

**Zoning Resolution  
of the City of Dacula, Georgia**

**Article I and II  
Title, Purpose and Enactment Short Title**

TITLE

A Resolution of the City of Dacula, Georgia, regulating the location and use of buildings, structures, and land for residence, trade, industry, and other purposes: the height and size of buildings, and other structures: the size of yards: and the density of population: creating Districts for said purposes and establishing the boundaries thereof: defining certain terms used herein: providing for the method of administration and amendment: providing for the imposition of penalties for the violation of provisions of this Resolution.

ARTICLE I

PURPOSE AND ENACTMENT

Section 100. General Purpose.

The various use districts which are created by this Resolution and the various sections of this Resolution are adopted for the following purposes, among others:

- A. To promote the health, safety, morals, convenience, order, prosperity, of the general welfare of the City;
- B. To achieve such timing, density and distribution of land development and use as will prevent overcrowding of land so as to avoid undue concentration of population; to encourage such distribution and population to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public services;
- C. To encourage such distribution and population, land development and use as will secure safety from fire, panic, and other dangers;
- D. To regulate the location of trades, professions, businesses, and industries;
- E. To achieve such density, design and distribution of housing as will protect and enhance residential property values;
- F. To preserve the City's historical and natural beauty, and encourage architecturally pleasing development; and
- G. To improve the quality of life through protection of the City's total environment including, but not limited to, the prevention of air, water and noise pollution.

Section 101. Legislative Authority and Enactment Clause.

The City Council of Dacula, Georgia under the authority of Article IX, Section 2, Paragraph 4 of the Constitution of the State of Georgia and Chapter 66, Title 36 of the Official Code of Georgia Annotated, ordains and enacts into law the Official Zoning Resolution for the City of Dacula which include all sections of this Resolution.

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Section 102. Interpretation, Application and Jurisdiction.

In interpreting and applying this Resolution, the requirements contained herein are declared to be minimum requirements necessary to carry out the purposes of the Resolution. Except as herein provided, this Resolution shall not be deemed to interfere with, abrogate, annul or otherwise affect in any manner whatsoever with, easements, covenants or other agreements between parties. Whenever the provisions of this Resolution impose greater restrictions upon the use of land or buildings or upon the height of buildings or require a larger percentage of lot to be left unoccupied than the provisions of other Resolutions, rules, regulations, permits of any easements, covenants or other agreements between parties, the provisions of this Resolution shall govern as provided below.

This is the City of Dacula Zoning Resolution and all other conflicting Resolutions or Ordinances are hereby repealed; provided, that nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals or use permits issued under previous Zoning Resolutions or Ordinances; however, modification or repeal of these past conditions of approval may be accomplished as provided by this Resolution.

All variances and exceptions heretofore granted, by the appropriate granting authority as designated in any such previous Ordinance or Resolution, shall remain in full force and effect, and all terms, conditions and obligations imposed by said boards, commissions, or authority shall remain in effect and be binding. Prior Resolutions shall remain in effect insofar as required for the initiation of any proceedings against these violations heretofore commenced.

ARTICLE II

SHORT TITLE

This Resolution shall be known and may be cited as "The Zoning Resolution of the City of Dacula" or "this Resolution", or "Zoning Resolution."