

DATE: June 30<sup>th</sup>, 2022  
 TO: Mayor & Council  
 FROM: Planning Director  
 SUBJECT: Zoning Ordinance Amendment, ZOA 22-001  
 Massage Establishment

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SUGGESTED ACTION

Approval of amendments as follows:

**Summary of Proposed Changes**

1. Updated definition of massage establishment to match city code and state law.
2. Updated use provisions to require massage establishments to obtain a special use permit with restrictions and cap the number of allowed massage establishments within the city limits to seven (7).

Massage establishment shall have the same meaning as the term “massage therapy business” as defined in O.C.G.A. Section 43-24A-3. ~~Any business established for profit which employs or contracts with one or more massage therapists or operates or maintains for profit, one or more massage apparatus and which for good or valuable consideration, offers to the public, facilities and personnel for the administration of massages. This term shall not include hospitals or other professional health establishments, separately licensed as such by the state.~~

**The 2000 Zoning Ordinance  
 of the City of Sugar Hill, Georgia**

**Article 4  
 Zoning Districts & Use Provisions**

	3. A buffer strip at least ten (10) feet wide shall be provided along the side and rear property lines, planted with evergreen trees and shrubs that provide an effective visual screen.
<a href="#"><u>Massage Establishment</u></a>	<a href="#"><u>1. There shall be no more than seven (7) massage establishments allowed within the city limits at any given time.</u></a>
Microbrewery	Subject to all local, state and federal regulations and licensing requirements. No outdoor storage. Shall be limited to a brewery that produces less than 15,000 barrels of beer.
Mobile building.	Temporary while permitted or special uses are under construction. Not to exceed six months.

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	AF	RS150, RS175, RS200	RS100	RS72	R36	MH	OI	HSB	BG	LM	HM1	HM2
Kennel.	A-R									A	A	A
Laboratory, medical or dental.										A	A	A
Laboratory, research and testing.										A	A	A
Landfill.												SU-R
Lodge, dormitory, fraternal and social organization with housing.					A-R							
Lodge, fraternal and social organization, no housing.						A	A	A		A	A	A
Machine shop.										A	A	A
Manufactured home. (Refer to "Mobile home" in Section 405.)						A-R						
Manufacturing, outdoor.												A
Massage establishment.								SU-R	SU-R			
Mausoleum.												A
Meat processing or packaging except slaughtering, poultry killing, packing and dressing.											A	A
Metal smelting, forging works.												A
Microbrewery.									SU-R	A-R	A-R	A-R
Mini-warehouse, personal storage warehouse.								SU	SU	A	A	A
Mobile building.								A-R	A-R	A-R	A-R	A-R
Mobile home.						A-R						
Mobile home park.						A-R						
Mobile home or mobile building leasing or sales (new and used).											A	A
Mortuary.												A
Movie studio.										A	A	A
Museum.							A	A	A	A	A	A
Music store.								A	A			
Music studio.								A	A			
Newspaper and printing facility.									A	A	A	A
Nursing and convalescent home.							A	A	A			
Office, professional or business.							A	A	A	A	A	A
Orphanage.					A							
Outdoor storage yard, except junkyard or salvage operation.											A-R	A-R
Paper or pulp mill.												SU
Park and other similar public and semi-public building and land use.	A	A	A	A	A	A	A	A	A	A	A	A
Parking lot and garage.							SU	SU	SU	SU	SU	SU

Table 4.1 - Permitted Uses

Amended 6-13-2022