



Planning Commission Public Hearing

Monday, November 24, 2025 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

MINUTES:

- [1.](#) Approval of the Minutes from the meeting on Monday, October 27, 2025

OLD BUSINESS:

NEW BUSINESS:

- Interim Chair appointment
- [3.](#) **PUBLIC HEARING:** Ordinance to amend Article IX of the Zoning Resolution
- Ordinance to amend Article IX of the Zoning Resolution

ADJOURNMENT:



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Monday, October 27, 2025 at 6:00 PM

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Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, October 27, 2025 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Mark Chandler called the meeting to order at 6:00 p.m. and conducted a roll call of the members. A quorum was present.

Members Present:

Chairman Mark Chandler
Member Myra Montalbano
Member Lisa Bradberry
Member Trannon Thomas

Members Absent:

Member Gene Greeson

City Staff Present:

Brittini Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
James Ross, City Marshal

II. INVOCATION:

Mayor King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Chandler led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, August 25, 2025

Motion to approve made by Member Montalbano, Seconded by Member Bradberry.
Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. **PUBLIC HEARING: 2025-CD-RZ-03, 2025-CD-RZ-04, & 2025-CD-VAR-01**, Applicant: Haley Todd on behalf of PEC+, Owners: Second and Broad LLC, and the City of Dacula requests rezoning from R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) , O-I *DOD* (Office-Institutional District, *Downtown Overlay District*) , and C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*) to R-TH *DOD* (Residential Townhouse District, *Downtown Overlay District*) and C-2 *DOD* (General Business District, *Downtown Overlay District*) and requests a variance to allow for front loaded parking, the extension of the build-to-zone, and to allow for an additional curb cut.

Motion to open the public hearing made by Member Thomas, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

City Planner, Hayes Taylor, presented the staff case report for the rezoning and variance applications. The applicant is requesting to rezone the property from R-1200 *DOD* Single-Family Residential District *Downtown Overlay District*, OI *DOD* Office Institutional District *Downtown Overlay District*, and C-1 *DOD* Neighborhood Commercial District *Downtown Overlay District* to R-TH *DOD* Residential Townhouse District *Downtown Overlay District* and C-2 *DOD* General Business District *Downtown Overlay District* and requests a variance to allow front load parking, the extension of the build-to-zone, and to allow for an additional curb cut. Mr. Taylor stated staff recommends approval with conditions.

Planning Commission members asked clarifying questions.

Haley Todd, 350 Research Court, Ste. 200, Norcross, GA 30092, Doug Ingram, 366 Auburn Rd, Auburn (Mulberry), GA 30011, Chris Adkins, 3273 Bailey Road, Dacula (Mulberry), GA 30019 presented the applicant presentation highlighting the concept plan, civic space, and roadway improvements. Todd, Adkins, and Ingram emphasized the economic benefit to placing residences proximal to businesses, building in the market for the proposed retail, and expanding the market for the existing retail strip along 2nd Avenue. The applicant team also highlighted future projects in the area.

Motion to close the public hearing made by Member Bradberry, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

3. **Rezoning & Variance Applications: 2025-CD-RZ-03, 2025-CD-RZ-04, & 2025-CD-VAR-01**, Applicant: Haley Todd on behalf of PEC+, Owners: Second and Broad LLC, and the City of Dacula requests rezoning from R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) , O-I *DOD* (Office-Institutional District, *Downtown Overlay District*) , and C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*) to R-TH *DOD* (Residential Townhouse District, *Downtown Overlay District*) and C-2 *DOD* (General Business District, *Downtown Overlay District*) and requests a variance to allow for front loaded parking, the extension of the build-to-zone, and to allow for an additional curb cut.

Motion to recommend denial made by Member Thomas, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

VII. ADJOURNMENT:

Motion to adjourn made by Member Montalbano, Seconded by Member Bradberry.
Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

Meeting adjourned at 6:34 p.m.

Minutes approved _____
Date *Signature*



MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Hayes Taylor, City Planner

DATE: November 24, 2025

SUBJECT: Revisions to Article IX of the Zoning Resolution

The City of Dacula is updating its Alcoholic Beverages Ordinance and personal care home regulations.

Updating the City's Alcoholic Beverages Ordinance, Chapter 4 of the Dacula Code of Ordinances, will eliminate duplicate sections, provide a greater number of economic development opportunities, provide consistent language and formatting, and bring the City's regulations up to date with standards in Gwinnett County and across Georgia (see resolution to amend Chapter 4 of the Code of Ordinances). In order to fully enact the updates to the Alcohol Ordinance, the City must make revisions to Article IX of the Zoning Resolution to explicitly state the appropriate zoning designations for various uses (see resolution to amend Article IX, Sections 906, 907, 908, and 909).

Staff also recommends allowing personal care homes in residential districts with a Special Use Permit as personal care homes tend to be residential in character. Requiring a Special Use Permit will mandate that a public hearing procedure occurs prior to the use being approved (see resolution to amend Article IX, Sections 901 and 902).

Staff requests approving the attached resolutions to amend Article IX.



Exhibit A: Personal Care Home Addition

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:

District	Minimum Dwelling Unit (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft) ⁽¹⁾	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	100 ⁽²⁾	50	35	10	40	40
R-1200	1,200							
R-1400	1,400							
R-1600	1,600	Sewer Only 15,000						

(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.

- a. The front façades of all dwelling units shall consist of a mixture of brick or stone architectural treatments. The rear façade of the dwelling units shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
- b. All dwelling units shall have at least a two-car garage.
- c. Five (5)-foot wide sidewalks shall be constructed on both sides of the internal subdivision streets and the boundary of the property on the subdivision entrance street.
- d. Underground utilities shall be provided throughout any subdivision development.
- e. Any subdivision development containing ten acres or more shall include a recreation area in accordance with Section 5.9 of the City's Development Regulations.

- f. Any subdivision development containing more than five (5) lots shall have a recorded declaration of covenants providing for a mandatory Homeowners Association to own and maintain common property; to carry out the provisions of this Ordinance; and for other purposes allowed by law.
 - g. Street light service fees and maintenance are the responsibility of the mandatory Homeowners Association.
 - h. All grassed areas except the open space/common area shall be sodded. The open space/common area shall be hydro-seeded or sodded.
 - i. Each building lot shall have a minimum of two (2) decorative trees (maple, oak, birch, elm, etc.) at least 3 inches in diameter (DBH).
 - j. The declaration of restrictive covenants for the mandatory Homeowners Association must include a statement limiting the number of leased or rented homes to no more than twenty percent (20%) of the total number of units in the development. The declaration shall also require owners wishing to lease their property to obtain a written permit from the Homeowners Association prior to renting or leasing.
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.
 - 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 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.
 - 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. Limited Agricultural Uses to include:
 - a. The raising and keeping of livestock (other than chickens) for personal pleasure or utility on a lot which contains the dwelling of the owner of the livestock, provided that the lot is at least five (5) acres in area; that no animals quarters, pen, or corral are located closer than 100 feet to any property line. Animal stocking rates are not to exceed requirements of the Georgia Department of Natural Resources.
 - b. In non-agricultural residential zoning districts: the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:
 - (1) The minimum lot size for the keeping of chickens shall be ten-thousand five-hundred (10,500) square feet.
 - (2) Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
 - (3) Minimum pen area for chickens shall be ten (10) square feet per chicken.

- (4) Chickens must be housed at least twenty (20) feet from any property line, and fifty (50) feet from any residence other than the owner's.
- (5) Any structure housing chickens must be located in the rear yard.
- (6) The keeping of roosters is not allowed.
- (7) The maximum number of chickens shall be as follows: Lots 10,500 square feet (0.24 ac) to 12,499 square feet (0.28 ac): Maximum of 3 chickens; lots 12,500 square feet (0.28) to 24,999 square feet (0.57 ac); maximum of 8 chickens; lots of 25,264 (0.58 ac) to 39,204 (0.90 ac); maximum of 9 chickens; lots of 40,000 square feet (0.91 ac) to 2.99 acres; maximum of 10 chickens; lots 3 acres or larger; no maximum.
- (8) Each coop shall have at least four (4) square feet of floor space per chicken over four (4) months old.
- (9) Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
- (10) Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by City Code or State law.

c. Customary agricultural buildings and uses including farm ponds and fishing lakes, subject to all of the yard requirements of the Zoning Ordinance.

C. 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 Mayor and City Council:

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

D. Special Uses

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 Use Permit subject to the approval of the Planning Commission and Mayor and City Council. Applicants are subject to such appropriate conditions as the Planning Commission and Mayor and City Council may require after public hearings have been held.

1. Forestry or timber harvesting provided the following standards are met:
 - a. All requirements of the City of Dacula Development Regulations pertaining to timber harvesting have been satisfied.
2. The preservation of wildlife habitat and associated raising and keeping of wild animals, provided that the lot is at least five (5) acres in area and the owner or custodian of such wild animals has received an appropriate permit that meets all the requirements of the State of Georgia, and further provided that no animal quarters are

located closer than 100 feet to any property line.

3. Day care facilities located in a church, temple, or synagogue.

4. Personal Care Homes. Personal care homes shall be licensed by the State of Georgia.

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:

District	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (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	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.

3. 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.
4. Private schools offering general education courses.
5. 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.

C. Special Uses:

1. Residential or community shelters as an accessory use to a church, temple or synagogue meeting the minimum requirements for a permitted church, temple, or synagogue within the R-1100, R-1200, or R-1400 Districts.
2. Group day care homes.
3. **Group Personal Care Homes. Personal care homes shall be licensed by the State of Georgia.**

Exhibit B: Alcohol Ordinance Addition

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)	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. Banks and other financial institutions.
 5. Beauty parlors and barber shops.
 6. Building, electrical or plumbing contractors (provided no equipment or materials are stored outside).
 7. Building supply stores.
 8. Business college or business schools operated as a business enterprise.
 9. Camera Store.
 10. Car Wash.
 11. Clinic, Medical, Public/Private.
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12. Clothing Sales.
 13. Community Center.
 14. Convenience Food Store.
 15. Cultural facilities.
 16. Dance Studio.
 17. Dental Clinic or Dental Laboratory.
 18. Department stores.
 19. Drug stores and pharmacies.
 20. Dry Cleaning Facility.
 21. Electronic sales and service establishments.
 22. Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc., and provided there is no outside storage associated with the use).
 23. Fitness Center, Health Club, Spa.
 24. Flower and gift shops.
 25. Food stores or grocery stores.
 26. Furniture rental or sales establishments.
 27. Garden Center/Plant Nursery.
 28. Gasoline Service Station.
 29. Gift Shop
 30. Hardware Store.
 31. Health, Clinic or Spa.
 32. Jewelry Store.
 33. Laundry, Self-serve, Pick-up.
 34. Locksmith.
 35. Lodges, fraternal and social organizations.
 36. Medical Laboratory.
 37. Mini-warehouse/personal storage facilities.
 38. Museum, Historical Display.
 39. Newspaper and printing facilities.
 40. Offices, Professional and Business.
 41. Parking deck.
 42. Park or Playground.
 43. Picture Framing.
 44. Photocopying/Reproduction Service.
 45. Photographic Studio or Supply.
 46. Planned Shopping Centers.
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47. Plumbing, electrical, pool and home building supply showrooms and sales centers (provided there is no outdoor storage associated with the use).
48. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
49. Public buildings and facilities (government owned).
50. Public offices or Buildings.
51. Radio, recording or television studios, broadcasting stations and facilities.
52. Recreation facilities (indoor, such as bowling alleys, skating rinks, shooting ranges and movie theaters).
53. Shoe Repair.
54. Shopping Centers, including grocery stores.
55. Taxidermist.
56. Transportation terminals for passengers.
57. Travel Agency.
58. 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.
59. Watch Repair.
60. Restaurants.

61. Downtown pubs (2,000 s.f. or less)

62. Breweries (less than 10,000 s.f.)

C. Temporary Uses

1. Within the C-2 General Business District only the following temporary uses are permitted:
 - a. Fruit Stands:
 - (1) The sale of fruits and vegetables not to exceed a period of three (3) months.
 - b. Charitable or Non-profit Private Events:
 - (1) Not to exceed a period of two (2) days.
 - c. Pumpkin and Christmas Tree Sales:
 - (1) Allowed between October 15 and January 1.
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- d. Sidewalk Sales:
 - (1) The sale of any items in association with an existing business located on the premises as a principal use.
 - (2) Not to exceed 2 days.
 - e. Celebrations and/or Customer Appreciation Events for Private Businesses:
 - (1) Event must be located on the same premises as a principal use (i.e., parking lot or tent sales).
 - (2) Events shall be limited to a maximum two (2) events per location for each calendar month.
 - (3) A total of six (6) events per location for each calendar year.
 - f. Privately sponsored community events:
 - (1) Public roadways shall remain open with adequate traffic control.
 - (2) Not to exceed a maximum two (2) days.
 - g. Farmers Markets / Outdoor Markets:
 - (1) The market must be located wholly on private property.
 - (2) Adequate parking and safety signage shall be provided to ensure safe pedestrian and vehicle travel.
 - (3) Grass parking is allowed off of public right-of-way if a paved entrance is utilized.
 - (4) The use shall be limited to weekend Saturdays & Sundays between the hours of 8:00AM to 4:00 PM. The sale of alcohol is prohibited.
 - h. The sale of fireworks with the following requirements:
 - (1) The temporary sales location must be accessed through an approved D.O.T. entrance.
 - (2) A paved parking area with a minimum of five (5) parking spaces must be available for patron and seller use.
 - (3) On-site generators are prohibited.
 - 2. Requirements for Approval of a Temporary Use Permit:
 - a. Written permission of the property owner(s) must be provided.
 - b. Private events shall not encroach public property or right-of-way without permission.
 - c. A total of two (2) signs may be erected for temporary events under with the following considerations:
 - 1) Air-or gas-filled balloons or other devices which have a capacity for air or gas which does not exceed three (3) cubic feet.
 - 2) Streamers or pennants.
 - 3) Flags or banners, maximum size of thirty-two (32) square feet.
 - 4) Temporary signs shall not be closer than ten (10) feet to the pavement of any street or any public right-of-way.
 - 5) Temporary yard signs not to exceed six (6) square feet.
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- d. Adequate parking, ingress and egress must be provided on-site or written permission must be obtained if parking is provided on an adjoining property.
- e. All requirements of the Fire Marshal's Office, Georgia Environmental Health Department, and the USDA must be followed at all times regarding food preparation, preservation, and sales.
- f. Requirements of the Dacula Alcohol Ordinance must be adhered to at all times. An off duty uniformed Post certified officer is required onsite if alcohol is to be served on the premises of the event.
- g. All other requirements for licenses and regulations of the City of Dacula shall be met.
- h. Temporary use permits shall be counted towards a business not a multi-tenant commercial building.
- i. Restroom facilities shall be provided by the applicant during the temporary event.
- j. A certificate of general liability insurance (minimum \$1,000,000) must be provided prior to permit approval.
- k. A temporary permit is applied for and approved by the City Administrator or his/her designee.
- l. The City Administrator shall have the authority to grant administrative variances on temporary uses and requirements of a temporary use permit.

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 Mayor and City Council.

1. Automobile, Muffler and/or Brake Shop.
2. Automobile, Tune-up shop.
3. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.
4. Contractor's offices or the outside storage of equipment or materials in the rear yard that is screened by an opaque fence and landscaping.

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 Administrator and Planning Commission and after a public hearing.

1. Automotive sales lots and associated service facilities (new or used).
 2. Boarding and rooming houses.
 3. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.
 4. Quick Oil Change Store.
 5. Tire Store.
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6. 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.
7. Auto body repair shops.
8. Building materials sales with outdoor storage.
9. 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.
10. Mobile home or mobile building leasing or sales lots (new or used).
11. Recreation facilities (commercial outdoor, such as miniature golf courses, driving ranges, water slides or drive-in theaters).
12. Day care facilities provided they comply with all State day care and Health Department requirements.
13. Residential or community shelter.

14. Distilleries (less than 10,000 s.f.)

F. Other Provisions

1. No outdoor storage except as otherwise provided herein.
 2. Mobile food units are permitted with a City issued permit.
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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 that is 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⁾	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. Clubs, lodges, fraternal institutions and meeting halls.
 11. 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.
 12. Custom dressmaking and sewing shops.
 13. Dry cleaning, plant or pick-up and delivery stations.
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14. Food stores or grocery stores.
 15. Garden supply centers and greenhouses (including accessory outdoor storage).
 16. Lawnmower repair shops.
 17. Locksmith shops.
 18. Machine, welding, radiator or muffler repair shops.
 19. Mobile buildings (temporary, while any of the permitted or special uses are under construction, but not to exceed six months).
 20. Mobile home or mobile building leasing or sales lots (new or used).
 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.
 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.
 33. Restaurants.
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34. Downtown pubs (2,000 s.f. or less)

35. Breweries (less than 10,000 s.f.)

C. Temporary Uses

1. Within the C-3 Central Business District and Heavy Commercial District only the following temporary uses are permitted:
 - a. Fruit Stands:
 - (1) The sale of fruits and vegetables not to exceed a period of three (3) months.
 - b. Charitable or Non-profit Private Events:
 - (1) Not to exceed a period of two (2) days.
 - c. Pumpkin and Christmas Tree Sales:
 - (1) Allowed between October 15 and January 1.
 - d. Sidewalk Sales:
 - (1) The sale of any items in association with an existing business located on the premises as a principal use.
 - (2) Not to exceed 2 days.
 - e. Celebrations and/or Customer Appreciation Events for Private Businesses:
 - (1) Event must be located on the same premises as a principal use (i.e., parking lot or tent sales).
 - (2) Events shall be limited to a maximum two (2) events per location for each calendar month.
 - (3) A total of six (6) events per location for each calendar year.
 - f. Privately sponsored community events:
 - (1) Public roadways shall remain open with adequate traffic control.
 - (2) Not to exceed a maximum two (2) days.
 - g. Farmers Markets / Outdoor Markets:
 - (1) The market must be located wholly on private property.
 - (2) Adequate parking and safety signage shall be provided to ensure safe pedestrian and vehicle travel.
 - (3) Grass parking is allowed off of public right-of-way if a paved entrance is utilized.
 - (4) The use shall be limited to weekend Saturdays & Sundays between the hours of 8:00AM to 4:00 PM. The sale of alcohol is prohibited.
 - h. The sale of fireworks with the following requirements:
 - (1) The temporary sales location must be accessed through an approved D.O.T. entrance.
 - (2) A paved parking area with a minimum of five (5) parking spaces must be available for patron and seller use.
 - (3) On-site generators are prohibited.
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2. Requirements for Approval of a Temporary Use Permit:

- a. Written permission of the property owner(s) must be provided.
- b. Private events shall not encroach public property or right-of-way without permission.
- c. A total of two (2) signs may be erected for temporary events under with the following considerations:
 - 1) Air-or gas-filled balloons or other devices which have a capacity for air or gas which does not exceed three (3) cubic feet.
 - 2) Streamers or pennants.
 - 3) Flags or banners, maximum size of thirty-two (32) square feet.
 - 4) Temporary signs shall not be closer than ten (10) feet to the pavement of any street or any public right-of-way.
 - 5) Temporary yard signs not to exceed six (6) square feet.
- d. Adequate parking, ingress and egress must be provided on-site or written permission must be obtained if parking is provided on an adjoining property.
- e. All requirements of the Fire Marshal's Office, Georgia Environmental Health Department, and the USDA must be followed at all times regarding food preparation, preservation, and sales.
- f. Requirements of the Dacula Alcohol Ordinance must be adhered to at all times. An off duty uniformed Post certified officer is required onsite if alcohol is to be served on the premises of the event.
- g. All other requirements for licenses and regulations of the City of Dacula shall be met.
- h. Temporary use permits shall be counted towards a business not a multi-tenant commercial building.
- i. Restroom facilities shall be provided by the applicant during the temporary event.
- j. A certificate of general liability insurance (minimum \$1,000,000) must be provided prior to permit approval.
- k. A temporary permit is applied for and approved by the City Administrator or his/her designee.
- l. The City Administrator shall have the authority to grant administrative variances on temporary uses and requirements of a temporary use permit.

D. Special Exceptions:

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 Exception subject to the approval of the Mayor and City Council.

1. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.

E. 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 Administrator and Planning Commission 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 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 is located.
 - 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. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.
4. Taxi / limousine services.
5. Tattoo / body art / body modification establishments.
6. Indoor or outdoor gun ranges.
7. Massage parlors.
8. Pawn Shops.
9. Equipment rental, sales or service (including heavy equipment, farm equipment, bulldozers, backhoes, forklifts, cranes, etc.).
10. Hotels or motels.
11. Log splitting and storage lots, provided splitting and storage areas are screened with a six-foot high, 100 percent opaque fence.
12. Taxidermists.
- 13. Distilleries (less than 10,000 s.f.)**

F. Other Provisions:

1. Mobile food units are permitted with a City issued permit.
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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)	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).
 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. Cold Storage Plant or commercial cold storage.
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15. Contractor's Offices with no outdoor storage of equipment.
 16. Crematories.
 17. Depot/Passenger Terminal (bus, rail).
 18. Dog kennels.
 19. Farm Equipment sales and service.
 20. Financial Services/Institutions.
 21. Fraternal Club or Lodge.
 22. HVAC Equipment Dealers.
 23. Hospital/Clinic/Convalescent Home.
 24. Ice Manufacturing/Packing Plant.
 25. Laboratory, research and testing.
 26. Machine Shop.
 27. Maintenance Shop (fleet vehicles).
 28. Meat Processing or packaging, except slaughtering, poultry killing, and dressing of animals shall not be allowed.
 29. Medical/Dental Laboratory.
 30. Mini-Warehouses/personal storage warehouses.
 31. Movie Studio.
 32. Museum.
 33. Newspaper, printing or publishing.
 34. Offices or Office Parks.
 35. Office, professional/business.
 36. 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.
 37. Parking deck.
 38. Pest Control/Extermination Business.
 39. Pharmacy (accessory).
 40. Photo Processing Plant.
 41. Photo Studio.
 42. Plant Nursery (wholesale or retail).
 43. Plastics Extrusion Plant.
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44. Plumbing Equipment Dealers.
 45. Printing/Bookbinding/Publishing Plant.
 46. Public Buildings and Offices (Libraries, Government Offices, etc.).
 47. Radio/Television Station and Transmitter.
 48. Recreation Facilities/Training Center, Indoor (gymnastics schools, baseball academies, etc.).
 49. Recording/Rehearsal Studio.
 50. 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.
 51. Retail Sales Showrooms and Warehouse Stores,
 52. Taxi/Limousine Service.
 53. Telephone Exchange Building.
 54. Trade/Vocational School.
 55. Truck and Bus Sales Leasing/Repair (heavy truck/tractor trailer).
 56. 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.
 - 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.
 57. Upholstery Shop.
 58. Utility stations including water and wastewater treatment facilities, building and grounds for storage of vehicles, equipment, and materials.
 59. Veterinary offices, hospitals, and laboratories.
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60. Weather Service Station.

61. Wholesaling and warehousing with offices.

62. Breweries (10,000 s.f. or greater).

C. Special Exceptions:

Within the M-1 Light Manufacturing 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 Mayor and City Council.

1. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.

D. 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 Administrator 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.
 5. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.
 6. Day care facilities provided they comply with all State day care and Health Department requirements.
 7. Residential or community shelter.
 - 8. Distilleries (10,000 s.f. or greater).**
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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)	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.~~ **Alcoholic beverage manufacturers.**

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.

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.

18. Breweries (10,000 s.f. or greater).

C. Special Exceptions:

Within the M-2 Heavy Manufacturing/Industry 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 Mayor and City Council.

1. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.

D. Special Uses:

In addition to the criteria for review listed in Section 1706 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
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 Administrator and Planning Commission 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. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.
 4. Composting Facility.
 5. Explosives Plant/Storage.
 6. Petroleum Refinery/Processing Plant.
 7. Paper/Pulp Mill.
 8. Scrap Tire Processing Plant.
 9. Solid Waste Transfer Stations.
 10. Waste Incineration Facility.
 11. 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.
 - 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.
 12. 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.
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- 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.

13. 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.

14. **Distilleries (10,000 s.f. or greater).**
