

**ARTICLE IX
USE PROVISIONS**

Section 900. AG Agricultural District.

The AG Agricultural District is established to provide for agriculture and very low density residential development, and to ensure that open and/or sparsely developed areas of the City are protected at the property owners request.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft) ⁽¹⁾	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
AG	1100	87,120 2 acres	Same as Lot Area	200	50	50	20	40	40

B. Permitted Uses:

Only the following permitted uses shall be allowed in AG Agricultural District and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this District.

1. Single Family Dwellings.
2. Customary Accessory Buildings and Uses.
3. Customary Home Occupations.
4. Customary Agricultural Uses including forestry, commercial greenhouses, plant nurseries, except the raising of livestock or poultry unless otherwise specifically listed hereunder.
5. The raising and keeping of horses for personal pleasure or utility on a lot which contains the dwelling of the owner of the horses, provided that the lot is at least five (5) acres in area; that no animal quarters, pen, or corral are located closer than 100 feet to any property line; and that the number of horses shall not exceed one per acre.
6. Customary Agricultural Buildings and Uses including farm ponds and fishing lakes, subject to all of the yard requirements of the Zoning District.

Section 900. AG Agricultural District.

B. Permitted Uses. (Continued)

7. Kennel - provided that no animal quarters are located closer than 200 feet to any property line.
 - a. Fur Farm - provided that no animal quarters are located closer than 200 feet to any property line.
 - b. Cattery - provided that no animal quarters are located closer than 100 feet to any property line.
8. Parks and other similar public and semi-public buildings and land uses.
9. Public, semi-public and private golf and country clubs, (except miniature courses), golf driving ranges and fishing clubs.
10. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for office space, storage space, or for the storage of vehicles or equipment.
11. Farmers' Markets or roadside stands for the sale of products and commodities produced on the premises provided that any structure for such sales shall be located no closer than 35 feet to any property line.
12. The raising and keeping of household pets.
13. The raising and keeping of wild animals, provided that the owner or custodian of such wild animals has received an appropriate permit and meets all the requirements of the State of Georgia, and further provided that no animal quarters are located closer than 200 feet to any property line.

Section 900. AG Agricultural District.

B. Permitted Uses. (Continued)

14. Churches, temples and synagogues provided:
 - a. They are located on a site of not less than five (5) acres with 250 feet of road frontage.
 - b. The buildings are located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
 - c. If adjacent to residentially-zoned property, a buffer of at least 50 feet wide shall be provided along the property lines adjacent to said zoning, provided, however, that this buffer may be reduced to no less than 20 feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
 - d. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.

C. Special Uses

Within the AG Agricultural District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Clerk and Planning and Zoning Board and after a public hearing.

1. Show rings or other arenas for the display, exhibition training or sale of livestock, provided that no animal quarters are located closer than 100 feet to any property line. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of the Zoning Resolution.
2. Private Schools.
3. A cemetery, provided the following conditions are met:
 - a. The cemetery may front only on a Collector or Major Street or State Highway, and the entrance and exits to it shall be only from the street on which it fronts.
 - b. The cemetery shall be bordered by a ten-foot wide buffer strip along all of its exterior property lines not bordering the frontage street and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight (8) feet tall and provide an effective visual screen.
 - c. The cemetery is included in a Preliminary Subdivision Plat that has been approved by the City.
4. Group Day Care Homes.

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

**Article IX
Use Provisions**

Section 900. AG Agricultural District.

C. Special Uses. (Continued)

5. Veterinary Clinic or Hospital provided that no portion of a building, structure, outdoor run or pen used to house or exercise animals is located closer than 200 feet to any property line.
6. Residential or community shelters as an accessory use to a church meeting the minimum requirements for a permitted church.

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

**Article IX
Use Provisions**

Section 901. R-1100, R-1200, R-1400 and R-1600 Single-Family Residential District.

The four (4) single-family residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. These Districts are individual, separate and distinct from each other. The regulations for these Districts are designed to encourage low density one-family residential development.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft) ⁽¹⁾	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
R-1100	1,100	Septic 30,000 Sewer 15,000	Same as Lot Area	100 ⁽²⁾	50	35	10	40	40
R-1200	1,200								
R-1400	1,400								
R-1600	1,600	Sewer Only 15,000	Same as Lot Area	75					

- (1) No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- (2) 85 feet abutting a cul-de-sac or half cul-de-sac.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the R-1100, R-1200, R-1400 and R-1600 Single-Family Residential Districts, and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this District.

1. Single Family Dwellings, except Manufactured Homes.
2. Customary accessory buildings and uses.
 - a. Accessory buildings, structures and uses shall be permitted only within the required rear yard unless specifically exempted in this Resolution.
 - b. Accessory buildings, structures and uses shall be located on the same lot of record as the principal building, structure or use.

Section 901. R-1100, R-1200, R-1400 and R-1600 Single-Family Residential District.

B. Permitted Uses: (Continued)

- c. Accessory buildings, structures and uses shall be customarily incidental and subordinate to the principal building, structure or use. The accessory building shall not be erected on a lot prior to the construction of the principal building.
 - d. Accessory buildings, structures and uses shall be setback at least five (5) feet from any lot line, except where abutting a public street, unless specifically exempted in this Resolution. Where abutting a public street, an accessory building, structure or use shall be setback by fifty (50) feet, unless specifically exempted in this Resolution.
 3. Customary Home Occupations including Day Care Homes and Personal Care Homes provided they shall be approved and licensed by Georgia Department of Human Resources.
 4. Existing Cemeteries.
 5. Single Family Subdivisions subject to the Development Regulations adopted by the City of Dacula.
 6. Public and semi-public playgrounds, parks, lakes, and buildings, operated on a non-profit basis for recreational and public community purposes only.
 7. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for office space, storage space, or for the storage of vehicles or equipment.
 8. The raising and keeping of household pets.
 9. Churches, temples and synagogues provided:
 - a. They are located on a site of not less than five (5) acres with 250 feet of road frontage.

Section 901. R-1100, R-1200, R-1400 and R-1600 Single-Family Residential District.

B. Permitted Uses: (Continued)

- b. The buildings are located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
 - c. If adjacent to residentially-zoned property, a buffer of at least 50 feet wide shall be provided along the property lines adjacent to said zoning, provided, however, that this buffer may be reduced to no less than 20 feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
 - d. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.
10. Privately owned, Golf Courses, Country Clubs, Swimming and Tennis Clubs, or private not-for-profit recreation facilities; provided such facilities are to be located on an area reserved or dedicated for such use on a final recorded subdivision plat.
 11. Subdivisions, Residential subject to the adopted Development Regulations of the City of Dacula, Georgia.

D. Permitted Special Exceptions.

Within the R-1100, R-1200, R-1400 and R-1600 Single-Family Residential Districts, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Planning and Zoning Board and subject to such appropriate conditions as the Planning and Zoning Board may require after a public hearing as required in Article XV:

1. Single chair beauty parlor or barber shop in a one family residence as a home occupation.
2. Day care facilities located in a church.
3. Metal buildings as accessory uses in excess of 550 square feet in size.

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

**Article IX
Use Provisions**

Section 902. R-1100CZP, R-1200CZP, and R-1400CZP Single-Family Residential Districts.

The three (3) single-family residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. These Districts are individual, separate, and distinct from each other. The Regulations for these Districts are designed to encourage low density one-family residential development. These Districts are to be utilized where the property is already zoned similarly and a specific use is proposed that may have an impact on the public health, safety, and welfare of the existing property owners in the City of Dacula.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft.)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
R-1100 CZP	1,100	Septic 30,000 Sewer 15,000	Same as Lot Area	100 ⁽²⁾	50	35	10	40	40
R-1200 CZP	1,200								
R-1400 CZP	1,400								

- (1) No subdivision lot which contains less than fifty percent (50%) of the min. lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- (2) 85 feet abutting a cul-de-sac or half cul-de-sac.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the R-1100CZP, R-1200CZP and R-1400CZP Single-Family Residential Districts. No structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder.

1. Churches, temples and synagogues not meeting the minimum requirements for a permitted church, temple or synagogue within the R-1100, R-1200, or R-1400 Districts.
2. Residential or community shelters as an accessory use to a church meeting the minimum requirements for a permitted church within the R-1100, R-1200, or R-1400 Districts.

Section 902. R-1100CZP, R-1200CZP, and R-1400CZP Single-Family Residential Districts.

B. Permitted Uses: (Continued)

3. Private schools offering general education courses.
4. Privately owned Golf Courses, Country Clubs, Swimming and Tennis Clubs, or private not-for-profit recreation facilities, except public city or county parks; provided all buildings shall be located at least 100 feet from any property line, and that this zoning classification shall not be required for such facilities if they are to be located on an area reserved or dedicated for such use on a final recorded subdivision plat.
5. Group day care homes.

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

**Article IX
Use Provisions**

Section 903. R-MD Residential Multi-Family Duplex District.

The R-MD Residential Multi-Family Duplex District includes areas where higher density and/or multifamily development is appropriate. The regulations for this District are designed to provide an area where individuals and families may establish homes in an environment which satisfies their needs for convenience and economy. This Zoning District is to be located where public water supply and where there is convenient access to collector streets, major thoroughfares or state highways.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
R-MD	1000	Sewer 16,000 Septic 32,000	8,000	100	50	50	15	40	40

- (1) No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- (2) 85 feet abutting a cul-de-sac or half cul-de-sac.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the R-MD Residential Multi-Family Duplex District, and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special exceptions as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this District.

1. Attached and detached Single Family Dwellings, except Manufactured Homes with no more than two (2) units per lot.
2. Customary accessory buildings and uses.
 - a. Accessory buildings, structures and uses shall be permitted only within the required rear yard unless specifically exempted in this Resolution.
 - b. Accessory buildings, structures and uses shall be located on the same lot of record as the principal building, structure or use.

Section 903. R-MD Residential Multi-Family Duplex District.

B. Permitted Uses: (Continued)

- c. Accessory buildings, structures and uses shall be customarily incidental and subordinate to the principal building, structure or use. The accessory building shall not be erected on a lot prior to the construction of the principal building.
 - d. Accessory buildings, structures and uses shall be setback at least five (5) feet from any lot line, except where abutting a public street, unless specifically exempted in this Resolution. Where abutting a public street, an accessory building, structure or use shall be setback by fifty (50) feet, unless specifically exempted in this Resolution.
 3. Customary Home Occupations including Day Care Homes and Personal Care Homes provided they shall be approved and licensed by Georgia Department of Human Resources.
 4. Existing Cemeteries.
 5. Single Family and Duplex Subdivisions subject to the Development Regulations adopted by the City of Dacula.
 6. Public and semi-public playgrounds, parks, lakes, and buildings, operated on a non-profit basis for recreational and public community purposes only.
 7. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for office space, storage space, or for the storage of vehicles or equipment.
 8. The raising and keeping of household pets.

Section 903. R-MD Residential Multi-Family Duplex District.

B. Permitted Uses: (Continued)

9. Churches, temples and synagogues provided:
 - a. They are located on a site of not less than five (5) acres with 250 feet of road frontage.
 - b. The buildings are located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
 - c. If adjacent to residentially-zoned property, a buffer of at least 50 feet wide shall be provided along the property lines adjacent to said zoning, provided, however, that this buffer may be reduced to no less than 20 feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
 - d. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.
10. Privately owned, Golf Courses, Country Clubs, Swimming and Tennis Clubs, or private not-for-profit recreation facilities; provided such facilities are to be located on an area reserved or dedicated for such use on a final recorded subdivision plat.
11. Subdivisions, Residential subject to the adopted Development Regulations of the City of Dacula, Georgia.

C. Permitted Special Exceptions:

Within the R-MD Residential Multi-Family Duplex District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Zoning Board of Appeals and subject to such appropriate conditions as the Zoning Board of Appeals may require after a public hearing as required in Article XIV.

1. Single chair beauty parlor or barber shop in a one family residence as a home occupation.
2. Day care facilities located in a church.
3. Metal buildings as accessory uses in excess of 550 square feet in size.

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

**Article IX
Use Provisions**

Section 904. OI Office-Institutional District.

This OI Office-Institutional District is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings. Distributive functions such as loading, unloading, storage, packaging and unpackaging shall be limited to ten (10) percent of the total building area and five (5) percent of the total lot area.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
OI	-	none	-	none	50	50	10 ⁽¹⁾	15 ⁽¹⁾	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the OI Office-Institutional District, and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this District.

1. Accessory uses such as retail business and service establishments. In addition to the limitations on "accessory use" imposed under "Article III, Definitions", such permitted accessory-uses specifically exclude retail business and service establishments that could be construed as principal uses and include only those uses that are primarily intended for and used by patrons or occupants of the principal use to which said establishment is accessory.
2. Assembly Hall.
3. Banks and other financial institutions.
4. Boarding and rooming houses.
5. Churches, temples and synagogues.
6. Cultural facilities.
7. Dance Studio.
8. Day care facilities provided they comply with all State day care and Health Department requirements.

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

**Article IX
Use Provisions**

Section 904. OI Office-Institutional District.

B. Permitted Uses: (Continued)

9. Dental Clinic or Dental Laboratory.
10. Group or congregate personal care homes. Personal care homes shall be licensed by the State of Georgia.
11. Health Clinic.
12. Hospital.
13. Lodges, fraternal and social organizations.
14. Medical Laboratory.
15. Mortuaries, cemeteries and mausoleums.
16. Museum.
17. Nursing and convalescent homes.
18. Offices, Business or Professional.
19. Parking lots and parking garages.
20. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
21. Public buildings and facilities.
22. Public offices.
23. Public and semipublic recreational facilities such as parks, country clubs, community centers and other similar facilities.
24. Radio and Television Broadcasting Studios.
25. Research and testing facilities.
26. Retirement communities, which may include a nursing home, cafeteria and care facilities and accessory uses.
27. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.

Section 904. OI Office-Institutional District.

B. Permitted Uses: (Continued)

- c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
- d. The facility may not be used for the storage of vehicles or equipment.

C. Permitted Special Exceptions:

Within the OI Office-Institutional District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Zoning Board of Appeals and subject to such appropriate conditions as the Zoning Board of Appeals may require after a public hearing as required in Article XIV.

- 1. Dormitories, fraternal organizations and clubs that provide housing, provided that:
 - a) They are located on a major or collector street;
 - b) Buildings are located not less than fifty (50) feet from any property line;
 - c) A buffer strip at least ten (10) feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that provide an effective visual screen.
- 2. Foster homes, orphanages, half-way houses, and institutional houses for the handicapped.
- 3. Residential or community shelters.

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

**Article IX
Use Provisions**

Section 905. C-1 Neighborhood Commercial District.

The C-1 Neighborhood Commercial District provides a location for convenience goods and services for people in nearby residential neighborhoods.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft.)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
C-1	-	none	-	40	50	50	10 ⁽¹⁾	15 ⁽¹⁾	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the C-1 Neighborhood Commercial District, and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of: a) uses lawfully established prior to the effective date of this amendment; b) accessory uses as defined in Article III, Definitions; c) other uses which are clearly similar to and consistent with the purpose of this district.

1. Accessory Buildings, Structures and Uses.
2. Banks and other financial institutions.
3. Beauty parlors and barber shops.
4. Camera Store.
5. Car Wash.
6. Church, Temple or Synagogue.
7. Clinic, Medical, Public - Private.
8. Clothing Sales.
9. Community Center.
10. Convenience Food Store.
11. Cultural facilities.
12. Dance Studio.
13. Day care facilities provided they comply with all State day care and Health Department requirements.

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

**Article IX
Use Provisions**

Section 905. C-1 Neighborhood Commercial District.

B. Permitted Uses: (Continued)

14. Dental Clinic or Dental Laboratory.
15. Drug stores and pharmacies.
16. Dry Cleaning, Pick-up Station.
17. Flower and gift shops.
18. Gasoline Station and convenience store, except no automobile service bays shall be provided.
19. Gift Shop.
20. Grocery Stores of less than 10,000 square feet.
21. Hardware Store.
22. Jewelry Store.
23. Laundry, Self-serve, Pick-up.
24. Locksmith.
25. Lodges, fraternal and social organizations.
26. Medical Laboratory.
27. Museum, Historical Display.
28. Offices Professional and Business.
29. Parking lots and parking garages.
30. Park or Playground.
31. Picture Framing.
32. Photocopying/Reproduction Service.
33. Photographic Studio or Supply.
34. Planned Shopping Centers, or multi-tenant buildings.
35. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
36. Public buildings, uses and facilities. (government owned)
37. Recreation Facilities, Indoor, provided that these facilities are enclosed in a building.

Section 905. C-1 Neighborhood Commercial District.

B Permitted Uses: (Continued)

38. Shoe Repair.
39. Taxidermist.
40. Travel Agency.
41. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for the storage of vehicles or equipment.
42. Watch Repair.

C. Temporary Uses:

1. Within the C-1 Neighborhood Business District, only the following temporary uses are permitted:
 - a. The sale of fruits or vegetables not to exceed a period of six (6) months.
 - b. Charitable or non-profit events not to exceed four (4) days.
 - c. Pumpkin sales and Christmas tree sales between October 15 and January 1.
 - d. The sale of any items in association with an existing business located on the premises as a principal use (i.e., sidewalk, parking lot or tent sales) not to exceed 20 days.
2. Requirements for approval of a temporary use permit:
 - a. Written permission of the property owner is provided;
 - b. These uses are not located within 50 feet of any public right-of-way;
 - c. A sign (not portable) may be erected on the property provided it does not exceed a total of 16 square feet or ten (10) feet in height and is not placed within 20 feet of any public right-of-way;

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

**Article IX
Use Provisions**

Section 905. C-1 Neighborhood Commercial District. (Continued)

C. Temporary Uses: (Continued)

- d. Adequate parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property;
- e. A temporary permit is applied for and approved by the City Clerk;
- f. All other requirements for licenses and regulations of the City of Dacula shall be met; and,
- g. A permit for any temporary use on the same property may not be applied for or renewed for a period of not less than six (6) months from the date of any prior approval of a temporary use. However, one ten-(10) day extension of the 20-day period, as stated in paragraph 1.d. above, may be granted by the City Clerk.

D. Other Provisions:

- 1. No outdoor storage except as otherwise provided within this Section.
- 2. Within the C-1 Neighborhood Commercial District, fuel pumps are permitted within the front yard setback provided they are located:
 - a. No closer than 15 feet to the road right-of-way; and
 - b. Not closer than the existing setback of any residential structure on abutting lots on either the frontage or a side street.
 - c. Canopies are allowed over fuel pumps and are not to extend over fifteen (15) feet from the edge of the pump island toward the street.

E. Special Exceptions:

Within the C-1 Neighborhood Commercial District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Zoning Board of Appeals and subject to such appropriate conditions as the Zoning Board of Appeals may require after a public hearing as required in Article XIV.

- 1. Caretaker or watchman quarters as an accessory use.

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

**Article IX
Use Provisions**

Section 906 C-2 General Business District.

The C-2 General Business District is intended primarily for those commercial uses that require a location accessible to large numbers of people and that serve substantial portions of the community. This C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and at intersections for various types of business use. These uses should include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. Development of uses in the District characteristically occupies a larger area than in the C-1 Neighborhood Business District because it is intended to serve a greater population and to offer a wider range of services. Orientation and expansion of this District should occur as an increase in depth at major intersections rather than as a strip-like extension along the street or thoroughfare.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft.)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
C-2	-	none	-	40	50	50	10 ⁽¹⁾	15 ⁽¹⁾	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the C-2 General Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of: a) uses lawfully established prior to the effective date of the amendment; b) special exceptions as permitted herein; or, c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Accessory Buildings, Structures and Uses.
2. Appliance Repair Shop.
3. Art Gallery.
4. Automotive sales lots and associated service facilities (new or used).
5. Banks and other financial institutions.
6. Beauty parlors and barber shops.
7. Boarding and rooming houses.
8. Building, electrical or plumbing contractors (provided no equipment or materials are stored outside).

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

**Article IX
Use Provisions**

Section 906. C-2 General Business District.

B. Permitted Uses: (Continued)

9. Building supply stores.
10. Business college or business schools operated as a business enterprise.
11. Camera Store.
12. Car Wash.
13. Church, Temple or Synagogue.
14. Clinic, Medical, Public/Private.
15. Clothing Sales.
16. Community Center.
17. Convenience Food Store.
18. Cultural facilities.
19. Dance Studio.
20. Day care facilities provided they comply with all State day care and Health Department requirements.
21. Dental Clinic or Dental Laboratory.
22. Department stores.
23. Drug stores and pharmacies.
24. Dry Cleaning Facility..
25. Electronic sales and service establishments.
26. Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc., and provided there is no outside storage associated with the use).
27. Fitness Center, Health Club, Spa.
28. Flower and gift shops.
29. Food stores or grocery stores.
30. Furniture rental or sales establishments.
31. Garden Center/Plant Nursery.
32. Gasoline Service Station.
33. Gift Shop
34. Hardware Store.

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

**Article IX
Use Provisions**

Section 906. C-2 General Business District.

B. Permitted Uses: (Continued)

35. Health, Clinic or Spa.
36. Jewelry Store.
37. Laundry, Self-serve, Pick-up.
38. Locksmith.
39. Lodges, fraternal and social organizations.
40. Medical Laboratory.
41. Mini-warehouse/personal storage facilities.
42. Museum, Historical Display.
43. Newspaper and printing facilities.
44. Offices, Professional and Business.
45. Parking lots and parking garages.
46. Park or Playground.
47. Picture Framing.
48. Photocopying/Reproduction Service.
49. Photographic Studio or Supply.
50. Planned Shopping Centers.
51. Plumbing, electrical, pool and home building supply showrooms and sales centers (provided there is no outdoor storage associated with the use).
52. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
53. Public buildings and facilities (government owned).
54. Public offices or Buildings.
55. Quick Oil Change Store.
56. Radio, recording or television studios, broadcasting stations and facilities.
57. Recreation facilities (indoor, such as bowling alleys, skating rinks, shooting ranges and movie theaters).

Section 906. C-2 General Business District.

B. Permitted Uses: (Continued)

58. Shoe Repair.
59. Shopping Centers, including grocery stores.
60. Taxidermist.
61. Transportation terminals for passengers.
62. Travel Agency.
63. Tire Store.
64. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for the storage of vehicles or equipment.
65. Watch Repair.
66. Van, Moving or Truck Rental (e.g. U-Haul, Ryder) provided such facilities comply with the following requirements:
 - a. Equipment or rental vehicles shall not be parked or stored in the required front yard.
 - b. The storage area for the vehicles or equipment to be rented shall be screened by a solid fence at least six (6) feet high.
 - c. The storage area shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained.

Section 906. C-2 General Business District. (Continued)

C. Temporary Uses

1. Within the C-2 General Business District only the following temporary uses are permitted:
 - a. The sale of fruits or vegetables not to exceed a period of six (6) months.
 - b. Charitable or non-profit events not to exceed four (4) days.
 - c. Pumpkin sales and Christmas tree sales between October 15 and January 1.
 - d. The sale of any items in association with an existing business located on the premises as a principal use (i.e., sidewalk, parking lot or tent sales) not to exceed 20 days.
2. Requirements for approval of a temporary use permit:
 - a. Written permission of the property owner is provided;
 - b. These uses are not located within 50 feet of any public right-of-way;
 - c. A sign (not portable) may be erected on the property provided it does not exceed a total of 16 square feet or ten (10) feet in height and is not placed within 20 feet of any public right-of-way;
 - d. Adequate parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property;
 - e. A temporary permit is applied for and approved by the City Clerk;
 - f. All other requirements for licenses and regulations of the City of Dacula shall be met; and,
 - g. A permit for any temporary use on the same property may not be applied for or renewed for a period of not less than six (6) months from the date of any prior approval of a temporary use. However, one ten-(10) day extension of the 20-day period, as stated in paragraph 1.d. above, may be granted by the City Clerk.

D. Special Exceptions:

Within the C-2 General Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Zoning Board of Appeals and subject to such appropriate conditions as the Zoning Board of Appeals may require after a public hearing as required in Article XIV.

1. Automobile, Muffler and/or Brake Shop.
2. Automobile, Tune-up shop.
3. Caretaker or watchman quarters as an accessory use.

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

**Article IX
Use Provisions**

Section 906. C-2 General Business District.

D. Special Exceptions: (Continued)

4. Contractor's offices or the outside storage of equipment or materials in the rear yard that is screened by a opaque fence and landscaping.
5. Residential or community shelter.

E. Special Uses.

Within the C-2 General Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Clerk and Planning and Zoning Board and after a public hearing.

1. Auto body repair shops.
2. Building materials sales with outdoor storage.
3. Heavy equipment and farm equipment rental or sales and service.
 - a. Equipment or rental vehicles shall not be parked or stored in the required front yard.
 - b. The storage area for the vehicles or equipment to be rented shall be screened by a solid fence at least six (6) feet high.
 - c. The storage areas shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained.
4. Mobile home or mobile building leasing or sales lots (new or used).
5. Recreation facilities (commercial outdoor, such as miniature golf courses, driving ranges, water slides or drive-in theaters).

F. Other Provisions

6. No outdoor storage except as otherwise provided herein.

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

**Article IX
Use Provisions**

Section 907. C-3 Central Business District and Heavy Commercial District.

The purpose of the C-3 Central Business District and Heavy Commercial District is intended for business uses which require a location accessible to major highways and arterials that serve significant portions of the community. It is also the intent of this district to provide areas for businesses which, because of their intensity, outside storage area or hours of operations, would have significant negative impacts on adjoining properties. Due to the nature of the businesses permitted within the C-3 district, the zoning district should be limited to property fronting on principal arterials, major arterials or minor arterials, not indicated as residential arterials.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft) ⁽¹⁾	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
C-3	-	none	-	40	50	50	10 ⁽¹⁾	15 ⁽¹⁾	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following uses shall be permitted in the C-3 Central Business District and Heavy Commercial District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of: a) uses lawfully established prior to the effective date of this amendment; b) special exceptions as permitted herein; c) accessory uses as defined in Article III, Definitions; or, d) other uses which are clearly similar to and consistent with the purpose of this district.

1. All permitted uses allowed in the C-2, General Business District.
2. Animal hospitals or veterinary clinics.
3. Automotive body repair shops.
4. Auto repair shops or tire stores including lubrication or tune-up centers (full service and self service).
5. Automotive sales lots and associated service facilities (new or used).
6. Bakeries.
7. Blueprinting establishments.
8. Boat sales establishments (new or used).
9. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six-foot high, 100 percent opaque fence.
10. Caretaker or watchman quarters as an accessory use.
11. Clubs, lodges, fraternal institutions and meeting halls.

Section 907. C-3 Central Business District and Heavy Commercial District.

B. Permitted Uses. (Continued)

12. Contractor's offices with outdoor storage of equipment or materials, provided the storage or equipment areas are screened with a six-foot high, 100 percent opaque fence.
13. Custom dressmaking and sewing shops.
14. Dry cleaning, plant or pick-up and delivery stations.
15. Food stores or grocery stores.
16. Garden supply centers and greenhouses (including accessory outdoor storage).
17. Lawnmower repair shops.
18. Locksmith shops.
19. Machine, welding, radiator or muffler repair shops.
20. Mobile buildings (temporary, while any of the permitted or special uses are under construction, but not to exceed six months).
21. Office/showroom facilities.
22. Pest control businesses.
23. Pet shops or grooming establishments.
24. Plant nursery sales facilities.
25. Planned Shopping Centers including Grocery Stores (over 25,000 square feet)..
26. Plumbing, electrical, pool and home building supply showrooms and sales centers.
27. Recreation facilities (indoor, such as bowling alleys, skating rinks, and movie theaters and commercial outdoor, such as miniature golf courses, driving ranges, water slides or drive-in theaters).
28. Sports bars and lounges.
29. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for the storage of vehicles or equipment.

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

**Article IX
Use Provisions**

30. Van, Moving or Truck Rental (e.g. U-Haul, Ryder) provided such facilities comply with the following requirements:
 - a. Equipment or rental vehicles shall not be parked or stored in the required front yard.
 - b. The storage area for the vehicles or equipment to be rented shall be screened by a solid fence at least six (6) feet high.
 - c. The storage area shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained.
31. Vehicle rental establishments.
32. Weaving apparel shops.

Section 907. C-3 Central Business District and Heavy Commercial District.

C. Temporary Uses

1. Within the C-3 Central Business District and Heavy Commercial District only the following temporary uses are permitted:
 - a. The sale of fruits or vegetables not to exceed a period of six (6) months.
 - b. Charitable or non-profit events not to exceed four (4) days.
 - c. Pumpkin sales and Christmas tree sales between October 15 and January 1.
 - d. The sale of any items in association with an existing business located on the premises as a principal use (i.e., sidewalk, parking lot or tent sales) not to exceed 20 days.
2. Requirements for approval of a temporary use permit.
 - a. Written permission of the property owner is provided;
 - b. These uses are not located within 50 feet of any public right-of-way;
 - c. A sign (not portable) may be erected on the property provided it does not exceed a total of 16 square feet or ten (10) feet in height and is not placed within 20 feet of any public right-of-way;
 - d. Adequate parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property;
 - e. A temporary permit is applied for and approved by the City Clerk;
 - f. All other requirements for licenses and regulations of the City of Dacula shall be met; and,
 - g. A permit for any temporary use on the same property may not be applied for or renewed for a period of not less than six (6) months from the date of any prior

approval of a temporary use. However, one ten-(10) day extension of the 20-day period, as stated in paragraph 1.d. above, may be granted by the City Clerk.

D. Special Uses.

Within the C-3 Central Business District and Heavy Commercial District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Clerk and Planning and Zoning Board and after a public hearing.

1. Adult Entertainment Facilities provided the following standards are met:
 - a. An adult entertainment facility shall be located no closer than 1,000 feet of another parcel of land with an adult entertainment facility.
 - b. An adult entertainment facility shall not be located on property which is no closer than 1,000 feet of any parcel of land which is zoned for residential use or purposes.
 - c. An adult entertainment facility shall be located no closer than 1,000 feet from any parcel of land upon which a governmental facility, church, residence, park, library, school ground, public park or playground, or college campus
 - d. An adult entertainment facility shall be located no closer than 1,000 feet from any parcel of land upon which any establishment selling alcoholic beverages is located.
 - e. Shall contain at a minimum of three (3) acres of land and at least one hundred (100) feet of road frontage.
 - f. For the purposes of these standards, distance shall be by airline measurement from property line, using the closest property lines of the parcels of land involved. The term "parcel of land" means any quantity of land capable of being described by location and boundary, designated and used or to be used as a unit.
2. Carnival rides not to exceed 15 days provided no structure or equipment is located within 500 feet of any residential property lines.
3. Taxi / limousine services.
4. Tattoo / body art / body modification establishments.
5. Indoor or outdoor gun ranges.
6. Massage parlors.
7. Pawn Shops.
8. Equipment rental, sales or service (including heavy equipment, farm equipment, bulldozers, backhoes, forklifts, cranes, etc.).
9. Hotels or motels.
10. Log splitting and storage lots, provided splitting and storage areas are screened with a six-foot high, 100 percent opaque fence.
11. Taxidermists.

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

**Article IX
Use Provisions**

Section 908. M-1, Light Manufacturing District.

The M-1, Light Manufacturing District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential makes it desirable to limit industrial operations and processes 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. This District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors. The M-1, Light Manufacturing District is established to provide a location for those heavy commercial and light industrial operations which demonstrate characteristics that are able to meet comparatively rigid specifications for nuisance-free operation.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft.)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
M-1	-	43,560	-	100	50	50	20 ⁽¹⁾	20 ⁽¹⁾	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the M-1 Light Manufacturing District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment b) special uses as permitted herein or c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Agriculture and horticulture, except the raising of livestock.
2. Appliance Repair Shop.
3. Art Gallery.
4. Assembly Plant (non-durable goods).
5. Automatic Teller Machine (freestanding).
6. Automobile/Truck Rental Agency.
7. Automotive Sales Lots and associated service facilities (new or used).
8. Bakery Shop (accessory retail).

Section 908. M-1, Light Manufacturing District.

B. Permitted Uses. (Continued)

9. Baking Plants.
10. Building Materials Wholesaler.
11. Building Material Yards including milling operations.
12. Cabinet shops and furniture manufacturing.
13. Cafeteria (employee/accessory only).
14. Caretaker or Watchman Quarters as an accessory use.
15. Churches, Temples and Synagogues.
16. Cold Storage Plant or commercial cold storage.
17. Contractor's Offices with no outdoor storage of equipment.
18. Crematories.
19. Day Care Facilities.
20. Depot/Passenger Terminal (bus, rail).
21. Dog kennels.
22. Farm Equipment sales and service.
23. Financial Services/Institutions.
24. Fraternal Club or Lodge.
25. HVAC Equipment Dealers.
26. Hospital/Clinic/Convalescent Home.
27. Ice Manufacturing/Packing Plant.
28. Laboratory, research and testing.
29. Machine Shop.
30. Maintenance Shop (fleet vehicles).
31. Meat Processing or packaging, except slaughtering, poultry killing, and dressing of animals shall not be allowed.
32. Medical/Dental Laboratory.

Section 908. M-1, Light Manufacturing District.

B. Permitted Uses. (Continued)

33. Mini-Warehouses/personal storage warehouses.
34. Movie Studio.
35. Museum.
36. Newspaper, printing or publishing.
37. Offices or Office Parks.
38. Office, professional/business.
39. Outdoor storage yards, other than junkyard, if they meet the following requirements:
 - a. They shall be set back at least fifteen (15) feet from any side or rear property lines.
 - b. The yard shall be screened by a solid fence at least six (6) feet high located at the edge of the storage yard.
 - c. The fifteen foot area shall be appropriately landscaped and maintained.
40. Parking Garage.
41. Pest Control/Extermination Business.
42. Pharmacy (accessory).
43. Photo Processing Plant.
44. Photo Studio.
45. Plant Nursery (wholesale or retail).
46. Plastics Extrusion Plant.
47. Plumbing Equipment Dealers.
48. Printing/Bookbinding/Publishing Plant.
49. Public Buildings and Offices (Libraries, Government Offices, etc.).
50. Radio/Television Station and Transmitter.
51. Recreation Facilities/Training Center, Indoor (gymnastics schools, baseball academies, etc.).
52. Recording/Rehearsal Studio.

Section 908. M-1, Light Manufacturing District.

B. Permitted Uses. (Continued)

53. Recovered Materials Processing Facility, or Recycling Station, provided the following standards are met:
 - a. Activities shall be limited to collection, sorting, compacting and shipping.
 - b. Along the entire road frontage (except for approved access crossings), provide a 3-foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
 - c. The facility shall not be located adjacent to or across the street from any property used for or zoned for single family residential use.
 - d. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
 - e. Materials collected shall not be visible and shall be deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
 - f. No outdoor storage of uncontainerized materials shall be allowed.
54. Residential and Community Shelters.
55. Retail Sales Showrooms and Warehouse Stores,
56. Taxi/Limousine Service.
57. Telephone Exchange Building.
58. Trade/Vocational School.
59. Truck and Bus Sales Leasing/Repair (heavy truck/tractor trailer).
60. Truck or Moving Van Rental(e.g. U-Haul, Ryder) provided such facilities comply with the following requirements:
 - a. Equipment or rental vehicles shall not be parked or stored in the required front yard.
 - b. The storage area for the vehicles or equipment to be rented shall be screened by a Solid fence at least six (6) feet high.

Section 908. M-1, Light Manufacturing District.

B. Permitted Uses. (Continued)

- c. The storage area shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained Truck Terminal.
61. Upholstery Shop.
62. Utility stations including water and wastewater treatment facilities, building and grounds for storage of vehicles, equipment, and materials.
63. Veterinary offices, hospitals, and laboratories.
64. Weather Service Station.
65. Wholesaling and warehousing with offices.

C. Special Uses:

Within the M-1, Light Manufacturing District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Clerk and Planning and Zoning Board and after a public hearing.

1. Railroad sidings for maintenance and terminal facilities for train cars or engines.
2. Private Kindergarten, Grade or High School.
3. Stadium/Concert Hall/Amphitheater (County Board of Education Schools excepted).
4. Wood Chipping/Shredding, and Yard Trimmings Composting Facility provided the following conditions are met:
 - a. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
 - b. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

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

**Article IX
Use Provisions**

Section 909. M-2 Heavy Manufacturing/Industry District.

Intent and Purpose. The M-2 Heavy Manufacturing/Industry District provides a location for those industrial operations and processes that are not public nuisances and are not dangerous to the health, safety or general welfare of the inhabitants of the City of Dacula, Georgia. The M-2 Heavy Manufacturing/Industry District shall be located on or have ready access to a major street, as defined herein.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft.)	Area per Dwelling Unit (Sq.Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
M-2	-	43,560	-	100	50	50	20 ⁽¹⁾	20 ⁽¹⁾	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the M-2 Heavy Manufacturing/Industry District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of: a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Aircraft Factory.
2. Alcoholic Beverage Plant/Distillery.
3. Assembly plant (durable goods).
4. Concrete or Masonry Plant.
5. Chemical Plant.
6. Crematory.
7. Dye Casting Works.
8. Feed Processing Facility.
9. Fertilizer Plant.
10. Manufacturing, outdoor.
11. Metal Smelting/Forging Works.
12. Railroad maintenance terminal, repair/storage yard facilities.

Section 909. M-2 Heavy Manufacturing/Industry District.

B. Permitted Uses: (Continued)

13. Stadium/Concert Hall/Amphitheater (County Board of Education Schools excepted).
14. Rubber/Tire/Retreading Plant.
15. Sugar Refinery.
16. Tannery - Leather Processing.
17. Wood Chipping/Shredding, and Yard Trimmings Composting Facility provided the following conditions are met:
 - a. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
 - b. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

C. Special Uses:

In addition to the criteria for review listed in Section 1607 for a Special Use Permit, the following criteria shall also be addressed for a Special Use within the M-2 Heavy Manufacturing/Industry District:

- (1) The proximity of the proposed use to existing residential structures or residentially zoned property;
- (2) Whether the proposed use will generate pollutants of the air or water and, if so, the method proposed by the applicant for insuring that the proposed use will comply with all state and federal environmental regulations;
- (3) Whether the proposed use will generate excessive traffic, noise, vibration, smoke, dust, gas fumes, odors, radiation, or create a fire or explosion hazard which may be objectionable due to proximity to surrounding structures, or which will adversely affect the existing use or usability of adjacent or nearby property;
- (4) How neighboring properties may be affected by the height of any proposed structure; and

Section 909. M-2 Heavy Manufacturing/Industry District.

C. Special Uses: (Continued)

- (5) Whether the use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with surrounding land uses and would not be in conflict with the overall general objectives of the Comprehensive Land Use Plan.

Within M-2 Heavy Manufacturing/Industry District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Clerk and Planning and Zoning Board and after a public hearing:

1. Asphalt Plant.
2. Bulk Storage Tanks including natural gas or fuel storage stations. No above ground storage facilities may be located closer than 500 feet to a Residential District. All storage is to be subject to approval of the Fire Department.
3. Composting Facility.
4. Explosives Plant/Storage.
5. Petroleum Refinery/Processing Plant.
6. Paper/Pulp Mill.
7. Scrap Tire Processing Plant.
8. Solid Waste Transfer Stations.
9. Waste Incineration Facility.
10. Landfills provided the following conditions are met:
 - a. A minimum 200-foot natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.
 - b. A minimum 75-foot natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.
 - c. The limits of any 100-year floodplain or a stream buffer of 200 feet, whichever is greater, shall be preserved as natural, undisturbed area except for approved perpendicular access and utility crossings.
 - d. The entire site shall be fenced with a minimum six-foot high chain link security fence.

Section 909. M-2 Heavy Manufacturing/Industry District.

C. Special Uses: (Continued)

- e. The landfill shall be located on or have direct private access to a road designated on the Long Range Road Classification Map as a major collector, minor arterial, major arterial or principal arterial.
 - f. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.
 - g. The following waste disposal/recycling facilities shall be permitted as accessory uses to landfills meeting the above standards
 - 1) Composting, Municipal Solid Waste.
 - 2) Composting, Yard Trimmings.
 - 3) Gas Recovery/Gas Cogeneration Plant.
 - 4) Recovered Materials Processing Facility.
 - 5) Solid Waste Transfer Stations.
11. A quarry for the removal of minerals and other natural materials, together with necessary buildings, machinery and appurtenances thereto, provided that:
- a. Quarry areas being excavated shall be entirely enclosed within a fence located at least ten (10) feet back from the edge of any excavation and of such constructions and height as to be demonstrably able to exclude children and animals from the quarry area.
 - b. The operators and owners of the quarry present to the Mayor and Council an acceptable comprehensive plan for the reuse of the property at the cessation of the quarry operations.
 - c. In the case of an existing quarry, an extension of the quarry operations beyond the areas being quarried or approved for quarrying at the effective date of this Zoning Resolution of the City of Dacula, Georgia, shall be permitted and shall not be considered a new operation provided that said extension does not extend to within one thousand (1,000) feet of a residential or commercial Zoning District boundary line.

Section 909. M-2 Heavy Manufacturing/Industry District.

C. Special Uses: (Continued)

12. Salvage Operation and Junk Yard providing the following conditions are met:
 - a. The junkyard is located no closer than three hundred (300) feet to a residential or commercial Zoning District boundary line.
 - b. The junkyard is completely enclosed with a solid fence not projecting into the right-of-way of any roadway adjoining said junkyard, not less than eight (8) feet high and in no case less than such height as will effectively screen all storage and other operations from view.
 - c. The junkyard is located no closer than one thousand (1,000) feet from the nearest edge of the right-of-way of any major arterial roadway, within this subpart "major arterial roadway" is defined as any roadway, street or thoroughfare within the City limits of Dacula, Georgia, having a right-of-way of one hundred (100) feet or greater.

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

**Article IX
Use Provisions**

Section 910. MH Mobile Home Park District.

This Zoning District is intended exclusively for the placement of manufactured housing (mobile homes) in an environment that will provide pleasant and otherwise satisfactory living conditions, and, at the same time, will not produce adverse effects upon neighboring properties. No future manufactured housing permits shall be issued outside zoned areas. This Zoning District is intended to cover only the properties already zoned MH within the City of Dacula and is not to be utilized for purposes of developing other properties not currently zoned MH. Rezoning applications for this zoning classification will not be considered by the City of Dacula.

A. Area, Yard and Height Requirements.

Dist.	Minimum Dwelling Unit Size (Sq. Ft.)	Minimum Lot Area Size (Sq. Ft.)	Area per Dwelling Unit (Sq. Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Major Street (Ft.)	Interior Street (Ft.)			
MH	1,100 ⁽³⁾	18,000	-	75	50	35	30 ⁽¹⁾	30 ⁽¹⁾	40

- (1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.
- (2) Public dedicated street right-of-way.
- (3) Size required for 'on site' built home.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the MH Mobile Home Park District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of: a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Single Family Dwellings.
2. Manufactured Homes provided that
 - a. All mobile homes or manufactured homes moved into the City of Dacula must bear an approval seal of either H.U.D. or Georgia D.C.A., and shall have a manufactured date of not more than 10 years prior to the time of movement into the City.
 - b. The City of Dacula Building Official may inspect any manufactured home at any time for the purpose of determining if the unit is safe for the purposes of habitation. If the unit is found, in his/her opinion not to be safe or if the septic system for the unit is found to not function properly, the owner shall be notified of the finding and the City shall require the property owner to remove the dwelling unit.

Section 910. MH Mobile Home Park District.

B. Permitted Uses: (Continued)

3. Customary accessory buildings and uses.
 - a. Accessory buildings, structures and uses shall be permitted only within the required rear yard unless specifically exempted in this Resolution.
 - b. Accessory buildings, structures and uses shall be located on the same lot of record as the principal building, structure or use.
 - c. Accessory buildings, structures and uses shall be customarily incidental and subordinate to the principal building, structure or use. The accessory building shall not be erected on a lot prior to the construction of the principal building.
 - d. Accessory buildings, structures and uses shall be setback at least five (5) feet from any lot line, except where abutting a public street, unless specifically exempted in this Resolution. Where abutting a public street, an accessory building, structure or use shall be setback by fifty (50) feet, unless specifically exempted in this Resolution.
4. Customary Home Occupations including Day Care Homes and Personal Care Homes provided they shall be approved and licensed by Georgia Department of Human Resources.
5. The raising and keeping of household pets.
6. Churches, temples and synagogues provided:
 - a. They are located on a site of not less than five (5) acres with 250 feet of road frontage.
 - b. The buildings are located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
 - c. If adjacent to residentially-zoned property, a buffer of at least 50 feet wide shall be provided along the property lines adjacent to said zoning, provided, however, that this buffer may be reduced to no less than 20 feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
 - d. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.
7. Public and semi-public playgrounds, parks, lakes, and buildings, operated on a non-profit basis for recreational and public community purposes only.

Section 910. MH Mobile Home Park District.

B. Permitted Uses: (Continued)

8. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for office space, storage space, or for the storage of vehicles or equipment.
9. Existing Manufactured Housing Parks provided the following conditions are met.
 - a. The Manufactured Home unit must be supported by piers as prescribed by the manufacturer, NFPA, 105 A, with solid concrete footing. These piers shall be spaced at intervals of twelve (12) feet or less.
 - b. The foundation, described in paragraph a. above, shall be enclosed by a curtain wall of manufactured mobile home skirting material, metal or other material painted to match the exterior of the manufactured unit, or masonry construction.
 - c. The Manufactured Home must be connected to water and an approved septic system or an approved public sewerage system. Prior to the approval of a replacement of an individual manufactured unit, an inspection shall be made by the Environmental Health Department to determine if the septic tank system is functioning properly.
 - d. The electric service must be wired in accordance with the adopted Electric Code of the City of Dacula.
 - e. Only one Manufactured Home will be permitted on each existing lot.
 - f. Prior to the establishment of any mobile home under the provisions of this Section, a building and occupancy permit shall be obtained from the City of Dacula.
 - g. All mobile homes or manufactured homes moved into the City of Dacula must bear an approval seal of either H.U.D. or Georgia D.C.A., and shall have a manufactured date of not more than 10 years prior to the time of movement into the City.

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

**Article IX
Use Provisions**

Section 911. Floodplain District.

A Floodplain District is hereby established which shall correspond to all lands within the City of Dacula, Georgia that are mapped as floodplain or flood prone lands as indicated on maps that have been prepared by the Federal Emergency Management Agency and/or the Soil Survey of Gwinnett County prepared by the USDA Soil Conservation Service. This district shall be an overlay district.

The intent of the regulations within this Section is to limit the use of land contained within a floodplain. Notwithstanding the uses permitted for any applicable zoning district which apply to the property, no building or structure or land shall hereafter be used or occupied other than herein provided, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or altered except in conformity with the requirements of this regulation when such lands fall within or are affected by a floodplain.

A. Uses Permitted in the Floodplain. Within a flood plain, the following uses may be permitted subject to the requirements of the *Development Regulations*:

1. Agriculture, including forestry and livestock raising, requiring no structure within the flood way except structures for temporary shelter and including agriculture and forestry access roads.
2. Dams, provided they are designed and constructed in accordance with specifications of the State Safe Dam Act latest revision and the *Development Regulations*.
3. Public parks and recreation areas and facilities requiring no structures within the floodplain, except structures for temporary shelter, including but not limited to boat ramps, docks, parking areas, and recreation facilities; private and commercial recreation developments and campgrounds.
4. Bridges, culverts and the roadway fill related to these structures.
5. Parking areas. All required parking area shall be located at an elevation higher than the calculated five-year storm, and shall not be located within any floodway.
6. Outdoor storage.
7. Fences having sufficient open area to permit the free flow of water and debris.
8. Public utility poles, towers, pipelines, sewer, and other similar public and semipublic utilities and facilities.
9. Signs and sign structures, provided they permit the free flow of water and debris.

Section 911. Floodplain District. (Continued)

B. Lot Area Restrictions. All concept plans, site plans, preliminary plats, and final subdivision plats with all or portions of the land area contained within the floodplain, or contiguous to the floodplain, shall comply with the following requirements, as applicable:

1. In all residential zoning districts, up to 50 percent of the area located at or below the base flood elevation may be used in computations for meeting the density requirements in accordance with the provisions of this Resolution.
2. No subdivision lot shall be approved which has less than 50 percent of the minimum lot area required by the applicable zoning district located above the base flood elevation.
3. Each plat or site plan submitted for rezoning, Special Use Permit or Move-In-House permit shall contain a readily identifiable line indicating the limits of the base flood elevation if any portion of the property lies within the floodplain. This line shall be clearly labeled and the base flood elevation above mean sea level stated. The plat or site plan shall indicate where the base flood elevation has been established by the Federal Emergency Management Agency or where the base flood elevation has been calculated by a registered professional engineer using the best available information.

Section 912. TRD Transitional Residential District.

This district is intended to provide areas for the development of moderate density residential uses and structures in moderately spacious surroundings. It is intended that these districts be located where a protected environment suitable for moderate-density residential use can be provided, as a transitional zone between low-density residential districts and commercial districts, industrial districts, or major transportation arteries, or other uses that are not compatible with a low-density residential environment.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft) ⁽¹⁾	Area per Dwelling Unit ⁽²⁾ (Sq.Ft.)	Minimum Width (Ft)	Setback from		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
					Right -of-Way (Ft.)	Major Street (Ft.)			
TRD	1,600	Sewer 8,000	10,890	50	40	25	5	25	40

- (1) No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- (2) Maximum Density of four (4) units per acre allowed.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the TRD Transitional Residential District, and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this District.

1. Single Family Dwellings.
2. Customary accessory buildings and uses.
3. Accessory buildings, structures and uses shall be permitted only within the required rear yard unless specifically exempted in this Resolution.
 - a. Accessory buildings, structures and uses shall be located on the same lot of record as the principal building, structure or use.
 - b. Accessory buildings, structures and uses shall be customarily incidental and subordinate to the principal building, structure or use. The accessory building shall not be erected on a lot prior to the construction of the principal building.
 - c. Accessory buildings, structures and uses shall be setback at least five (5) feet from any lot line.

Section 912. TRD Transitional Residential District. (Continued)

4. Customary Home Occupations including Day Care Homes and Personal Care Homes provided they shall be approved and licensed by Georgia Department of Human Resources.
 5. Existing Cemeteries.
 6. Single Family Subdivisions subject to the Development Regulations adopted by the City of Dacula.
 7. Public and semi-public playgrounds, parks, lakes, and buildings, operated on a non-profit basis for recreational and public community purposes only.
 8. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:
 - a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for office space, storage space, or for the storage of vehicles or equipment.
 9. The raising and keeping of household pets.
 10. Churches, temples and synagogues provided:
 - a. They are located on a site of not less than five (5) acres with 250 feet of road frontage.
 - b. The buildings are located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
- C. Within the TRD Transitional Residential District, the following requirements shall be met:
1. Maximum density shall not exceed four (4) units per acre for the total dwelling units.
 2. Minimum lot width for single family units - 50 feet.
 3. Minimum front yard depth shall be 25 feet, corner lots the minimum side yard of the corner side shall be 25 feet.
 4. Minimum side yard depth - five (5) foot side yard on each side.

Section 912. TRD Transitional Residential District. (Continued)

5. Minimum rear yard depth - twenty-five (25) feet. The rear yard shall be equal to the required buffer plus an additional five feet from external project property lines and shall not be less than forty (40) feet adjoining any external property line or existing City, County, State, or Federal roadway.
6. Maximum height - forty (40) feet.
7. Provide three or more off-street parking spaces per dwelling unit.
8. Provide sidewalks adjacent to interior streets.
9. Provide underground utilities.

ARTICLE IX
USE PROVISIONS

Section 913. CSO Conservation Subdivision Overlay District

1. Purposes

The purpose of this overlay district are as follows:

- A. To provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure.
- B. To provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of uses of the land.
- C. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- D. To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
- E. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
- F. To promote interconnected greenways and corridors throughout the community.
- G. To promote contiguous greenspace with adjacent jurisdictions.
- H. To encourage street designs that reduce traffic speeds and reliance on main arteries.
- I. To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles.

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

**Article IX
Use Provisions**

2. Applicability

This overlay district may be overlaid only upon the R-1100, R-1200, R-1400, R-1600, and TRD (Transitional Residential District) zoning districts utilizing the public sanitary sewer system. The overlay district shall be a use by right for those properties zoned R-1100, R-1200, R-1400, R-1600, and TRD (Transitional Residential District) as of the effective date of the adoption of this overlay district. Any conditions of zoning or special use approval of the underlying district shall also be observed (exception: lot area, width, or quantity). For properties which are submitted for rezoning to R-1100, R-1200, R-1400, R-1600, and TRD (Transitional Residential District), the applicant shall declare the intent to utilize this overlay district at the time of application shall be accompanied by an Existing Features Site Analysis Plan, and Environmental Site Assessment (Phase One) report, and a Concept Plan meeting the requirements of this section.

3. Permitted Uses

Those uses permitted in the underlying district are permitted.

4. Existing Features Site Analysis Plan

At the time of development, or if a zoning action is proposed, and prior to preparing the Concept Plan, an Existing Features Site Analysis Plan, sealed by a registered engineer or landscape architect, and an Environmental Site Assessment (Phase One) report, shall be prepared and submitted by the applicant or developer.

A. The purpose of the Site Analysis Plan are to:

- 1) Delineation areas that have been identified as worthy of permanent protection in Conservation Space because of their environmental values. This delineation shall include, but shall not be limited to, the information and steps listed in Paragraph 4.
- 2) Set forth the particulars of the site, including boundary, topographic data (minimum 4-foot contour intervals), existing structures and utility easements.
- 3) Together with the Environmental Site Assessment (Phase One) report, provide the starting point for design of the conservation subdivision with built areas being designed as separate from the areas delineated as worthy of permanent protection.

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

**Article IX
Use Provisions**

B. The Existing Features Site Analysis Plan shall be at least the following information:

- 1) Perennial and intermittent streams, FEMA designed 100-Year Flood Hazard Zones and Wetlands. The source of this information shall also be indicated.
- 2) Identification of tree lines, native woodlands, open fields or meadows, peaks or rock outcroppings, and prime agricultural land.
- 3) Delineation of tree resource areas by type such as hardwoods, pines or mixed; and old or new growth.
- 4) Delineation of steep slope areas (25% or greater). The designer shall endeavor to preserve slopes greater than 40%.
- 5) Identification of historical, archeological or other significant features identified in Environmental Site Assessment (Phase One) report.
- 6) Identification of Conservation Space, Open Space or common areas adjacent to the project.
- 7) Identification of protected plant species as listed by the Georgia Department of Natural Resources, to be certified by a registered landscaped architect, forester, arborist, biologist, botanist, or horticulturist.
- 8) The plan also shall include certification that timber harvesting

activity has not occurred on the property in the previous 24 months prior to the approval of a rezoning application or the approval of a Concept Plan.

5. Concept Plan

At the time of development, a Concept Plan shall be submitted by the developer for review and approval in accordance with the requirements and procedures of the Development Regulations. If a zoning action is proposed, the rezoning site plan shall include the following information:

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

**Article IX
Use Provisions**

- A. Delineation and specifications of Conservation Space including calculations and exclusions (see action 913.6.c); and any “Pocket Parks,” “Neighborhood Greens,” play areas, or trail system to be constructed.
 - B. A typical detail on the plan indicating dwelling size, lot width, building setback lines, off-street parking, lot trees, sidewalks.
 - C. Lot width average, area and percent of floodplain specifications in tabular form; and density calculations (gross and net).
6. Conservation and Space Requirements

In order to qualify for this overlay district, Conservation Space shall meet the following requirements:

A. Delineation:

Priority shall be given in delineating Conservation Space areas as those areas of significance identified in the Existing Features Site Analysis Plan, around which the built areas are designed.

B. Undeveloped and Natural:

The minimum restricted Open Space shall comprise at least 40 percent of the gross tract area.

Conservation Space shall remain undeveloped and natural except for the provisions of non-motorized passive recreation opportunities such as running, walking, biking, and similar outdoor activities. Wetland and stream bank mitigation projects are also permitted.

Primary Conservation Areas are required to be included in the Conservation Space. These areas shall be covered by a provision for permanent protection and shall include 100-Year Flood Plan, stream buffers zones, slopes greater than 40 percent consisting of a contiguous area of at least 5,000 square feet, wetlands, endangered or threatened species of their habitat, archeological sites, cemeteries or burial grounds.

Secondary Conservation Areas are features and areas recommended and desirable for Conservation Space designation and may be covered by the provisions for permanent protection. These include important historic sites, existing heathy, native forests of at least one contiguous acre, scenic view sheds, peaks and rock outcropping, prime agriculture lands consisting of

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

**Article IX
Use Provisions**

existing trails that connect the tract to neighboring areas. Also considered Secondary Conservation Areas are “Pocket Parks,” “Neighborhood Greens” and storm water management facilities and practices and may be constructed and maintained in Conservation space. However, “Pocket Parks” and “Neighborhood Green” shall not exceed 20% of the total required Conservation Space.

At least 80 percent of the Open Space shall be in a contiguous tract. The Opens Space should adjoin any neighboring areas of Open Space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected Open Space.

The Open Space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the Open Space.

C. Exclusions:

Excluded from meeting the minimum amount of Conservation Space are the following (also, see the definition of Primary Conservation Areas):

- 1) Residential yards.
- 2) Proposed permanent lakes may be used for wet detention. No more than 50% of land area located within a proposed permanent lakes may be credited.
- 3) Recreation Area Improvements. Impervious surfaces in recreation areas shall not be credited.
- 4) Easements. Land area within power, gas pipeline easements, sewer line easements or pump stations shall not be credited.
- 5) Other. Land area devoted to public or private streets or any land that has been, or is to be, conveyed to a public agency via a purchase agreement for such as parks, schools, or other public facilities shall not be credited.
- 6) Golf Courses

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

**Article IX
Use Provisions**

D. Ownership:

Conservation Space shall be owned in fee-simple by a mandatory property owner's association; or other entity approved in advance by the City Council during their normal course of business. The developer shall record the deed to the Conservation Space prior to, or concurrent with, the recording of the first final subdivision plat. An access easement following of the alignment of future public streets is acceptable. However, "Pocket Parks" or "Neighborhood Greens" may be deeded concurrent with the unit or phase of the final subdivision plat of which it is a part.

E. Property Owner's Association:

The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:

- 1) Governance of the association by the Georgia Property Owner's Associations Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
- 2) Responsibility for maintenance of the open space.
- 3) Responsibility for insurance and taxes.
- 4) Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
- 5) Conditions and timing of transferring control of the association from the developer to the lot owners.
- 6) Guarantee that the association will not be dissolved without the advance approval of the Dacula City Council.

F. Maintenance:

The property owner's association, or other entity approved in advance by the Dacula City Council, shall be responsible for the continuous maintenance of buffers, Conservation Space and recreation areas.

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

**Article IX
Use Provisions**

G. Conservation Surety:

Conservation Space delineated on the Final Plat and required to be in a Primary Conservation Area shall be permanently protected by either one or both of the following options:

- 1) Option 1: Conveyance to the Public and Subdivision Lot Owner's

A deed conveying ownership of the Conservation Space to the mandatory property owner's association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. Both the deed and the Final Plat shall contain, a minimum, the following to covenant:

“The Conservation Space conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, cleared or developed except in accordance with Section 913.6.b of the 2000 Zoning Resolution of the City of Dacula and with Georgia Law OCGA 36-22-1 et seq., having the following Greenspace goals: protection of streams, floodplains and wetlands; steep slopes; woodlands, open fields and meadows; historical and archeological features; significant wildlife habitats; scenic vistas; passive recreation and connectively with nearby open spaces. The following uses may be allowed: passive recreational amenities, such as pervious surfaced paths and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed 15 percent of the Conservation Space). The covenant is intended to benefit said area to the public and the use of same to the subdivisions lot owners and residents, and it shall run in perpetuity as provided by Georgia Law OCGA 44-5-60).”

- 2) Option 2: Conveyance to Other Organizations or Entities

Except for “Pocket Parks” or “Neighborhood Greens,” developed recreation areas or Secondary Conservation Areas not desired for permanent protection, Conservation Space shall be permanently protected by the (i) recording of a covenant or conveyance of an easement which runs in perpetuity under Georgia Law OCGA 44-5-60 in favor of any corporation, trust, or other organization holding land for the use of the public or certain government entities; or (ii) conveyance of a conservation easement running in perpetuity to a third party “qualified organization” recognized by Federal Treasury Regulation Section 1.170A-14(1). Qualified organization recognized

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

**Article IX
Use Provisions**

by this Treasury Regulation include, but may not be limited to, government entities, certain publicly supported charities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conservation purposes specified in the Internal revenue Code. Government entities that qualify to be named in covenants under Georgia Law OCGA 44-5-60 or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of Georgia, Gwinnett County, City of Dacula or authorities of the State of Georgia or Gwinnett County or City of Dacula. If a covenant is recorded or an easement conveyed in favor of a government entity, formal acceptance by the government entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement. The developer shall record the necessary legal instrument to accomplish protection of the Conservation Space prior to, or concurrent with, the recording of the Final Plat. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this section.

Secondary Conservation Areas may also be covered by the same permanent protection options.

7. Density

Subdivisions in the overlay district shall meet the following requirements unless a Special Use Permit is submitted and approved by the Mayor and City Council:

A. Minimum Subdivision Size:

20 contiguous acres.

B. Lot Area:

No minimum, except that each building lot shall not contain more than 20 percent of its area within the 100-Year floodplain elevation.

C. Average Lot Width:

The average width of all building lots shall be at least 60 feet. Exception: Any lot located less than 50 feet from adjacent non-overlay property lines shall be meet the lot width (for entire depth of the lot) and the rear setback of the underlying zoning district.

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

**Article IX
Use Provisions**

- D. Minimum Road Frontage per Lot:
- 50 feet. Exception: Road frontage may be reduced to 30 feet for lots with frontage upon cul-de-sac or “eyebrow cul-de-sac” turnarounds.
- E. Minimum Yard Areas (Setbacks):
- Front: 25 feet (Interior Street)
Rear: 25 feet
Side: 25 feet
- F. Street Frontage Buffer:
- 50 feet in width (not part of any building lot). The street frontage buffer shall remain undisturbed and natural, except for entrance features, necessary street construction activities, right-of-way crossings and corner right-of-way miters or radii. If the required street frontage buffer is void of vegetation, it shall be replanted to provide an effective visual screen, which may include landscaped berms and decorative fences. The street frontage buffer may be counted towards Conservation Space calculations.
- G. Maximum Height:
- 35 feet
- H. Minimum Floor Area:
- Each dwelling unit shall have a minimum heated finished living area, excluding a basement, attic, carport or garage, as follows:
- One Story: 1,800 square feet
Two Story: 2,000 square feet
- I. Sodded Yards:
- All grassed areas on dwelling lots shall be sodded.
- J. Garages:
- Dwellings shall have two-car garages.

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

**Article IX
Use Provisions**

K. Lot yard trees:

Each building lot shall have a minimum of two (2) decorative trees at least 3 inches in diameter which shall be measured four (4) feet above ground.

I. Underground Utilities:

Utilities shall be located underground.

ARTICLE IX
USE PROVISIONS

Section 914 R-SR Senior Oriented Residential District

This district is intended for single-family detached and/or villas-style attached residences and accessory uses of a medium density on land served by a sanitary sewerage system. The R-SR district is designed to serve the housing needs of senior residents. It is recommended that this district be located in area that facilitate pedestrian access to nearby commercial goods and services, and/or amenities/cultural facilities such as public parks or libraries. The R-SR zoning shall not serve as a precedent for medium density zoning in an otherwise low density residential area.

R-SR developments shall be intended and operated for occupancy by persons 55 years of age and older. At least 80% of the occupied units shall be occupied by at least one person who is 55 or older.

Permitted Uses:

- A. Detached single-family homes
- B. Villas attached residences

Building Design Standards:

- A. Architectural treatments shall be primarily of brick, or stone, with minor treatments of low or no-maintenance siding materials. Vinyl siding shall be prohibited.
- B. All dwellings shall have a minimum 1,600 square feet for two bedroom homes, and 1,800 square feet for three or more bedroom homes.
- C. All dwellings shall be limited to single-story, however, bonus rooms over garages shall be allowed.
- D. All dwellings shall contain double-car garages.
- E. All dwellings shall incorporate accessibility standards which shall include the following:
 - 1) Easy access step free feature at entrance to the unit.
 - 2) Easy passage feature requiring 32-inch wide, clear passage doorways throughout the unit.
 - 3) Easy to use feature requiring wheelchair accessible bedroom(s), kitchen, entertainment area and bathroom(s), via step-free entrance.

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

**Article IX
Use Provisions**

- F. Attached villas shall generally have a minimum of three units and a maximum of four units per building. A minimum number of two unit villas may be approved by the City Administrator to address specific topographic issues.
- G. Attached villas shall include a minimum two-hour rated firewall between each attached dwelling unit. Firewalls shall be constructed in accordance with applicable building codes of Gwinnett County.

Site Design Standards for R-SR detached homes:

Within the R-SR Senior Oriented Residence District, the following requirements shall be met:

- A. Maximum density - four (4) units per acre
- B. Minimum Lot Area - 5,000 square feet
- C. Average Lot Width - 50 feet
- D. Minimum front yard - 20 feet
- E. Minimum side yard - five (5) feet
- F. Minimum rear yard - 15 feet
- G. Provide sidewalks adjacent to both sides of interior streets.

Site Design Standards for R-SR attached homes:

Within the R-SR Senior Oriented Residence District, the following requirements shall be met:

- A. Maximum density - six (6) units per acre
- B. Lot Area - No minimum
- C. Lot Width - No minimum
- D. Internal Road Frontage - No minimum
- E. External Road Frontage for Overall Development - 50 feet
- F. Minimum unit width - Forty (40) feet

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

**Article IX
Use Provisions**

- G. Internal yard requirement - A 20-foot grassed or landscaped strip shall be provided between all building; and a 10-foot grassed or landscaped strip shall be provided between all building and interior driveways/streets.
- H. External yard requirements:
 - a. Front Yard - 50-feet
 - b. Side Yard - 20-feet
 - c. Rear Yard - 20-feet
- I. Provide sidewalks adjacent to both sides of interior streets or private driveways. Design shall be per Development Regulations.

Landscape Requirements:

- A. A minimum 50-foot landscaped building setback shall be provided adjacent to abutting exterior streets. The landscaped setback may incorporate natural vegetation and shall be supplemented with either a landscaped berm, wrought-iron style fence with brick or stone columns (30 feet on-center), or a decorative brick wall. Alternate decorative fence materials may be utilized, subject to review and approval of the City Administrator.
- B. At least one 3-inch caliper street tree shall be planted at least every 35-feet along both sides of internal streets.
- C. All grassed areas shall be sodded.

Mandatory Homeowner’s Association Required:

A mandatory Homeowner Association shall be incorporated which provides for building and grounds maintenance and repair, insurance and working capital. Said association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 and over including maintaining surveys or affidavits verifying compliance with 55 and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b)(2)© of the Federal Fair Housing Act. Said association shall also include declarations and bylaws including rules and regulations, which shall at a minimum regulate and control the following:

- A. Restriction on homes being occupied, with at least 80% of the occupied units occupied by at least one resident who is age 55 or older.
- B. Restrictions on single-family residential use only and leasing of units. No more than 10% of the total units may be leased by individual owners at any one time.

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

**Article IX
Use Provisions**

- C. Exterior items such as fences, lawn ornaments and restrictions on removal of landscaped areas and buffers.
- D. Exterior fence maintenance shall include a requirement that any graffiti shall be repaired and/or within 72 hours.
- E. Except for a central amenity package, prohibit playground equipment, swing sets, trampolines or like fixtures.
- F. Maintenance of detention ponds, common areas and entrance features.

Concept Plan Review

The purpose of the concept plan review is to ensure the soundness of the proposed development and its compatibility with the surrounding area. The City shall review plans for compliance with concept review criteria. The recommendations of both the City and the Planning and Zoning Board shall be transmitted to the City Council. Through the rezoning process, the City Council may condition approval of an R-SR request to a specific concept plan, or require a future site plan review by the City.

A. Required Exhibits:

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects or landscape architects, and submitted to the City. No application for an R-SR district shall be accepted for processing without these required exhibits.

- 1. A location map indicating existing zoning on the site and the adjacent areas.
- 2. A concept plan drawn no smaller than one inch equals 100 feet, which includes the following information:
 - a. Lot lines and setbacks;
 - b. Topography with contour intervals no greater than 20 feet;
 - c. Lakes, ponds and flood plains and the source of flood plain data;
 - d. Storm water detention areas;
 - e. Recreation facilities (if applicable);
 - f. Location of typical off-street parking.
- 3. Color elevations of front, sides and rear of all typical units, including proposed building materials and any other structures such as recreation buildings.

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

**Article IX
Use Provisions**

4. Information indicating the following:
 - a. Gross and net acreage (see definition of net density);
 - b. Lot sizes (typical dimensions and square footage);
 - c. Amount of common/open space in square feet (if applicable);
 - d. Such other architectural and engineering data as may be required to evaluate the project.