

ARTICLE XI

BUFFERS AND SCREENING

Section 1100. Buffer Between Dissimilar Districts and Construction Buffers.

A buffer shall be required for the following:

1. Where nonresidential districts are contiguous with residential districts, or where multi-family or mobile home districts are contiguous with single-family residential districts, the parcel of land shall have a buffer along any rear and side property lines abutting a residential district.
2. All residentially zoned property to be developed as single family detached subdivisions shall have a minimum twenty (20) foot construction buffer along any rear property lines abutting an existing single family residential zoned parcel.

Section 1101. Plan Requirements.

All buffers shall be designated on the appropriate permit application(s) and indicated on the required site plan or final subdivision plat.

Section 1102. Buffer and Screening Standards.

All buffer areas and screening shall be established in accordance with the following requirements:

1. Buffers shall be established and maintained along required property lot lines in accordance with the landscaping policies and standards of The City of Dacula and any additional specifications that may be approved by the City Council. In the event the buffer includes a utility or pipeline easement, a minimum buffer of no less than 20 feet in width will be required outside the easement. In no case will the buffer be less than 20 feet except as may be permitted in Section 1104.
2. Buffers shall meet the minimum width requirements for dissimilar districts as shown in the "Minimum Buffer Requirements" table (Section 1105).
3. Screening shall be established within any buffer along the entire length of the side and rear lot lines. However, this screening requirement may be adjusted in order to observe the sight distance required in the Development Regulations or as a Condition of Zoning, Special Use, or Variance approval or as approved by the City Clerk.
4. Screening may be required as a condition of zoning or a condition for the approval of a special use permit, special exception, or a variance, where a non-residential use abuts a public street across from a residential district. However, this screening requirement may be adjusted in order to observe the sight distance required in the Development Regulations or as a Condition of Zoning, Special Use, or Variance approval or as approved by the City Clerk.
5. Structures, including driveways, parking facilities, or retaining walls shall be located a minimum of five (5) feet from any buffer.

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

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Section 1103. Other Screening Requirements.

Screening and/or buffers shall be required for purposes of obscuring features such as dumpsters, rear entrances, utility and maintenance structures, and loading facilities.

Section 1104. Alterations to Buffer and Screening Requirements.

A. Reductions in Required Distances.

The width of buffers as required in Section 1105 may be reduced by the City Council, if and only if,

1. It is clearly demonstrated that existing topography and/or vegetation within the reduced area achieve the purpose and intent of this Article; or
2. It is clearly demonstrated that for topographic reasons, a fence, wall and/or other screening device required herein could not possibly screen activities conducted on ground level from view from the normal level of a first story window on any lot in a residential district abutting the use.

B. Allowance for Disturbance of Buffers.

The natural undisturbed buffers as required in Section 1105 may be disturbed, if approved as appropriate, by the City Council, if and only if,

1. It is demonstrated the equivalent width of buffer shall be re-established through appropriate plantings and landscaping, and the adjoining residential property is not developed, or
2. The adjoining property owners grant written permission for such disturbance.

Section 1105. MINIMUM BUFFER REQUIREMENTS.

	AG, R-1400, R-1400CZP, R-1200, R-1200CZP, R-1100, R-1100CZP, TRD & CSO	R-MD	MH
AG, R-1400, R-1400CZP R-1200, R-1200CZP R-1100, R-1100CZP, TRD & CSO	----	----	---
R-MD	50'	----	20'
MH	75'	75'	---
OI	50'	50'	50'
C-1	50'	50'	50'
C-2	75'	75'	75'
C-3	75'	75'	75'
M-1	75'	75'	75'
M-2	100'	100'	100'

Notes:

- 1) The Mayor & Council may establish or increase the minimum buffer as a condition of rezoning or as a condition to a Special Use Permit.
- 2) The Board of Appeals may increase the minimum buffer required as a condition to granting a variance request.
- 3) No structure shall be located less than five feet from any buffer.
- 4) Construction Buffers are required between residential developments. See Section 1100.