

ARTICLE IV
ZONING DISTRICTS

Section 400. District Designations.

For the purposes of this Resolution, the City of Dacula, Georgia is divided into zoning districts designated as follows:

AG	Agricultural District
R-1100	Residential Single Family District
R-1200	Residential Single Family District
R-1400	Residential Single Family District
R-1100CZP	Residential Single Family District
R-1200CZP	Residential Single Family District
R-1400CZP	Residential Single Family District
R-MD	Residential Multi-Family Duplex District
MH	Mobile Home Park District
OI	Office-Institutional District
C-1	Neighborhood Business District
C-2	General Business District
C-3	Central Business District
M-1	Light Industry District
M-2	Heavy Industry District
Floodplain	Floodplain District (An Overlay District)
TRD	Transitional Residential District
CSO	Conservation Subdivision Overlay District

Section 401. Location and Boundaries of Zoning Districts.

The location and boundaries of the zoning district are hereby established as shown on the map entitled, "Zoning Map of the City of Dacula, Georgia," which is hereby made a part of this Resolution, which may be amended from time to time, and which shall be kept on file in the Dacula City Hall where it shall be available for public inspection. Regardless of the existence of purported copies of the official zoning map which may from time to time be published, the Official Zoning Map located in City Hall shall be the final authority as to the current zoning status of the City.

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

**Article IV
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Section 402. Interpretation of Zoning District Boundaries.

Where uncertainty exists with respect to the location of the boundaries of any zoning district shown on the Zoning Map of the City of Dacula, Georgia, the following rules shall apply:

- (1) Where a Zoning District boundary is shown on the zoning map as approximately following a corporate limits line, a lot line or the centerline of a street, highway, railroad right-of-way or such lines extended, then such lines shall be construed to be the district boundary line.
- (2) Where a Zoning District boundary line is shown on the zoning map as being set back from a street, highway or railroad right-of-way, and approximately parallel thereto, then such district boundary line, unless otherwise specifically indicated, shall be construed as being at the scaled distance from the centerline of such street, highway or railroad right-of-way and as being parallel thereto.
- (3) Where a Zoning District boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the Zoning District in which the greater portion of the lot lies shall apply to the balance of the lot, except that such extension shall not include any part of a lot that lies more than fifty (50) feet beyond the Zoning District boundary line.
- (4) In the case of a through lot fronting on two (2) approximately parallel streets, that is divided by a Zoning District boundary line paralleling the streets, the restrictions of the Zoning District in which each frontage of the through lot lies shall apply to that portion of the through lot.
- (5) Whenever any street, alley or other public way is vacated or abandoned by official action of the City Council, the Zoning District adjoining each side of such street, alley or public way shall be automatically extended to the center of same and all area included therein shall then and henceforth be subject to all appropriate regulations of the extended district.

Section 403. Zoning District of Annexed Property.

All lands which may be annexed to the City shall automatically retain the same zoning classification as was designated by the former governing authority until otherwise amended by the City Council after a Public Hearing and a review by the Planning and Zoning Board. In the event that the existing Zoning District of the property is not included in the Zoning Resolution of the City, the Zoning District most similar will take effect until otherwise determined. In the event the zoning is any type of single family then the most similar zoning will be deemed to be R-1400.