments
 - Off-street parking may be in nearby public (or private) parking lots to facilitate pedestrian access to the area
 - Can also support limited residential use with limited parking needs
- CB, Community Business District (Article XVII, page 102)
 - Intended to establish and preserve a central area in the city containing a broad range of retail businesses, service establishments, and other institutional/public uses
 - Not intended to accommodate automotive sales/service establishments and other businesses that normally cater to patrons in automobiles who are traveling to other destinations
 - Automobile-oriented uses generally not appropriate in the CB district because they are not pedestrian destinations
 - Intended to encourage pedestrian movement to, from, and among the various uses
 - Encourages mix of residential and commercial uses
- HB, Highway Business District (Article XVIII, page 105)
 - Intended to provide adequate space for various types of general business uses that serve residents on a broader community level, including the retailing of major goods and services of large scale, automotive, and other types of more intensive commercial activities and establishments that rely on highway-oriented traffic
 - Differs from the Community Business District in that it permits unenclosed and “open air” business activities
 - Generally only appropriate along major thoroughfares

CLARKSVILLE CONTINUED ON FOLLOWING PAGE



CLARKSVILLE (CONT.)

- M-I, Light Industrial District (Article XIX, page 110)
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations, but where the proximity of Light Industrial Districts to residential and other districts makes it desirable to limit industrial operations to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions
 - Such objectionable uses may be permitted as conditional uses
 - Uses permitted within this district do not require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, and water transportation
 - Also includes certain commercial uses having an open storage characteristic, or that are most appropriately located as neighbors of industrial uses
- CPD, Clarkesville Preservation District Overlay Zone (Article XXII, page 113)
 - Intended to preserve and protect the area's historic and scenic character and to effect changes such that, over time, the district's scenic quality and historic character are maintained or enhanced
 - Includes all of the area identified by the Official CPD Map
 - CPD regulations are in addition to other regulations of the Clarkesville Zoning Ordinance
- Character Areas (Article 2207, page 115)
 - Intended to maintain and/or create the desired visual and architectural character of each area
 - See Section 2207 beginning on page 115 of the City of Clarkesville Zoning Ordinance Performance standards for each character area listed below:
 - Old Town (OT): Area of town characterized by narrow shaded streets; old homes; churches, several of which are listed on the National Registry of Historic Places; and the old Clarkesville cemetery.
 - Washington Street (WS): Area is primarily residential in character and includes the primary traffic corridor through the City along Historic Highway 441; many of the structures along this corridor depict some of the history of Clarkesville and include homes, churches, and commercial buildings.

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKSVILLE (CONT.)

- **Downtown (DT):** Includes the area known as “downtown Clarkesville” and includes the many buildings constructed on and adjacent to the square; it is characterized by zero lot lines and a mix of residential and commercial uses (restaurants, retail stores, and service businesses).
- **Park (P):** Includes Pitts Park, Mary Street Park, and the Clarkesville Greenway and is bordered to the north by the Soque River; the area is mostly residential neighborhoods and recreational areas with a limited number of commercial buildings located along Historic Highway 441.

Rezoning or Variance;

- **Application for Rezoning or Variance**
- Full legal description
- Plat (1 copy if 11×17 or smaller; 16 copies if larger)
- Letter of intent describing the characteristics of the development requiring change and addressing standards referenced in Section 18.7 or 18.9 of the zoning ordinance

Fees:

| | |
|-------------------------------|---|
| Rezoning Map Amendment | \$625.00 |
| Conditional Use | \$625.00 plus \$50.00 per additional condition |
| Variance | \$625.00 filing plus \$150.00 per additional variance |

CORNELIA

The city of Cornelia is divided into zoning districts based on both land use and the intensity of the use **Map 4**.

Commercial and nonresidential uses are permitted in the following zones:

- **Office-Professional District**
 - Intended to establish and preserve a compatible land use arrangement and provide suitable areas for the development of offices and professional enterprises, medical and dental facilities, and institutions

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Neighborhood Business District
 - Intended to provide areas for limited, small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to a regional market
 - Not intended to accommodate automotive or other types of more intensive commercial activities that are large enough to generate excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts that would detract from the desirability of adjacent properties for residential use
 - Generally includes offices and retail and personal service establishments
 - Generally excludes highway-oriented uses that involve the use of chemicals and outside storage and display
- General Business District
 - Intended to provide adequate space along major highways for various types of general business uses that serve residents on a community or regional level, including the retailing of major goods and services, automotive-related uses, and commercial activities and establishments that rely on highway-oriented, passer-by traffic
 - Compatible light industrial and heavy commercial uses with potential nuisance characteristics are conditional uses in this district
- Central Business District
 - Intended to establish and maintain a compact area containing a mixture of retail, service, restaurants, government, residential, institutional, and other uses where, due to the close proximity of buildings and uses, pedestrian travel is encouraged
 - Intent is that automotive-related establishments be excluded, due to their encouragement of automobile rather than pedestrian travel
 - Some commercial uses targeted at the highway traveler may be conditionally permitted
- Light Industrial District
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations, but where such areas' proximity to residential and other districts makes it desirable to limit industrial operations to those that are not objectionable due to the generation of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions
 - Uses within this district do not require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, or water transportation
 - Certain commercial uses having an open storage characteristic, or which are most appropriately located adjacent to industrial uses, also included

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Heavy Industrial District -706.1
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations that may be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions
 - Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation
 - Conditional uses include those primarily known to create a severe safety hazard or to be major producers of air pollution, thus being subject to state and/or federal environmental controls

Development permit required for any improvement, grading, or alteration to land or buildings:

- Permit evidenced by a letter from the zoning administrator or by the signature on any land disturbance permit issued by the city

Special use regulations:

- Body art, body piercing, and tattoo parlors (Section 708)
 - No body art or body-piercing establishment shall be permitted:
 - Within 600 feet of any residential district
 - Within 1,000 feet of a school, library, public park, public playground, or church
 - Annual code enforcement inspections required
- Pawn shops (Section 709)
 - No pawn shop shall be permitted:
 - Within 750 feet of the district boundary line of any Residential Zoning District
 - Within 1,000 feet of the property line of a church, school, or public park
 - Within 750 feet of any other pawn shop
 - Must obtain a license to operate a pawn shop pursuant to Section 709.2
 - Hours of operation limited to 7:00 am to 8:00 pm Monday through Saturday

DEMOREST

No information for the city of Demorest is currently available.

MT. AIRY

Mt. Airy is divided into four zoning districts based on the use of the parcel and the intensity of that use.

Commercial and nonresidential uses are allowed in two districts:

- B-1, Neighborhood Business District
 - Intended to provide areas for commercial uses of a convenience nature serving nearby residential neighborhoods and business uses serving a regional market
 - Intended to accommodate automotive or other types of more intensive commercial activities that are of such magnitude or type that they may result in the generation of excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts that would detract from the desirability of adjacent properties for residential use
 - Generally includes offices and retail and service establishments, including highway-oriented uses that may involve the use of chemicals and outside sales, storage, or display
- I, Industrial District
 - Established to reserve certain areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets for industrial operations, except where the proximity of such areas to residential and other districts makes it desirable to limit industrial operations to those that:
 - Are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation
 - Do not create fire or explosion hazards or other objectionable conditions
 - Uses within this district do not require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, and water transportation
 - Also included in district are certain commercial uses having an open storage characteristic or that are most appropriately located as neighbors of industrial uses

Variance requirements:

- **Variance Application**
- Variance fee of \$50.00

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

- Detailed letter of intent along with any supporting maps, surveys, and/or documents requested by the building official
 - Should address the criteria specified on page 2
- Applicant required to pay the postage and mail the Certified Letters that will be prepared by city hall to the adjacent property owners

TALLULAH FALLS

To apply for a change in zoning, see the following **form**.



SECTION F

BUILDING PERMIT

HABERSHAM COUNTY

Building Permits/Land Disturbance

- Required for all construction work, such as building, remodeling, and additions to ensure compliance with state and local building codes. State minimum codes can be accessed [here](#).
- Submission requirements:
 - **Construction Permit Application**
 - Recorded plat of property showing the structure
 - Complete set of drawings/plans with doors and windows indicated
 - **Electrical Permit** (if applicable)
 - **Plumbing Permit** (if applicable)
 - **Mechanical Permit** (if applicable)
 - Department of Health approval of location of septic (if applicable)
 - Receipt for water/sewer service tap in (if applicable)
 - 911 numbers issued by 911 coordinator (if applicable)
 - Land disturbance permit (if any clearing, grading, or grubbing to be done) (See red button below)
- Georgia Department of Transportation approvals for driveways on state highways (if applicable)

Land Disturbing Activity Permit

- Required before any building permit can be issued or any improvement, grading, land disturbing activity, or alteration of land or building begins
- Submission requirements:
 - **Land Disturbance Permit Application**
 - Erosion and sedimentation plans (See Habersham County Erosion and Sedimentation Control Ordinance – Chapter 26, Article 2)

HABERSHAM CONTINUED ON FOLLOWING PAGE



HABERSHAM COUNTY (CONT.)

- Fees:

- Noncommercial Projects

| Type of Fee | Fee |
|---|------------|
| Up to 10 Acres Project | \$20.00 |
| Each Acre after 10 | \$10.00 |
| Maximum Fee | \$1,000.00 |
| Additional Fee to Upper Chattahoochee Soil and Water Conservation District Office | \$25.00 |

- Commercial Plan Review

| Total Construction Cost | Fee |
|-------------------------|---|
| Up to \$250,000 | \$150.00 |
| \$250,001–\$2 Million | \$150.00 + 0.06% up to \$2 million |
| Over \$2 Million | \$1,025.00 + 0.03% of cost over \$2 million |

- Commercial Building Permit Fees

| Total Construction Cost | Fee |
|-------------------------|--|
| Up to \$1,000 | \$30.00 |
| \$1,001–\$150,000 | \$30.00 + \$5.00 for each additional \$1,000.00 up to \$150,000 |
| \$150,001–\$500,000 | \$775.00 + \$4 for each additional \$1,000.00 up to \$500,000 |
| \$500,001–\$1.5 Million | \$2,175.00 + \$2.00 for each additional \$1,000.00 up to \$1.5 million |
| Over \$1.5 Million | \$4,175.00 + \$1.00 for each additional \$1,000.00 |

- Electrical Permit Fees

| | |
|--|------------------------------|
| Temporary Service | \$30.00 |
| New Service/Upgrade/Changeout (up to 200 amps) | \$30.00 |
| New Service/Upgrade/Changeout (over 200 amps) | \$30.00 + \$0.15 per amp |
| New Branch Circuits/Breakers | \$3.00 per circuit (breaker) |

- Plumbing Permit Fees

| | |
|--|------------------------------|
| New Installation/Remodeling up to 3 Fixtures | \$30.00 |
| New Installation/Remodeling More Than 3 Fixtures | \$30.00 + \$8.00 per fixture |

HABERSHAM CONTINUED ON FOLLOWING PAGE

HABERSHAM COUNTY (CONT.)

- Mechanical Permit Fees

| | |
|--|------------------------------|
| Temporary Service | \$30.00 |
| New Service/Upgrade/Changeout (up to 200 amps) | \$30.00 |
| New Service/Upgrade/Changeout (over 200 amps) | \$30.00 + \$0.15 per amp |
| New Branch Circuits/Breakers | \$3.00 per circuit (breaker) |

- Commercial Kitchen Hood Fees

| | |
|-----------------------------------|------------------------|
| Installation up to 10 square feet | \$30.00 |
| Installation over 10 square feet | \$2.50 per square foot |

Additional information available at www.habershamga.com/building-department.cfmv.

ALTO

No information is available for the city of Alto.

BALDWIN

Building Permits

- All construction and development activities within the city limits must be permitted before such activity begins. Includes permits for commercial construction activity (structural, electrical, mechanical, plumbing, gas, swimming pools, demolitions, etc.), certificates of occupancy, annexations, re-zoning requests, and commercial signs
- Submission requirements:
 - **Building Permit Application**
 - Two sets of plans specifying all changes to the building, including framing, electrical, plumbing, and HVAC

Fees:

- \$0.20 per square foot of enclosed area with \$50.00 minimum
- \$0.15 per square foot of open area with \$50.00 minimum
- Building permit fees double if permit not issued before work begins

Land-Disturbing/Grading Permit

BALDWIN CONTINUED ON FOLLOWING PAGE

BALDWIN (CONT.)

Other permit requirements:

- **Demolition Permit**
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater;
- **Electrical Permit**
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater;
- Mechanical Permit
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater
- **Plumbing Permit**
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater;
- Gas Permit
 - Fee: \$0.10 per square foot or \$50.00, whichever is greater

CLARKESVILLE

Building Permits

- Required prior to construction or remodeling activity to help protect and maintain the health, welfare, and safety of citizens and business patrons
- Submission requirements:
 - **Building Permit Application**
 - Other permits (if applicable):
 - **Electrical Permit**
 - **Mechanical Permit**
 - Fees:

| Building Permit (Any Structural or Prefabricated Work) | |
|--|--------------------|
| Minimum Fee (Includes Demo.) | \$40.00 |
| Enclosed Areas | \$0.14 per sq. ft. |
| Unenclosed Areas | \$0.07 per sq. ft. |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

| Electrical Permit | |
|---------------------------------------|--|
| Minimum Fee | \$25.00 |
| Size of Service | \$75.00 per 200 amp panel |
| Mechanical Permit | |
| Minimum Fee | \$25.00 |
| Size of Service | \$25.00 per ton or equivalent |
| Plumbing Permit | |
| Minimum Fee | \$25.00 |
| Fixtures Sites or Appliance Locations | \$7.50 per fixture site or appliance locations |

Demolition permit (Article 2204, page 113): In the Clarkesville Preservation District (see Zoning Ordinance Article XXII), a demolition permit can only be sought for one of the following purposes:

- Proposed replacement structure is more appropriate and compatible with the historic character of the district than the structure proposed for demolition. Application requirements (Article XXV, Items 1, 2, and 3 below only pertain to commercial construction):
 1. Records depicting the original construction of the structure, including drawings, pictures, or written descriptions
 2. Records depicting the current condition of the structure, including drawings, pictures, or written descriptions
 3. Any conditions proposed to be placed voluntarily on the new development that would mitigate the loss of the contributing structure
 4. Drawings that adequately convey the design of the new structure that is proposed to replace the structure to be demolished
- A guarantee agreement between the owner and the city that demonstrates the owner's intent and financial ability to construct the proposed structure. The agreement must:
 - Contain a covenant to construct the proposed structure within a one-year period unless an extension is approved in accordance with drawings approved by the city
 - Require the construction contractor to post a performance and payment bond for 100% of the estimated construction cost amount
 - Be secured by an adequate performance bond, a letter of credit, an escrow agreement, a cash deposit, or other arrangement, acceptable in each instance to the zoning administrator
 - Be approved by the city attorney

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

- No economically viable use of the property will exist unless the application is approved (commercially zoned structures only). To determine economic viability, the city will consider (Article 2502.4):
 - Past and current uses of the structure and property
 - Name and federal income tax bracket of the owner
 - If the owner is a legal entity, the type of entity and states in which it is registered
 - Date and price of purchase or other acquisition of the structure and property, and the party from whom it was acquired
 - Relationship, if any, between the owner and the party from whom the structure and property were acquired (if one or both parties to the transaction were legal entities, any relationships between the officers and the board of directors of the entities must be specified)
 - Assessed value of the structure and property according to the two most recent tax assessments
 - Current fair market value of the structure and property as determined by a licensed appraiser
 - All appraisals obtained by the owner or prospective purchasers within the previous two years in connection with the potential or actual purchase, financing, or ownership of the structure and property
 - All listings of the structure and property for sale or rent within the previous two years, prices asked, and offers received
 - Profit and loss statement for the property and structure containing:
 - Annual gross income for the previous two years
 - Itemized expenses (including operating and maintenance costs) for the previous two years, including proof that adequate and competent management procedures were followed
 - Annual cash flow for the previous two years
 - Proof that the owner has made reasonable efforts to obtain a reasonable rate of return on the owner's investment and labor
 - Mortgage history of the property during the previous five years, including the principal balances and interest rates on the mortgages and the annual debt services on the structure and property
 - All capital expenditures during the current ownership

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

- Records depicting the current condition of the structure and property, including drawings, pictures, or written descriptions
- A study by a licensed architect or engineer of both the cost of restoration of the structure or property and the feasibility (including architectural and engineering analyses) of adaptive use or restoration of the structure and property
- Any consideration given by the owner to profitable adaptive uses for the structure and property
- Plans, if any, for proposed improvements on the site
- Any conditions proposed to be placed voluntarily on new development that would mitigate the loss of the landmark
- Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return
- Structure poses an imminent threat to public health or safety (Article 2502.5):
 - Records depicting the current condition of the structure required, including drawings, pictures, or written descriptions
 - City may require further information such as an assessment by a licensed architect or engineer of the nature, imminence, and severity of the threat
 - City may require additional assessments by a licensed architect or engineer about the cost of and feasibility of restoration of the structure
 - City has the right to inspect the property
- Site plan review (Article 2205, page 113); must include the following (if applicable):
 - Property dimensions
 - Location of structures with setback requirements
 - Location of parking areas with setback requirements
 - Location of signage with setback requirements
 - Description (drawing) of proposed signage
 - Construction details of signage
 - Location of light fixtures and average light levels for the site
 - Location of sidewalks
 - Location and details of fencing
 - Location and screening of waste containers

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

- Landscape plan in conformance with the Landscape Buffer Guidelines
- Parking requirements
- Construction/expansion of parking areas
- Construction/expansion of signage
- Land clearing and grading activities
- Specimen trees (removal limited, see Tree Ordinance Article XXIX)
- Construction documents required (if applicable):
 - Exterior elevation
 - Architectural features
 - Proposed exterior building materials
 - Colors for each façade
 - Any other exterior changes

CORNELIA

Building/Land Disturbance Permits

Building Permit

- Required for all construction
- **Building Permit Application**
- **Building Permit Checklist Available**
- Submission requirements:
 - Two sets of complete plans (building, electrical, HVAC, plumbing, site plan) developed by a registered design professional, as applicable, licensed through the state of Georgia
 - See the Soil Erosion and Sedimentation Control Plan Review Checklist (see Building Permit Application page 2)

CORNELIA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

- Fee Schedule:

| Plan Review | Fee |
|---|--|
| 0–5,000 sq. ft. | \$205.00 (1st and 2nd review) |
| 5,001–10,000 sq. ft. | \$450.00 (1st and 2nd review) |
| 10,001–20,000 sq. ft. | \$750.00 (1st and 2nd review) |
| 20,001–75,000 sq. ft. | \$1,500.00 (1st and 2nd review) |
| 75,001–100,000 sq. ft. | \$3,000.00 (1st and 2nd review) |
| 100,000+ sq. ft. | \$5,000.00 (1st and 2nd review) |
| Building Permit | Fee (PR = Plan Review and SP = Site Plan Review) |
| New Construction | \$250.00 + \$0.20 per sq. ft. + PR + SP |
| Addition | \$50.00 + \$0.06 per sq. ft. added space + PR + SP |
| Remodel | \$25.00 + \$0.04 per sq. ft. remodeled space + PR |
| Foundation Only | \$0.10 + \$0.04 per sq. ft. + PR / 4 |
| Roof Remodel | \$20.00 + \$0.05 per sq. ft. over 2,500 sq. ft. |
| Deck | \$30.00 + \$0.06 per sq. ft. |
| Egress Remodel | \$0.10 per sq. ft. + egress review |
| Façade (siding) removal | \$20.00 + \$0.05 sq. ft. over 2,500 sq. ft. |
| Temporary Power Pole | \$50.00 |
| Septic Tank/Grease Trap | \$50.00 + health department approval |
| Electrical Service Entrance | \$50.00 |
| Electrical Rewire of Structure | \$30.00 + \$0.05 per sq. ft. |
| Existing Electrical Service Entrance | \$50.00 |
| HVAC Installation | \$50.00 per unit |
| Water/Sewer Line Repair or Installation | \$50.00 + \$0.10 linear foot |
| Plumbing Remodel of Structure | \$30.00 + \$0.05 sq. ft. |
| Water/Sewer Apparatuses | 3% of construction cost (\$200 minimum) |
| Water Heater Installation | \$50.00 per unit |
| Irrigation System Installation | \$15.00 per unit |
| Fence | \$50.00 |
| Retaining Wall < 4 ft. high | \$25.00 + \$0.10 per linear foot |
| Retaining Wall > 4 ft. high | \$75.00 + \$0.10 per linear foot |
| Pool, above Ground | \$45.00 |
| Pool, in Ground | \$75.00 |

CORNELIA CONTINUED ON FOLLOWING PAGE



CORNELIA (CONT.)

| Accessory Structures | Fee (PR = Plan Review and SP = Site Plan Review) |
|---------------------------------------|--|
| Enclosed | \$50.00 + \$0.10 per sq. ft. + PR + SP |
| Unenclosed | \$25.00 + \$0.06 per sq. ft. + PR + SP |
| Demolition | Fee |
| Primary Structure | \$50.00 + \$0.10 sq. ft. over 10,000 sq. ft. |
| Accessory Structure | \$20.00 per structure |
| Land Disturbance | Fee |
| Driveway | \$50.00 |
| Lot Clearing/Grading | \$50.00 per acre |
| Grading < 1 Acres | \$175.00 |
| Grading > 1 Acre | See "Construction Land Disturbance Fee" |
| Inspections | Fee |
| Reinspections | \$50.00 beginning with the 3rd |
| Construction Certificate of Occupancy | \$50.00 + \$0.10 per sq. ft. over 50,000 sq. ft. |

- Restaurants must submit documentation of approvals from the Habersham County Health Department
- **Grease Traps**
 - All users involved in the preparation of food for commercial purposes required to provide oil/grease interceptors or traps
 - Any user who generates wastewater that contains greater than 100 mg/l of grease/oil must install a grease/oil interceptor if the excess oil and grease is floatable and can be effectively removed in an oil/grease interceptor or trap
- **Sand Traps**
 - All users whose wastewater stream is associated with unusually large quantities of grit, sand, or gravel required to install a sand trap
 - All car/truck wash systems required to install sand traps

Land Disturbing Permit

- Required for grading, grubbing, clearing, or other activities that disturb soil
- Submission requirements:
 - **Land Disturbing Permit Application**
 - Three sets of plan drawings
- Fee:
 - \$25.00 Soil and Water Conservation District fee

Additional information: www.corneliageorgia.org/152/Building-Zoning

DEMOREST

Building Permits

- Required for all commercial construction
- Submission requirements:
 - **Application for a Commercial Building Permit**
 - Copy of contractor's license
 - Business license
 - Photo ID
 - **Application for an Electrical Permit**, if applicable
 - **Application for a Mechanical Permit**, if applicable
 - **Application for a Plumbing Permit**, if applicable
 - **Application of a Meter to be Set**, if applicable
- Permit fees:
 - See **City of Demorest Permit Fee Worksheet**
 - Plan review fees:
 - Building permit: commercial, industrial, and multifamily
 - Up to 50,000 square feet: \$400.00
 - 50,000 to 200,000 square feet: \$650.00
 - Over 200,000 square feet: \$875.00
 - Building permit: new construction, additions, and remodels minimum
 - \$550.00 or \$0.20 per square foot, whichever is greater
 - Build outs: shell building, strip malls, etc.
 - Minimum \$450.00 or \$0.15 per square foot, whichever is greater

MT. AIRY

Building/Land Disturbance Permits

- **Land Disturbance Permit**
- Required for all soil disturbing activities

Minor Building Permits

- **Minor Building Permit Application**
- Required for projects such as fencing; changes to plumbing, HVAC, or electrical service entrances; installation or repair of water or sewer lines; or similar projects

TALLULAH FALLS

No information for the city of Tallulah Falls is currently available.

SECTION G

PARKING REQUIREMENTS

HABERSHAM COUNTY

Minimum parking requirements for each land use described below

If applying requirements results in a fraction of a parking space, then one additional parking space required

| Use Classification | Parking Space Requirements |
|--|---|
| Apartment or Other Multifamily Residential Use | 2 spaces per dwelling unit + 4 spaces per leasing office and 10 spaces per clubhouse or recreation center |
| Art Gallery | 1 space for each 300 sq. ft. of gross floor area |
| Automobile Sales, Service, and Repair | 1 space for each 150 sq. ft. of gross floor area |
| Auditorium, Stadium, Assembly Hall, Gymnasium, or Community Center | 1 space per 4 fixed seats in largest assembly room or area |
| Bank or Financial Institution | 1 space for each 200 sq. ft. of gross floor area |
| Barber or Beauty Shop | 3 spaces for each operator or chair |
| Billiard Hall, Amusement Arcade | 1 space for each 200 feet of gross floor area |
| Boarding or Rooming House | 1 space for each 2 guests + 1 additional space for each resident manager or owner |
| Bowling Alley | 3 spaces for each alley |
| Church or Place of Worship | 1 space per 4 fixed seats in largest assembly room |
| Convenience Retail Store | 1 space for each 200 sq. ft. of gross floor area |
| Dance Studio or School | 1 space for each employee + 1 space per 150 sq. ft. of gross floor area |
| Day Care Center | 1 space for every 8 children + 1 space per employee |
| Duplex | 2 spaces per dwelling unit |
| Food Store | 1 space per 200 sq. ft. of gross floor area |
| Funeral Home or Mortuary | 1 space for every 4 seats in largest assembly room |
| Furniture or Appliance Store | 1 space per 600 sq. ft. of gross floor area |
| Gasoline Service Station | 2 spaces per gasoline pump + 3 spaces per service bay |
| Golf Course | 3 spaces for each hole + 1 space for every 2 employees |
| Health Club, Spa | 1 space for each 150 sq. ft. of gross floor area |
| Hospital, Clinic, Nursing Home | 1 space for each 2 beds + 1 space for each staff or visiting doctor + 1 space for every 3 employees |
| Hotel, Motel | 1 space for each guest room + 1 space for every 2 employees on largest shift |

HABERSHAM CONTINUED ON FOLLOWING PAGE



HABERSHAM COUNTY (CONT.)

| | |
|---|---|
| Industrial or Manufacturing | 2 spaces for every 3 employees on largest shift |
| Laundry, Self-Service | 1 space for each washer-dryer combination |
| Library, Museum | 1 space for each 200 sq. ft. of gross floor area |
| Lodge, Club | 1 space for every 3 seats in largest assembly room |
| Miniature Golf Course | 3 spaces per hole |
| Mobile Home, Mobile Home Park | 2 spaces per dwelling unit + 1 space for each resident manager and additional spaces for public park or use areas |
| Office, General or Professional | 1 space for each 250 sq. ft. of gross floor area |
| Office, Medical or Dental | 6 spaces per practitioner |
| Personal Service Establishment | 1 space for each 200 sq. ft. of gross floor area |
| Restaurant or Lounge | 1 space for each 100 sq. ft. of gross floor area |
| Retail Business | 1 space for each 200 sq. ft. of gross floor area |
| Sanitarium, Rest, and Convalescent Home, Personal Care Home | 1 space for every 4 patient beds + 1 space for each doctor and staff member |
| School, Elementary or Middle | 2 spaces per classroom and administrative or staff person |
| School, High | 10 spaces per classroom + 1 space for each administrative or staff person |
| School, College, Trade, Vocational | 10 spaces per classroom + 1 space for each administrative or staff person |
| Self-Service Storage Facility, Mini-Warehouse | 1 space for every 20 storage stalls + 2 spaces for resident manager's office |
| Shopping Center | 1 space for each 200 sq. ft. of gross floor area |
| Single-Family Residence | 2 spaces per dwelling unit |
| Theater, Cinema | 1 space for every 3 seats |
| Wholesale | 1 space for each 750 sq. ft. of gross floor area |

ALTO

No information is available for the city of Alto.

BALDWIN

Parking Requirements:

- Building permit requires plot plan showing required space reserved for off-street parking and service purposes
- Occupancy not allowed unless the required off-street parking and service facilities match those shown on the approved plan

| Use Classification | Parking Space Requirements |
|--|---|
| Apartment and Multifamily Dwelling | 1 ½ spaces per dwelling unit |
| Auditorium, Stadium Assembly Hall, Gymnasium, Theater, Community Recreation Center, Church | 1 space per 3 fixed seats in largest assembly room or area, or 1 space for each 40 sq. ft. of floor area available for accommodation of movable seats in the largest assembly room, or combination of fixed and movable seats, or 1 space per each 150 sq. ft. of gross floor area, whichever is greatest |
| Automobile Fueling Stations | 1 space (in addition to service area) for each pump and grease rack + 1 space for every 2 employees during period of greatest employment, but not less than 4 spaces |
| Automobile Sales and Service, Service Stations and Car Wash Facilities | 1 space for each 200 sq. ft. of gross floor area of the building |
| Bowling Alley | 4 spaces per alley, plus requirements for any other use associated with the establishment such as a restaurant, etc. |
| Club or Lodge | 1 space for each 100 sq. ft. of gross floor area |
| Combined Uses | Total of the spaces required for each separate use listed in table |
| Dance School | 1 space for 150 sq. ft. of gross floor area, plus safe and convenient loading and unloading of students |
| Fraternity or Sorority | 1 space for every 2 bedrooms |
| Golf Course | 2 spaces for each hole + 1 space for every 2 employees, plus requirements for any other use associated with the golf course |
| High Schools, Trade Schools, Colleges, and Universities | 1 space for every 2 teachers, employees, and administrative personnel, plus safe and convenient loading of students + 5 spaces for each classroom |
| Hospital or Care Home | 1 space for every 4 beds + 1 space for every 4 employees (nurses, attendants, etc.) + 1 space for each staff or visiting doctor |
| Hotel | 1 space for each guest room, suite, or unit + 1 space for every 2 employees |
| Indoor and Outdoor Recreational Areas (Commercial) | 1 space for every 150 sq. ft. of gross floor area, for a minimum of 10 spaces, or 1 space per every 4 seats for facilities available for patron use, whichever is greater |
| Industrial or Manufacturing Establishment or Warehouse | 2 spaces for every 3 employees on shift of greatest employment + 1 space for each vehicle used directly in the conduct of the business |

BALDWIN CONTINUED ON FOLLOWING PAGE



BALDWIN (CONT.)

| | |
|---|---|
| Kindergarten and Nursery School | 1 space for each employee |
| Motel | 1 space for each unit + 1 space for every 2 employees |
| Office, Professional Building, or Similar Use | 1 space for every 300 sq. ft. of the gross floor area |
| 1 Two-Family Dwelling | 2 spaces per dwelling |
| Personal Service Establishment | 1 space for every 200 sq. ft. of gross floor area |
| Restaurant or Place Dispensing Food, Drink, or Refreshments | 1 space for every 100 sq. ft. of gross floor area |
| School | 1 space for each teacher + 1 space for every 2 employees and administrative personnel + 1 space for each classroom. For junior high and high schools, an additional 1 space for every 10 pupils |
| Shopping Center | 1 space for every 200 sq. ft. of gross floor area |
| Swimming Pool | 1 space for every 200 sq. ft. of water surface area plus requirements for additional uses in association with the establishment, such as a restaurant, etc. |
| Manufactured Homes | 2 spaces per dwelling |
| Retail Stores | 1 space per 200 sq. ft. of gross floor area |
| Wholesaling and Warehousing | 1 space for every 2,000 sq. ft. of gross floor area |
| Other Uses | For unspecified uses, city council may establish minimum parking requirements |

Loading and unloading spaces required:

- Retail business, office, wholesale, industrial, governmental, and institutional uses, including public assembly places, hospitals, and educational institutions: one space for the first 25,000 square feet of total floor area (or fraction thereof).
- For anything over 25,000 square feet, use the following guide:

| Square Feet | Number of Spaces |
|-----------------|--|
| 25,001–99,999 | 2 |
| 100,000–159,999 | 3 |
| 160,000–239,999 | 4 |
| 240,000–349,999 | 5 |
| 350,000+ | 5 spaces + 1 space for each additional 100,000 sq. ft. |

CLARKESVILLE

Required off-street parking and loading facilities must be located contiguous to principal building or use, but as many as 25% of required parking spaces may be located within 200 feet of principal building or use

Zoning administrator may increase or decrease the number of required parking spaces, but not by more than 10% of the required number of parking spaces

Parking requirements (Section 602):

| Use Classification | Minimum Parking Space Requirements |
|--|---|
| Amusement Park | 1 sq. ft. of parking for each sq. ft. of public activity area |
| Apartment and Other Multiple Family Residential Uses | 2 spaces per dwelling unit + 4 spaces per leasing office and 10 spaces per clubhouse or recreation center |
| Art Gallery | 1 space per 300 sq. ft. of gross floor area |
| Auction Facility | 1 space for every 4 patron seats |
| Auditorium, Stadium, Assembly Hall, Gymnasium, or Community Center | 1 space per 4 fixed seats in largest assembly room or area |
| Auto Parts Store | 3 ¹ / ₃ spaces for each 1,000 sq. ft. of gross floor area |
| Automobile Sales | 6 spaces per 1,000 sq. ft. of showroom gross floor area + 1 for each employee and 1 additional parking space for each service bay. These spaces for the exclusive use of customers and employees; may not be used for sales |
| Automobile Service and Repair | 1 space for each 150 sq. ft. of gross floor area |
| Bank or Financial Institution | 1 space for each 250 sq. ft. of gross floor area |
| Barber or Beauty Shop | 2 spaces for each operator or chair |
| Bed and Breakfast Inn | 1 space per guest room + 1 space for each permanent resident |
| Billiard Hall, Amusement Arcade | 1 space for each 200 sq. ft. of gross floor area |
| Boarding or Rooming House | 1 space for each guestroom + 1 additional space for each manager or resident owner |
| Bowling Alley | 4 spaces for each alley + 1 space for each employee |
| Church or Place of Worship | 1 space per 3 fixed seats in largest assembly room |
| Convenience Retail Store | 1 space for each 200 sq. ft. of gross floor area |
| Country Inn | 1 space for each guest room + 1 space for each employee |
| Dance Studio or School | 1 space for each employee + 1 space per 150 sq. ft. of gross floor area |
| Day Care | 1 space per 8 children + 1 space per employee |
| Duplex | 2 spaces per dwelling unit |
| Elderly Housing | 1 space per 2 bedrooms |
| Exterminator | 1 space per 800 sq. ft. of gross floor area |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

| | |
|--|--|
| Funeral Home or Mortuary | 1 space for every 4 seats in largest assembly room |
| Furniture or Appliance Store | 1 space per 800 sq. ft. of gross floor area |
| Gasoline Service Station | 2 spaces per gasoline pump at the pump + 3 spaces per service bay |
| Golf Course (Exclusive of Restaurant or Pro shop) | 3 spaces for each hole + 1 space for each employee |
| Hardware Store | 3 spaces per 1,000 sq. ft. of gross floor area |
| Health Club, Spa | 1 space for each 200 sq. ft. of gross floor area |
| Hospital, Clinic, Nursing Home | 1 space for every 2 beds + 1 space for each staff doctor + 1 space for every 2 employees (non-doctors) |
| Hotel, Motel | 1 space for each guest room + 1 space for every 2 employees on largest shift |
| Industrial or Manufacturing | 2 spaces per 3 employees on largest shift |
| Laundry, Self-Service | 1 space for every 2 washer-dryer combinations |
| Library, Museum | 1 space for each 200 sq. ft. of gross floor area |
| Lodge, Club | 1 space for every 3 seats in largest assembly room |
| Marina | 1 space for each boat slip |
| Miniature Golf Course | 2 spaces per hole |
| Office, General or Professional | 1 space for each 250 sq. ft. of gross floor area |
| Office, Medical or Dental | 6 spaces per practitioner |
| Personal Service Establishment | 1 space for each 250 sq. ft. of gross floor area |
| Post Office | 1 space per 250 sq. ft. of gross floor area |
| Restaurant or Lounge | 1 space for each 100 sq. ft. of gross floor area + 1 additional space for every 4 outside seats |
| Retail Business, Indoor | 1 space for each 250 sq. ft. of gross floor area |
| Retail Business, Outdoor | 1 space for each 500 sq. ft. of open sales/display area + 1 space per employee |
| Sanitarium, Rest and Convalescent Home, Personal Care Home | 1 space for every 4 patient beds + 1 space for each doctor and staff member |
| School, Elementary | 2 spaces per classroom + 1 for each administrator or staff person |
| School, College, Trade, Vocational, or High School | 10 spaces per classroom + 1 space for each administrative staff or person |
| Self-Service Storage, Facility Mini-Warehouse | 1 space for every 20 storage stalls + 2 spaces for resident manager's office |
| Shopping Center | 1 space for each 250 sq. ft. of gross floor area |
| Single-Family Residence | 2 spaces per dwelling unit |

CLARKESVILLE CONTINUED ON FOLLOWING PAGE

CLARKESVILLE (CONT.)

| | |
|-------------------------------|--|
| Skating Rink | 1 space for each 200 sq. ft. of gross floor area |
| Theater, Cinema | 1 space for each 200 sq. ft. of gross floor area |
| Veterinarian, Animal Hospital | 4 spaces for each practitioner |
| Wholesale, Merchandise | 1 space for each 500 sq. ft. of gross floor area |

Handicapped Parking Spaces (Section 603):

- Each parking area with six or more spaces devoted to uses other than residential must provide handicapped parking spaces based on chart below
 - Counted as a part of the total parking required
 - Minimum of 12 feet in width

| Total Parking Requirements | Handicapped Spaces Required |
|----------------------------|-----------------------------|
| 6–25 | 1 |
| 26–50 | 2 |
| 51–75 | 3 |
| 76–100 | 4 |
| 101–150 | 5 |
| 151–200 | 6 |
| 201–300 | 7 |
| 301–400 | 8 |
| 400–500 | 9 |
| 501+ | 2% of total required |

Off-street loading spaces:

- Required for every new building, structure, or part thereof, in which the use involves the receipt or distribution of vehicles, materials, or merchandise
- Must provide and maintain adequate space on the lot for standing, loading, and unloading services to avoid undue interference with public use of streets and alleys
- Space requirements based on square footage:
 - 1–25,000 square feet: 1 space
 - 25,001–99,999 square feet: 2 spaces
 - 100,000–159,999 square feet: 3 spaces
 - 160,000–239,999 square feet: 4 spaces
 - 240,000–349,999 square feet: 5 spaces
 - For each additional 100,000 square feet: 1 additional space (or fraction thereof)

CLARKESVILLE CONTINUED ON FOLLOWING PAGE



CLARKESVILLE (CONT.)

Parking maximum (Section 613):

- May not provide over 25% more than the required minimum number of spaces without approval of the zoning administrator

CORNELIA

Zoning administrator must find that the parking lot layout and area are in compliance with all requirements of the Parking Requirements Ordinance before building permit can be issued

Unless otherwise noted, parking requirements are based on the gross square footage of the building or buildings devoted to the particular use specified

Parking requirements:

| Commercial Uses | Minimum Parking Requirements | Maximum Parking Permitted |
|--|---|---|
| Animal Hospital, Kennel | 1 per 400 sq. ft. | 1 per 250 sq. ft. |
| Appliance Sales and Repair | 1 per 500 sq. ft. | 1 per 300 sq. ft. |
| Art Gallery | 1 per 400 sq. ft. | 1 per 300 sq. ft. |
| Automated Teller Machine, No Drive-Through | 2 per machine | 3 per machine |
| Auto Parts Store | 1 per 500 sq. ft. | 1 per 300 sq. ft. |
| Automobile Sales | 1 per 200 sq. ft. of repair space + 1 per 400 sq. ft. of showroom/office | 1 per 150 sq. ft. of repair space + 1 per 300 sq. ft. of showroom/office |
| Automobile Service and Repair | 1 per 250 sq. ft. | 1 per 200 sq. ft. |
| Bank, Credit Union, Savings and Loan | 1 per 300 sq. ft. (also see stacking requirements for drive-through facilities) | 1 per 200 sq. ft. (also see stacking requirements for drive-through facilities) |
| Barber Shop or Beauty Parlor | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Bed and Breakfast Inn | 2 for the owner-operator + 1 per guest bedroom | 2 for the owner-operator + 1 per guest bedroom |

CORNEILA CONTINUED ON FOLLOWING PAGE



CORNELIA (CONT.)

| | | |
|-------------------------------------|--|--|
| Carpet or Floor Covering Store | 1 per 300 sq. ft. of retail sales and office area plus, if applicable, warehouse requirements for designated storage, receiving, and shipping area | 1 per 250 sq. ft. of retail sales and office area plus, if applicable, warehouse requirements for designated storage, receiving, and shipping area |
| Car Wash, Staffed or Automated | 2 stacking spaces for each car wash lane + 2 drying spaces per lane | 3 stacking spaces for each car wash lane + 2 drying spaces per lane |
| Contractor's Establishment | 1 per 300 sq. ft. of office space and 1 per 2,000 sq. ft. of outdoor storage | 1 per 250 sq. ft. of office space and 1 per 1,500 sq. ft. of lot outdoor storage |
| Convenience Store | 1 per 200 sq. ft. | 1 per 150 sq. ft. |
| Dance Hall | 1 per 125 sq. ft. | 1 per 75 sq. ft. |
| Day Care Center | 1 per 500 sq. ft. | 1 per 375 sq. ft. |
| Funeral Home or Mortuary | 1 per 4 seats in largest chapel | 1 per 3 seats in largest chapel |
| Furniture and Home Furnishing Store | 1 per 600 sq. ft. | 1 per 300 sq. ft. |
| Grocery Store | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Hardware Store | 1 per 400 sq. ft. | 1 per 300 sq. ft. |
| Health or Fitness Club | 1 per 200 sq. ft. | 1 per 150 sq. ft. |
| Hotel, Extended Stay | 1.5 per lodging unit | 2 per lodging unit |
| Hotel or Motel | 1 per lodging unit + 1 per each 150 sq. ft. of banquet, assembly, meeting, or restaurant seating area | 1.2 per lodging unit + 1 per each 100 sq. ft. of banquet, assembly, meeting, or restaurant seating area |
| Laundromat | 1 for every 3 washer/dryer combinations | 1 for every 2 washer/dryer combinations |
| Nursery or Garden Center | 1 per 300 sq. ft. + 1 per 1,500 sq. ft. outdoor sales or display area | 1 per 250 sq. ft. + 1 per 1,000 sq. ft. outdoor sales or display area |
| Office | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Open Air Sales | 1 per 250 sq. ft. of indoor floor space + 1 per 600 sq. ft. of outdoor sales | 1 per 200 sq. ft. of indoor floor space + 1 per 500 sq. ft. of outdoor sales |

CORNEILA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

| | | |
|--|---|---|
| Personal Service Establishment | 1 per 250 sq. ft. | 1 per 200 sq. ft. |
| Photofinishing Laboratory | 1 per 250 sq. ft. | 1 per 200 sq. ft. |
| Photographic Studio | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Restaurant, Bar, or Tavern | 1 per 125 sq. ft. | 1 per 75 sq. ft. |
| Retail Store | 1 per 275 sq. ft. | 1 per 250 sq. ft. |
| Self-Storage Facility (Mini-Warehouse) | 1 per 40 storage units | 1 per 25 storage units |
| Service Station | 1 per 250 sq. ft. of office space + 2 per service bay | 1 per 200 sq. ft. of office space + 3 per service bay |
| Shopping Center | 1 per 275 sq. ft. | 1 per 225 sq. ft. |
| Light Industrial Uses | Minimum Parking Requirements | Maximum Parking Permitted |
| Manufacturing, Processing, Assembling | 1 per 1,300 sq. ft. | 1 per 1,000 sq. ft. |
| Warehouse | 1 per 2,000 sq. ft. | 1 per 1,500 sq. ft. |
| Wholesale | 1 per 1,000 sq. ft. | 1 per 600 sq. ft. |
| Assembly Hall, Auditorium, Nonprofit Club or Lodge | 1 per 4 seats in room with greatest seating capacity or 1 per 40 sq. ft. in largest assembly area without fixed seating | 1 per 3 seats in room with greatest seating capacity or 1 per 30 sq. ft. in largest assembly area without fixed seating |
| Institutional Uses | Minimum Parking Requirements | Maximum Parking Permitted |
| Church, Temple, Synagogue, and Place of Worship | 1 per 4 seats in room with greatest seating capacity or 1 per 40 sq. ft. in largest assembly area without fixed seating | 1 per 3 seats in room with greatest seating capacity or 1 per 30 sq. ft. in largest assembly area without fixed seating |
| Government Office | 1 per 300 sq. ft. | 1 per 250 sq. ft. |
| Hospital | 1.5 per bed | 2 per bed |

CORNEILA CONTINUED ON FOLLOWING PAGE

CORNELIA (CONT.)

| | | |
|---------------------------|-------------------|-------------------|
| Library | 1 per 400 sq. ft. | 1 per 300 sq. ft. |
| Museum | 1 per 500 sq. ft. | 1 per 300 sq. ft. |
| Nursing Home | 1 per four beds | 1 per 3 beds |
| Post Office | 1 per 200 sq. ft. | 1 per 150 sq. ft. |
| School | 1 per 300 sq. ft. | 1 per 200 sq. ft. |
| School for the Arts | 1 per 300 sq. ft. | 1 per 200 sq. ft. |
| School, Trade or Business | 1 per 200 sq. ft. | 1 per 150 sq. ft. |

Retail facilities with more than 250 parking spaces must have at least one standard-size stall clearly marked in yellow on pavement “EMERGENCY PARKING ONLY”

- Must be located as close as possible to major building entries

Handicapped parking requirements:

| Total Required Parking Spaces | Minimum Number of Accessible Spaces |
|-------------------------------|-------------------------------------|
| 1–25 | 1 |
| 26–50 | 2 |
| 51–75 | 3 |
| 76–100 | 4 |
| 101–150 | 5 |
| 151–200 | 6 |
| 201–300 | 7 |
| 301–400 | 8 |
| 401–500 | 9 |
| 501–1000 | 2% of total |
| 1001+ | 20 + 1 for every 100 over 1,000 |

DEMOREST

No information for the city of Demorest is currently available.

MT. AIRY

No information for the city of Mt. Airy is currently available.

TALLULAH FALLS

No information for the city of Tallulah Falls is currently available.



SECTION H

WATER RATE COMPARISONS

All rate information is as of June 2015 and as reported by the Georgia Water and Wastewater Rates, Rate Structures, and Connection Fees database maintained by the Georgia Environmental Finance Authority (GEFA) and the Environmental Finance Center (EFC) at the University of North Carolina-Chapel Hill.

<http://www.efc.sog.unc.edu/project/georgia-water-and-wastewater-rates-and-rate-structures#ratesheets>

ALTO RESIDENTIAL

IN TOWN

\$10.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons over 2,000 gallons monthly

OUTSIDE OF TOWN

\$17.00 for the first 2,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 1,000 gallons monthly

ALTO COMMERCIAL

IN TOWN

\$10.00 for the first 2,000 gallons monthly

\$5.30 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$7.95 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$10.60 per 1,000 gallons for consumption over 9,000 gallons monthly

OUTSIDE OF TOWN

\$19.00 for the first 1,000 gallons monthly

\$6.25 per 1,000 gallons for consumption between 1,001 and 5,000 gallons monthly

\$9.38 per 1,000 gallons for consumption between 5,001 and 8,000 gallons monthly

\$12.50 per 1,000 gallons for consumption over 8,000 gallons monthly

BALDWIN RESIDENTIAL AND COMMERCIAL

IN TOWN

\$10.00 for the first 2,000 gallons monthly

\$5.30 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$7.95 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$10.60 per 1,000 gallons for consumption over 9,000 gallons monthly

OUTSIDE OF TOWN

\$19.00 for the first 1,000 gallons monthly

\$6.25 per 1,000 gallons for consumption between 1,001 and 5,000 gallons monthly

\$9.38 per 1,000 gallons for consumption between 5,001 and 8,000 gallons monthly

\$12.50 per 1,000 gallons for consumption over 8,000 gallons monthly

CLARKESVILLE RESIDENTIAL AND COMMERCIAL

IN TOWN

\$14.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons for consumption over 2,000 gallons monthly

OUTSIDE OF TOWN

\$26.00 for the first 2,000 gallons monthly

\$8.00 per 1,000 gallons for consumption over 2,000 gallons monthly

CORNELIA RESIDENTIAL

IN TOWN

\$15.65 for the first 2,000 gallons monthly

\$3.96 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.36 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 20,000 gallons monthly

CORNEILA RESIDENTIAL CONTINUED ON FOLLOWING PAGE

CORNELIA RESIDENTIAL (CONT.)

OUTSIDE OF TOWN

\$24.00 for the first 2,000 gallons monthly

\$4.15 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.57 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 20,000 gallons monthly

CORNELIA COMMERCIAL

IN TOWN

\$15.65 for the first 2,000 gallons monthly

\$3.96 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$4.06 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$4.11 per 1,000 gallons for consumption between 150,001 and 1 million gallons monthly

\$4.17 per 1,000 gallons for consumption over 1 million gallons monthly

OUTSIDE OF TOWN

\$24.00 for the first 2,000 gallons monthly

\$4.15 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$4.28 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$4.33 per 1,000 gallons for consumption between 150,001 and 1 million gallons monthly

\$4.38 per 1,000 gallons for consumption over 1 million gallons monthly

DEMOREST RESIDENTIAL

IN TOWN

\$15.00 for the first 2,000 gallons monthly

\$3.80 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$4.30 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$4.80 per 1,000 gallons for consumption over 10,000 gallons monthly

DEMOREST RESIDENTIAL CONTINUED ON FOLLOWING PAGE

DEMOREST RESIDENTIAL (CONT.)

OUTSIDE OF TOWN

\$23.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 10,000 gallons monthly

DEMOREST COMMERCIAL

IN TOWN

\$30.00 for the first 2,000 gallons monthly

\$4.15 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.30 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$4.80 per 1,000 gallons for consumption over 50,000 gallons monthly

OUTSIDE OF TOWN

\$40.00 for the first 2,000 gallons monthly

\$4.35 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$5.00 per 1,000 gallons for consumption over 50,000 gallons monthly

MT. AIRY RESIDENTIAL AND COMMERCIAL

IN TOWN

\$16.00 for the first 2000 gallons monthly

\$4.88 per 1,000 gallons for consumption between 2,001 and 3,000 gallons monthly

\$3.16 per 1,000 gallons for consumption between 3,001 and 4,000 gallons monthly

\$3.45 per 1,000 gallons for consumption between 4,001 and 5,000 gallons monthly

\$3.74 per 1,000 gallons for consumption between 5,001 and 6,000 gallons monthly

\$4.03 per 1,000 gallons for consumption between 6,001 and 7,000 gallons monthly

\$4.31 per 1,000 gallons for consumption between 7,001 and 8,000 gallons monthly

MT. AIRY CONTINUED ON FOLLOWING PAGE

MT. AIRY (CONT.)

IN TOWN (CONT.)

\$4.60 per 1,000 gallons for consumption between 8,001 and 9,000 gallons monthly

\$4.89 per 1,000 gallons for consumption between 9,001 and 10,000 gallons monthly

\$7.75 per 1,000 gallons for consumption over 10,000 gallons monthly

OUTSIDE OF TOWN

\$28.00 for the first 2,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 2,001 and 3,000 gallons monthly

\$3.75 per 1,000 gallons for consumption between 3,001 and 4,000 gallons monthly

\$4.00 per 1,000 gallons for consumption between 4,001 and 5,000 gallons monthly

\$4.25 per 1,000 gallons for consumption between 5,001 and 6,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 6,001 and 7,000 gallons monthly

\$4.75 per 1,000 gallons for consumption between 7,001 and 8,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 8,001 and 9,000 gallons monthly

\$5.25 per 1,000 gallons for consumption between 9,001 and 10,000 gallons monthly

\$10.00 per 1,000 gallons for consumption over 10,000 gallons monthly

TALLULAH FALLS RESIDENTIAL AND COMMERCIAL

IN TOWN

\$18.00 for the first 3,000 gallons monthly

\$4.25 per 1,000 gallons over 3,000 gallons monthly

OUTSIDE OF TOWN

\$32.00 for the first 3,000 gallons monthly

\$4.25 per 1,000 gallons over 3,000 gallons monthly

SECTION I

SEWER RATE COMPARISONS

All rate information is as of June 2015 and as reported by the Georgia Water and Wastewater Rates, Rate Structures, and Connection Fees database maintained by the Georgia Environmental Finance Authority (GEFA) and the Environmental Finance Center (EFC) at the University of North Carolina–Chapel Hill.

www.efc.sog.unc.edu/project/georgia-water-and-wastewater-rates-and-rate-structures#ratesheets

ALTO

No information for the city of Alto is currently available.

BALDWIN RESIDENTIAL AND COMMERCIAL

IN TOWN

\$15.50 for the first 2,000 gallons monthly

\$7.85 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$8.10 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$8.45 per 1,000 gallons for consumption over 9,000 gallons monthly

OUTSIDE OF TOWN

\$17.80 for the first 2,000 gallons monthly

\$8.25 per 1,000 gallons for consumption between 2,001 and 6,000 gallons monthly

\$8.55 per 1,000 gallons for consumption between 6,001 and 9,000 gallons monthly

\$9.00 per 1,000 gallons for consumption over 9,000 gallons monthly

CLARKESVILLE RESIDENTIAL AND COMMERCIAL

IN TOWN

\$16.00 for the first 2,000 gallons monthly

\$4.73 per 1,000 gallons for consumption over 2,000 gallons monthly

OUTSIDE OF TOWN

\$30.00 for the first 2,000 gallons monthly

\$9.46 per 1,000 gallons for consumption over 2,000 gallons monthly

CORNELIA RESIDENTIAL

IN TOWN

\$17.52 for the first 2,000 gallons monthly

\$4.43 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$5.50 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.97 per 1,000 gallons for consumption over 20,000 gallons monthly

OUTSIDE OF TOWN

\$28.64 for the first 2,000 gallons monthly

\$4.95 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$5.45 per 1,000 gallons for consumption between 10,001 and 20,000 gallons monthly

\$5.97 per 1,000 gallons for consumption over 20,000 gallons monthly

CORNELIA COMMERCIAL

IN TOWN

\$18.68 for the first 2,000 gallons monthly

\$4.73 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$4.84 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$4.90 per 1,000 gallons for consumption over 150,001 and 1 million gallons monthly

\$4.98 per 1,000 gallons for consumption over 1 million gallons monthly

OUTSIDE OF TOWN

\$28.64 for the first 2,000 gallons monthly

\$4.95 per 1,000 gallons for consumption between 2,001 and 14,000 gallons monthly

\$5.11 per 1,000 gallons for consumption between 14,001 and 150,000 gallons monthly

\$5.97 per 1,000 gallons for consumption over 150,001 and 1 million gallons monthly

\$5.23 per 1,000 gallons for consumption over 1 million gallons monthly

DEMOREST RESIDENTIAL

IN TOWN

\$20.00 for the first 2,000 gallons monthly

\$4.00 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$6.00 per 1,000 gallons for consumption over 10,000 gallons monthly

OUTSIDE OF TOWN

\$27.00 for the first 2,000 gallons monthly

\$4.50 per 1,000 gallons for consumption between 2,001 and 5,000 gallons monthly

\$5.25 per 1,000 gallons for consumption between 5,001 and 10,000 gallons monthly

\$7.00 per 1,000 gallons for consumption over 10,000 gallons monthly

DEMOREST COMMERCIAL

IN TOWN

\$75.00 for the first 2,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$6.00 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$7.00 per 1,000 gallons for consumption over 50,000 gallons monthly

OUTSIDE OF TOWN

\$100.00 for the first 2,000 gallons monthly

\$5.00 per 1,000 gallons for consumption between 2,001 and 10,000 gallons monthly

\$6.00 per 1,000 gallons for consumption between 10,001 and 50,000 gallons monthly

\$8.00 per 1,000 gallons for consumption over 50,000 gallons monthly

MT. AIRY RESIDENTIAL AND COMMERCIAL

No information for the town of Mt. Airy is currently available.

TALLULAH FALLS RESIDENTIAL AND COMMERCIAL

No information for the town of Tallulah Falls is currently available.

SECTION J

OTHER UTILITIES

ELECTRICITY

HABERSHAM EMC

Contact a Habersham EMC Member Services representative to establish electrical service:

www.habershamemc.com/content/apply-services, (800) 640-6812

Items needed when applying for service:

- Meter number for the new location
- Letter of credit from your last electrical provider; permission to run a credit check
- \$40.00 membership fee

GEORGIA POWER

Variety of commercial rate and billing plans available

Contact Georgia Power for additional information

- www.georgiapower.com/business/prices-rates/business-rates/
- https://customerservice.southerncompany.com/ContactUs.aspx?mnuOpco=gpc&bhp=lm_email_us
- GPC Business Solutions Center: (888) 655-5888

INTERNET AND TELEPHONE

WINDSTREAM

smallbusiness.windstream.com/Internet/

Advertised Internet speeds of up to 10 Mbps–up to 100 Mbps from \$50.00 to \$110.00 per month

Offers dedicated Internet services ranging from 3 Mbps to 1 Gbps

Contact for pricing:

- smallbusiness.windstream.com/quote-request/
- (855) 439-2889

INTERNET AND TELEPHONE CONTINUED ON FOLLOWING PAGE

INTERNET AND TELEPHONE (CONT.)

NORTH GEORGIA NETWORK

Partnership with HEMC: <http://ngn.coop/>

Network map: ngn.coop/network-map/

Shared and dedicated Internet option from 25 Mbps to 10 Gbps

Contact for pricing:

- <http://ngn.coop/contact/>
- (706) 754-5323
- Email: info@ngn.coop

OTHER SERVICES

CORNELIA

Fire protection:

- Due by July 31 each year
- Service fees:
 - Residents outside city: \$87.12
 - Commercial building: based on square footage

MT. AIRY

Commercial owners and renters charged \$100.00 deposit and \$50.00 administrative fee

Fire protection rate: \$7.26 per month

Garbage: \$13.25 per month added to water bill

YOU HAVE COMPLETED THE GUIDE

Thank you for using the Entrepreneur's Permitting Guide to Local Governments in Habersham County.

Remember to save or print all forms before exiting the guide, or they will be lost.

Use the links below to return to a specific section.

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BUSINESS LICENSE

SECTION F

BUILDING PERMIT

SECTION B

SIGN PERMIT

SECTION G

PARKING REQUIREMENTS

SECTION C

ALCOHOL LICENSE

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