Planning Commission Public Hearing

Monday, October 26, 2026 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 August 31, 2026

OLD BUSINESS:

NEW BUSINESS:

2. **PUBLIC HEARING**: Ratification of Official Zoning Map Revisions
3. Ratification of Official Zoning Map Revisions
4. **PUBLIC HEARING:** Ordinance to amend Article IX of the Zoning Resolution
5. Ordinance to amend Article IX of the Zoning Resolution

ADJOURNMENT:

Planning Commission Public Hearing

Monday, August 31, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, August 31, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Bradberry 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 Lisa Bradberry
Member Myra Montalbano
Member Keith Hedgspeth
Member Gene Greeson
Member Trannon Thomas

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, Senior Planner
Dana Stump, Administrative Assistant for Planning & Development
Amy White, Chief Marshal

II. INVOCATION:

Mayor King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Bradberry led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, June 29, 2026

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

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. **PUBLIC HEARING: 2026-CD-RZ-03**, Applicant: Dacula Logistics Park, LLC, Owner: Walton Georgia, LLC requests rezoning from PMUD (Planned Mixed-Use District) to M-1 (Light Manufacturing District). The property is located in Land Lot 270 of the 5th District and contains 2.633 acres more or less.

Motion to open the public hearing made by Member Montalbano, Seconded by Member Greeson.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

Senior Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from PMUD (Planned Mixed-Use District) to M-1 (Light Manufacturing District). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Shane Lanham, spoke in favor of the application.

No public comments

Motion to close the public hearing made by Member Greeson, Seconded by Member Thomas.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

3. **Rezoning Application: 2026-CD-RZ-03**, Applicant: Dacula Logistics Park, LLC, Owner: Walton Georgia, LLC requests rezoning from PMUD (Planned Mixed-Use District) to M-1 (Light Manufacturing District). The property is located in Land Lot 270 of the 5th District and contains 2.633 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Hedgspeth, Seconded by Member Greeson.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson, Member Thomas

VII. ADJOURNMENT:

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

Meeting adjourned at 6:12 p.m.

Minutes approved _____ _____

Date *Signature*

HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

MEMO

TO: City of Dacula Planning Commission /
City of Dacula Mayor and City Council

FROM: Brittni Nix, City Administrator

DATE: October 23, 2026

SUBJECT: Ratification of Official Zoning Map Revisions

Staff requests the City Council ratify the presented Zoning Map. The map reflects the City's zoning actions since July 3, 2025. If ratified, the subject map will become the Official Map of the Corporate Limits of the City of Dacula, Georgia.

Official Map of the Corporate Limits of the City of Dacula, Georgia.

GRAPHIC SCALE
800 400 0 800 1600
SCALE: 1"=800'

N W E S

CITY OF DACULA
URBS DOMUUM
DECATUR ATLANTA
1905
GEORGIA

ZONING MAP ADOPTION

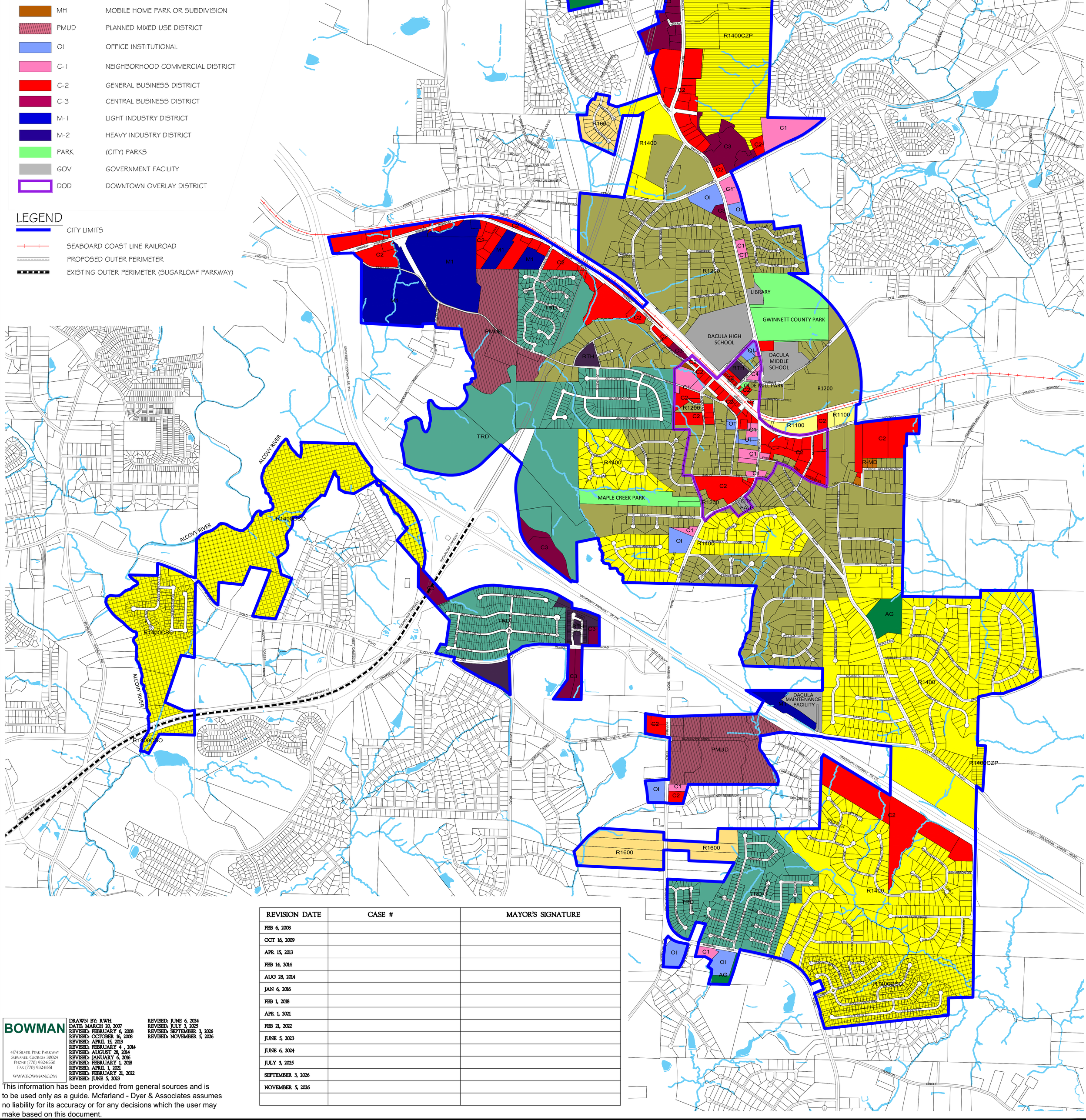
CITY OF DACULA, MAYOR DATE

ZONING DISTRICT LEGEND

AG	AGRICULTURAL DISTRICT
R-1100	SINGLE FAMILY RESIDENTIAL
R-1200	SINGLE FAMILY RESIDENTIAL
R-1400	SINGLE FAMILY RESIDENTIAL
R-1600	SINGLE FAMILY RESIDENTIAL
CZP	SINGLE FAMILY RESIDENTIAL
CSO	SINGLE FAMILY RESIDENTIAL
R-TH	SINGLE FAMILY RESIDENCE TOWNHOUSE DISTRICT
RSR	SENIOR ORIENTED RESIDENTIAL
TRD	TRANSITIONAL RESIDENTIAL DISTRICT
R-MD	MULTI - FAMILY RESIDENTIAL
MH	MOBILE HOME PARK OR SUBDIVISION
PMUD	PLANNED MIXED USE DISTRICT
OI	OFFICE INSTITUTIONAL
C-1	NEIGHBORHOOD COMMERCIAL DISTRICT
C-2	GENERAL BUSINESS DISTRICT
C-3	CENTRAL BUSINESS DISTRICT
M-1	LIGHT INDUSTRY DISTRICT
M-2	HEAVY INDUSTRY DISTRICT
PARK	(CITY) PARKS
GOV	GOVERNMENT FACILITY
DOD	DOWNTOWN OVERLAY DISTRICT

LEGEND

- CITY LIMITS
- SEABOARD COAST LINE RAILROAD
- PROPOSED OUTER PERIMETER
- EXISTING OUTER PERIMETER (SUGARLOAF PARKWAY)



REVISION DATE	CASE #	MAYOR'S SIGNATURE
FEB 6, 2008		
OCT 16, 2009		
APR 15, 2013		
FEB 14, 2014		
AUG 28, 2014		
JAN 6, 2016		
FEB 1, 2018		
APR 1, 2021		
FEB 21, 2022		
JUNE 5, 2023		
JUNE 6, 2024		
JULY 3, 2025		
SEPTEMBER 3, 2026		
NOVEMBER 5, 2026		

BOWMAN

4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone (770) 932-6550
Fax (770) 932-6551

WWW.BOWMAN.COM

DRAWN BY: RWH
DATE: MARCH 20, 2007
REVISED: FEBRUARY 6, 2008
REVISED: OCTOBER 16, 2008
REVISED: APRIL 15, 2013
REVISED: FEBRUARY 4 , 2014
REVISED: AUGUST 28, 2014
REVISED: JANUARY 6, 2016
REVISED: FEBRUARY 1, 2018
REVISED: APRIL 1, 2021
REVISED: FEBRUARY 21, 2022
REVISED: JUNE 5, 2023
REVISED: JUNE 6, 2024
REVISED: JULY 3, 2025
REVISED: SEPTEMBER 3, 2026
REVISED: NOVEMBER 5, 2026

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HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

MEMO

TO: City of Dacula Planning Commission /
City of Dacula Mayor and City Council

FROM: Hayes Taylor, Senior Planner

DATE: November 5, 2026

SUBJECT: Amendments to Article IX of the Zoning Resolution

The current Zoning Resolution is primarily borrowed from a previous iteration of Gwinnett County's Zoning Ordinance, which is longer utilized because it did not produce the anticipated results. In July of 2025, the City codified several updates to the Development Regulations to better facilitate the goals and policy objectives of the 2050 Comprehensive Plans. Staff recommends the City make the following amendments to Article IX of the Zoning Resolution to address a variety of issues to support the goals of the Comprehensive Plan and better meet the City's current needs:

1. Create a standalone temporary use section. In the current iteration of Article IX, temporary uses are scattered throughout the article and difficult to access. The update willow for easier administration and public legibility.
2. Clarify Assembly Use regulations to allow for consistent parameters and expand Council purview. Presently, assembly use standards vary between requiring a Special Use Permit (SUP) and allowing assembly uses by right. The proposed update would require an SUP across the board, allowing the Council and Commission the chance to review uses on a case-by-case basis.
3. Reclassify dog-grooming facilities to allow for dog-grooming facilities in C-2 (General Business District) with a Special Use Permit (SUP). Permitting dog-grooming facilities on C-2 parcels would allow shops to provide the amenity closer to the majority of the City's commercial areas without setting the zoning precedent for C-3 (Central Business District and Heavy Commercial District) in character areas the City wishes to protect.
4. Update the Planned Mixed-Use District. The City of Dacula's PMUD ordinance is based on a previous iteration of a sister city's PMUD ordinance. In its current form, the PMUD district often hinders development and does not allow for many of the goals contained within its description. As the City nears buildout levels, the number large assembles close to activity centers are diminishing. To prevent future PMUD developments from being pushed further down Harbins Rd, it is imperative the City allow for smaller assemblages.
5. Update the Single-Family Residence Townhouse District. The R-TH district is inherited from an outdated county code. Historically, townhouses were constructed near town centers and commercial nodes. The housing typology was named for its setting, not as an indication of density. Gwinnett

County has no town center; thus, the County's previous R-TH district was suburban in nature and was not designed to produce neighborhoods that could be seen in the quaint small towns that the Comprehensive Plan calls for. The requested updates would bolster the architectural standards, push developers to locate future townhouse developments near commercial nodes and Downtown Dacula, and prevent developers from taking advantage of density.

Staff requests approving the recommended resolution effective immediately. Redlines of the requested amendments are available following the memo.

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 owner's request.

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.)			
AG	1100	87,120 (2 acres)	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.
7. Kennel - provided than 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.

~~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 Administrator and Planning Commission 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. 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.
5. **Place of Assembly uses, 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 assembly building or accessory building and parking related to these buildings.
   d. A Place of Assembly located in a manufactured building may be erected on the property for a period not to exceed three (3) years.

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.) Major Street (Ft.)	Setback from Right -of-Way (Ft.) Interior Street (Ft.)	Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (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 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.~~

~~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 properly 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.

3. Place of Assembly uses, 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 assembly building or accessory building and parking related to these buildings.

d. A Place of Assembly located in a manufactured building may be erected on the property for a period not to exceed three (3) years.

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.

1. ~~Churches, temples and synagogues~~ **Place of Assembly uses** not meeting the minimum requirements for a permitted ~~church, temple or synagogue~~ **assembly** within the R-1100, R-1200, or R-1400 Districts.
2. Private schools offering general education courses.
3. 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.

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

The R-MD Residential Multi-Family Duplex District includes areas where 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:

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-MD	1200	Sewer 21,780 Septic 32,000	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.

   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.
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 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:

1. Day care facilities located in a church, temple, or synagogue.
2. **Place of Assembly uses, 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 assembly building or accessory building and parking related to these buildings.**
   - **d. A Place of Assembly located in a manufactured building may be erected on the property for a period not to exceed three (3) years.**

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:

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.)			
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 (Non-profit only)~~

3. Banks and other financial institutions.

4. Cultural facilities **(non-assembly).**

5. Dance Studio.

6. Dental Clinic or Dental Laboratory.

7. Health Clinic.

8. Hospital.

~~9. Lodges, fraternal and social organizations.~~

10. Medical Laboratory.

11. Mortuaries, cemeteries and mausoleums.

12. Museum.

13. Offices, Business or Professional.

14. Parking deck.

15. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
16. Public buildings and facilities.
17. Public offices.
18. Public and semipublic recreational facilities such as parks, country clubs, **non-assembly** community centers and other similar facilities.
19. Radio and Television Broadcasting Studios.
20. Research and testing facilities.
21. Retirement communities, which may include a nursing home, cafeteria and care facilities and accessory uses.
22. 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.

C. ~~Temporary Uses~~

~~1. Within the O-I Office Institutional 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.

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 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 Mayor and City Council.

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.

E. Special Uses.

Within the O-I Office-Institutional 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 Commission and after a public hearing.

1. ~~Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings~~. **Place of Assembly (Including: Non-profits, places of worship, social clubs, fraternities etc.)**
2. Day care facilities provided they comply with all State day care and Health Department requirements.
3. Group or congregate personal care homes. Personal care homes shall be licensed by the State of Georgia.
4. Nursing and convalescent homes.
5. Foster homes, orphanages, half-way houses, and institutional houses for the handicapped.
6. Residential or community shelters.
7. Boarding or rooming houses.

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:

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.)			
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. Clinic, Medical, Public - Private.
7. Clothing Sales.
8. Community Center **(non-assembly)**
9. Convenience Food Store.
10. Cultural facilities.
11. Dance Studio.
12. Dental Clinic or Dental Laboratory.
13. Drug stores and pharmacies.
14. Dry Cleaning, Pick-up Station.
15. Flower and gift shops.
16. Gasoline Station and convenience store, except no automobile service bays shall be provided.
17. Gift Shop.
18. Grocery Stores of less than 10,000 square feet.

19. Hardware Store.
20. Jewelry Store.
21. Laundry, Self-serve, Pick-up.
22. Locksmith.
23. ~~Lodges, fraternal and social organizations.~~
24. Medical Laboratory, Museum, Historical Display.
25. Offices Professional and Business.
26. Parking deck.
27. Park or Playground.
28. Picture Framing.
29. Photocopying/ Reproduction Service.
30. Photographic Studio or Supply.
31. Planned Shopping Centers, or multi-tenant buildings.
32. Public and private educational institutions offering general education courses, including nursery schools and kindergartens.
33. Public buildings, uses and facilities. (government owned)
34. Recreation Facilities, Indoor, provided that these facilities are enclosed in a building.
35. Shoe Repair.
36. Taxidermist.
37. Travel Agency.
38. 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.
39. Watch Repair.
40. Restaurants.

~~C. Temporary Uses~~

~~1. Within the C-1 Neighborhood 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.

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. 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.
   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.
3. Mobile food units are permitted with a City issued permit.

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 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.

F. Special Uses

Within the C-1 Neighborhood Commercial District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by subject to the

approval of the Mayor and City Council.

1. ~~Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings~~. **Place of Assembly (Including: Non-profits, places of worship, social clubs, fraternities, community centers, etc.)**
2. Day care facilities provided they comply with all State day care and Health Department requirements.

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.

12. Clothing Sales.
13. Community Center **(non-assembly).**
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.
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.

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:

1. Written permission of the property owner(s) must be provided.

2. Private events shall not encroach public property or right-of-way without permission.

3. 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.~~

~~4. Adequate parking, ingress and egress must be provided on-site or written permission must be obtained if parking is provided on an adjoining property.~~

~~5. 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.~~

~~6. 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.~~

~~7. All other requirements for licenses and regulations of the City of Dacula shall be met.~~

~~8. Temporary use permits shall be counted towards a business not a multi-tenant commercial building.~~

~~9. Restroom facilities shall be provided by the applicant during the temporary event.~~

~~10. A certificate of general liability insurance (minimum $1,000,000) must be provided prior to permit approval.~~

~~11. A temporary permit is applied for and approved by the City Administrator or his/her designee.~~

~~12. 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~~. **Place of Assembly (Including: Non-profits, places of worship, social clubs, fraternities, community centers etc.)**
4. Quick Oil Change Store.
5. Tire Store.
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.).
15. **Pet grooming or boarding establishments.**

F. Other Provisions

1. No outdoor storage except as otherwise provided herein.
2. Mobile food units are permitted with a City issued permit.

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.

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.
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.

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~~. **Place of Assembly (Including: Non-profits, places of worship, social clubs, fraternities, community centers, etc.)**
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 10,00 s.f.).

F. Other Provisions:

1. Mobile food units are permitted with a City issued permit.

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.
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.
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.

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).
9. Data centers with a lot area of twenty (20) acres or less, provided that the following conditions are met:

    a. Minimum Distance from Residential. Any data center building must be located at least 250 feet from the property line of a parcel zoned residential, property with an approved concept plan for residential use, or property developed with residential use.

    b. Landscape strip. A planted 50-foot-wide landscape strip shall be provided adjacent to any existing or dedicated right-of-way. Landscape plans must be reviewed and approved by the Planning & Development Director. Natural topography and existing vegetation, supplemented with new evergreen vegetation may be substituted for landscaping at the discretion of the Director.

    c. Enclosure.

        1. A six (6) foot high opaque fence shall be required along the entire perimeter of the facility.

        2. All electric generators and transformers not housed inside a building or structure shall be enclosed behind a solid wall made of concrete or another equivalent sound absorbing material and must be a minimum of four (4) feet higher than the highest point on the generator. The wall shall be painted or finished with decorative or artistic concrete adhesive. Wall design and finish shall be reviewed and approved by the Director.

    d. Buffer.

        1. Data centers adjoining residential zoned property or property developed with residential use require a 100-foot buffer along the adjoining property line.

        2. The first 50 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements. The remaining buffer may be disturbed, graded, and replanted. If the buffer is disturbed, a minimum of three (3) rows of varied evergreen shrubs at least 4 feet in height at planting are required to provide screening.

    e. Noise abatement.

        1. The applicant must submit a noise study demonstrating that the operation of the data center will comply with the following standards:

            Maximum Nighttime. Between 10:00 p.m. and 8:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

            Maximum Daytime. Between 8:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages. Testing of backup generators is limited to the hours between 9:00 a.m. and 5:00 p.m.

f. Electric Substations. Electric Substations are necessary accessory uses to data centers. If located on the same property as a data center, the substation shall not be located within 300 feet of an adjacent right-of-way and shall be screened from view from adjacent property lines and the right-of-way.

g. Utility. No utility connected data processing center shall be issued a permit until evidence has been provided by the operator that installation of the system would be feasible. Written verification from Gwinnett County Water Resources Department, the electrical provider, and other utility providers as applicable, shall state the following:

1. Adequate capacity is available on the applicable utility lines and substation to ensure available capacity for the proposed use and that capacity is available to serve other needs of the surrounding community is consistent with the normal project load growth envisioned by the data center.

2. Utility supply, equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.

3. The use will not cause electrical interference or fluctuations in line voltage on and adjacent to the operating premises.

h. Construction Design Standards.

1. Pitched roofs are prohibited. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building.

2. All building facades shall comply with the Architectural Design Standards within the City's Development Regulations.

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 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.

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).

15. Data center, provided that the following conditions are met:

a. Minimum Distance from Residential. Any data center building must be located at least 250 feet from the property line of a parcel zoned residential, property with an approved concept plan for residential use, or property developed with residential use.

b. Landscape strip. A planted 50-foot-wide landscape strip shall be provided adjacent to any existing or dedicated right-of-way. Landscape plans must be reviewed and approved by the Planning & Development Director. Natural topography and existing vegetation, supplemented with new evergreen vegetation may be substituted for landscaping at the discretion of the Director.

c. Enclosure.

1. A six (6) foot high opaque fence shall be required along the entire perimeter of the facility.

2. All electric generators and transformers not housed inside a building or structure shall be enclosed behind a solid wall made of concrete or another equivalent sound absorbing material and must be a minimum of four (4) feet

higher than the highest point on the generator. The wall shall be painted or finished with decorative or artistic concrete adhesive. Wall design and finish shall be reviewed and approved by the Director.

d. Buffer.

1. Data centers adjoining residential zoned property or property developed with residential use require a 100-foot buffer along the adjoining property line.

2. The first 50 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements. The remaining buffer may be disturbed, graded, and replanted. If the buffer is disturbed, a minimum of three (3) rows of varied evergreen shrubs at least 4 feet in height at planting are required to provide screening.

e. Noise abatement.

1. The applicant must submit a noise study demonstrating that the operation of the data center will comply with the following standards:

Maximum Nighttime. Between 10:00 p.m. and 8:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

Maximum Daytime. Between 8:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages. Testing of backup generators is limited to the hours between 9:00 a.m. and 5:00 p.m.

f. Electric Substations. Electric Substations are necessary accessory uses to data centers. If located on the same property as a data center, the substation shall not be located within 300 feet of an adjacent right-of-way and shall be screened from view from adjacent property lines and the right-of-way.

g. Utility. No utility connected data processing center shall be issued a permit until evidence has been provided by the operator that installation of the system would be feasible. Written verification from Gwinnett County Water Resources Department, the electrical provider, and other utility providers as applicable, shall state the following:

1. Adequate capacity is available on the applicable utility lines and substation to ensure available capacity for the proposed use and that capacity is available to serve other needs of the surrounding community is consistent with the normal project load growth envisioned by the data center.

2. Utility supply, equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.

3. The use will not cause electrical interference or fluctuations in line voltage on and adjacent to the operating premises.

h. Construction Design Standards.

1. Pitched roofs are prohibited. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building.

2. All building facades shall comply with the Architectural Design Standards within the City's Development Regulations.

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)	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	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.
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.

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.

C. Special Uses:

1. Place of Assembly uses, 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 assembly building or accessory building and parking related to these buildings.

d. A Place of Assembly located in a manufactured building may be erected on the property for a period not to exceed three (3) years.

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.

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:

Distr.	Minimum Dwelling Unit (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft)(1)	Minimum Lot 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.)			
TRD	1,600	Sewer 12,000	60	40	30	8	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.

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.
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 – 60 feet at the front building setback line.
3. Minimum front yard setback from the right-of-way shall be 30 feet, for corner lots the minimum side yard from the right-of-way shall be 30 feet.
4. Minimum side yard setback – eight (8) foot side yard on each side.
5. Minimum rear yard setback - twenty-five (25) feet. The rear yard shall be equal to the required minimum yard setback plus an additional five feet from external project property lines and shall not be less than forty (40) feet when adjoining existing City, County, State, or Federal roadway.
6. Maximum dwelling 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.
10. The declaration of restrictive covenants of 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.

Section 913. CSO Conservation Subdivision Overlay District

A. Purposes

The purpose of this overlay district is as follows:

1. To provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure.
2. 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.
3. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
4. 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.
5. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
6. To promote interconnected greenways and corridors throughout the community.
7. To promote contiguous greenspace with adjacent jurisdictions.
8. To encourage street designs that reduces traffic speeds and reliance on main arteries.
9. 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.

B. 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. The 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.

C. Permitted Uses

Those uses permitted in the underlying district are permitted.

D. 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.

1. The purpose of the Site Analysis Plan is:

a. To delineate 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 Section D above.

b. To set forth the particulars of the site, including boundary, topographic data (minimum four (4) foot contour intervals), existing structures and utility easements.

c. 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.

2. The Existing Features Site Analysis Plan shall show the following information:

a. Perennial and intermittent streams, FEMA designed 100-Year Flood Hazard Zones and Wetlands. The source of this information shall also be indicated.

b. Identification of tree lines, native woodlands, open fields or meadows, peaks or rock outcroppings, and prime agricultural land.

c. Delineation of tree resource areas by type such has hardwoods, pines or mixed; and old or new growth.

d. Delineation of steep slope areas (25% or greater). The designer shall endeavor to preserve slopes greater than 40%.

e. Identification of historical, archeological or other significant features identified in the Environmental Site Assessment (Phase One) report.

f. Identification of Conservation Space, Open Space or common areas adjacent to the project.

g. 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.

h. 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 and the approval of a Concept Plan.

E. 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:

1. Delineation and specifications of Conservation Space which includes calculations and exclusions (see action 913.F.2) and any Pocket Park, Neighborhood Greens, play areas, or trail systems to be constructed.

2. A typical detail on the plan indicating dwelling size, lot width, building setback lines, off-street parking, lot trees and sidewalks.

3. Lot width average, area and percent of floodplain specifications in tabular form; and density calculations (gross and net).

F. Conservation and Space Requirements

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

1. 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.

2. Undeveloped and Natural:

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

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

   c. 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 Plain, 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.

   d. 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 healthy, native forests of at least one contiguous acre, scenic view sheds, peaks and rock outcroppings, prime agriculture lands consisting of existing trails that connect the tract to neighboring areas. Also considered as Secondary Conservation Areas are Pocket Parks, Neighborhood Greens and storm water management facilities. However, Pocket Parks and Neighborhood Greens shall not exceed 20% of the total required Conservation Space.

   e. At least 80 percent of the Open Space shall be in a contiguous tract. The Open 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.

   f. 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.

3. Exclusions:

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

   a. Residential yards.

   b. Proposed permanent lakes that may be used for wet detention. No more that 50% of land area located within a proposed permanent lake may be credited.

   c. Recreation Area Improvements and Impervious surfaces in recreation areas shall not be credited.

   d. Land area within power, gas pipeline, sewer line or pump station easements shall not be credited.

e. 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 parks, schools, or other public facilities shall not be credited.

f. Golf Courses.

4. 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.

5. Property Owners' Association:

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

a. Governance of the association by the Georgia Property Owners' 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.

b. Responsibility for maintenance of the open space.

c. Responsibility for insurance and taxes.

d. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.

e. Conditions and timing of transferring control of the association from the developer to the lot owners.

f. Guarantee that the association will not be dissolved without the advance approval of the Dacula City Council.

6. Maintenance:

The property owners' 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.

7. 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:

a. Option 1: Conveyance to the Public and Subdivision Lot Owners

A deed conveying ownership of the Conservation Space to the mandatory property owners' 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.F.2 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 subdivision lot owners and residents, and it shall run in perpetuity as provided by Georgia Law OCGA 44-5-60).

G. Conservation and Space Requirements

b. 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 a qualified organization recognized by Federal Treasury Regulation Section 1.170A-14)(1). Qualified organization recognized 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 7.a - Option 1 of this section. Secondary Conservation Areas may also be covered by the same permanent protection options.

H. 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 of Dacula.

1. Minimum Subdivision Size:

   Twenty (20) contiguous acres.

2. 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.

3. Average Lot Width:

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

4. Minimum Road Frontage per Lot:

   Minimum Road frontage shall be at least 50 feet. Exception: Road frontage may be reduced to 40 feet for lots with frontage on cul-de-sac or eyebrow cul-de-sac turnarounds.

5. Minimum Yard Areas (Setbacks):

   Front: 30 feet (Interior Street)

   Rear: 25 feet

   Side: 8 feet per side

6. 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.

7. Maximum Height of Dwellings:

   35 feet

8. 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

9. Sodded Yards:

   All grassed areas on dwelling lots shall be sodded.

10. Garages:

    Dwellings shall have two-car garages.

11. 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.

12. Underground Utilities:

    All utilities shall be located underground.

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 areas 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.

A. Permitted Uses:

1. Detached single-family homes.
2. Villas - attached residences.

B. Building Design Standards:

1. Architectural treatments shall be primarily of brick, or stone, with minor treatments of low or no-maintenance siding materials. Vinyl siding shall be prohibited.
2. 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.
3. All dwellings shall be limited to single-story, however, bonus rooms over garages shall be allowed.
4. All dwellings shall contain double-car garages.
5. All dwellings shall incorporate accessibility standards which shall include the following:
   a. Easy access step free feature at entrance to the unit.
   b. Easy passage feature requiring 32-inch wide, clear passage doorways throughout the unit.
   c. Easy to use feature requiring wheelchair accessible bedroom(s), kitchen, entertainment area and bathroom(s), via step-free entrance.
6. 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.
7. 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.

C. Site Design Standards for R-SR detached homes

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

1. Maximum density - four (4) units per acre
2. Minimum Lot Area - 5,000 square feet
3. Average Lot Width - 50 feet
4. Minimum front yard - 20 feet
5. Minimum side yard - five (5) feet
6. Minimum rear yard - 15 feet

7. Provide sidewalks adjacent to both sides of interior streets.

D. Site Design Standards for R-SR attached homes:

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

1. Maximum density - six (6) units per acre
2. Lot Area - No minimum
3. Lot Width - No minimum
4. Internal Road Frontage - No minimum
5. External Road Frontage for Overall Development - 50 feet
6. Minimum unit width - Forty (40) feet
7. 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.
8. External yard requirements:
   a. Front Yard 50-feet
   b. Side Yard 20-feet
   c. Rear Yard 20-feet
9. Provide sidewalks adjacent to both sides of interior streets or private driveways. Design shall be per Development Regulations.

E. Landscape Requirements:

1. 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.
2. At least one 3-inch caliper street tree shall be planted at least every 35-feet along both sides of internal streets.
3. All grassed areas shall be sodded.

F. Mandatory Homeowners 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)8) 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:

1. 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.
2. 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.

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

G. 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 Commission 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 Staff.

1. 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.

   a. A location map indicating existing zoning on the site and the adjacent areas.
   b. A concept plan drawn no smaller than one inch equals 100 feet, which includes the following information:
      1. Lot lines and setbacks.
      2. Topography with contour intervals no greater than 20 feet.
      3. Lakes, ponds and flood plains and the source of flood plain data.
      4. Storm water detention areas.
      5. Recreation facilities (if applicable).
      6 Location of typical off-street parking.
   c. Color elevations of front, sides and rear of all typical units, including proposed building materials and any other structures such as recreation buildings.
   d. Information indicating the following:
      1. Gross and net acreage (see definition of net density).
      2. Lot sizes (typical dimensions and square footage).
      3. Amount of common/open space in square feet (if applicable).
      4. Such other architectural and engineering data as may be required to evaluate the project.

Section 915 R-TH Single-Family Residence Townhouse District.

~~This zoning district is intended exclusively for townhouse dwelling units and customary accessory uses and structures.~~

The R-TH Single-Family Residence Townhouse District is designed to facilitate townhouse developments located near and among low to moderate density residential neighborhoods, with safe connections to commercial and/or community amenities. Townhouse developments shall be discouraged if isolated from the existing development pattern and/or suitable commercial nodes. Proposals extending a grid-oriented development pattern shall be given priority. The following standards are applicable for townhouse developments outside the Downtown Overlay District.

A. Within the R-TH Single-Family Residence Townhouse District, the following requirements shall be met

~~1. Maximum density: Eight (8) units per acre (net). See the definition of net density.~~

~~2. Lot Area: Minimum five (5) - acres for townhome development.~~

~~3. Lot Width: No Minimum for townhomes.~~

~~4. Internal Road Frontage: No Minimum.~~

~~5. External Road Frontage: 50 - feet for Overall Development.~~

~~6. Minimum unit width:~~

~~a. Twenty-two (22) feet for townhomes.~~

~~7. Maximum height: 35 feet for townhomes.~~

1. Lot Development Standards

Min Lot Area	Min. Unit Width	External Min. Front Setback*	Internal Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Max. Building Height	Min. % Green Space Area
5 acres	22 ft.	Arterial ROWs: 50 ft. Collectors & Local ROWs: 20 ft.	Rear Entry - 10 Front Entry - 22	20 ft	20 ft.	40 ft.	15% of lot area

***The City Administrator or his/her designee shall determine the appropriate setback classification. The 20 ft setback shall be reserved for developments where pedestrian connectivity is safe and feasible.**

2. **Minimum Heated Floor Area**

Studio	1-bedroom	2-bedroom	3-bedroom*	4-bedroom*
Not permitted	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

**** Three-bedroom units shall be limited to 60% of the entire townhouse development.***
**** Four-bedroom units shall be limited to 15% of the entire townhouse development.***

3. **Architectural Standards**
   a. The front and side facades of townhome buildings shall be constructed primarily of brick or stacked stone with minor treatments (i.e. gables, bay windows, chimneys,) of wood, cedar shake, or fiber-cement siding.
   b. The rear of the units may be the same, or of wood or fiber cement siding.
   c. Buildings must include a variety of building materials, textures and colors. Adjacent units may not utilize the same color combinations.
   d. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces
   e. Clusters of units shall contain a minimum of two alternating types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
   f. Shutters and roof eaves brackets are required.
4. **Homeowners Association**
   a. The development shall have a mandatory Homeowners Association with restrictive covenants and bylaws.
   b. The declaration of restrictive covenants of 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.
   c. The Protective Covenants must include the private maintenance of all common areas, streets, alleys and driveways.
5. **Development Regulations**
   a. Maximum density: Eight (8) units per acre (net). See the definition of net density.
   b. A minimum of three (3) and maximum of eight (8), dwelling units shall be allowed in each row of townhouses.
   c. Internal Road Frontage: No Minimum.
   d. Townhomes shall be a minimum of twenty-two (22) feet in width.
   e. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings and interior driveways/streets.
   f. All townhome units shall have double-car garages.
   g. All grassed areas shall be sodded.
   h. Provide sidewalks adjacent to both sides of interior streets or private driveways. Design shall be per Development Regulations.
   i. A minimum of a two-hour rated firewall shall be required between each attached dwelling unit. A four (4)-hour rated firewall shall be required between every fourth attached dwelling units. The four-hour firewall may be reduced to a two-hour firewall if approved residential sprinkler systems, or similar fire prevention measures are approved by the Gwinnett County Fire Marshals office, and are

installed in each unit. Firewalls shall be constructed in accordance with applicable building codes of the Gwinnett County Fire Marshal's office.

j. The landscaped setback may incorporate **native** vegetation and shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (maximum 30-feet on-center).

k. At least 80 percent of required parking areas for overall development must be located directly in the front or rear of the dwelling units. The balance of the parking spaces may be located in a parking facility separated from the units.

l. Rear automotive entry shall be required for units bordering the external road frontage on local roads. No driveway shall have access to exterior streets.

m. Interparcel connectivity is required when feasible. Feasibility will be determined by the City Administrator or his/her designee.

n. Private, usable outdoor space, such as balconies, sundecks, patios, etc., shall be provided contiguously to each dwelling unit and shall be a minimum of 10 percent of the floor area of the unit served. The location and number of square feet shall be clearly indicated on the site plan.

Example: Lots Fronting Pedestrian Ways



Buildings fronting a pedestrian alley. Davidson, NC



Residential lots fronting a cottage court. Saint Charles, MO

6. Utilities

a. All utilities shall be placed underground.

b. Townhouse development must be connected to sanitary sewer and are not permitted to use septic systems.

7. ~~Landscaping~~

~~a. A 50-foot wide landscaped setback shall be provided along all exterior street frontages. The landscaped setback may incorporate natural vegetation and shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (maximum 30-feet on-center).~~

8. ~~Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings and interior driveways/streets.~~
9. ~~External yard requirements:~~
   ~~a. Front yard: 50-Feet~~
   ~~b. Side yard: 40-Feet~~
   ~~c. Rear yard: 40-Feet~~
10. ~~A 50-foot undisturbed buffer shall be provided where adjacent to single-family residential zoning districts.~~
11. ~~Provide three or more off-street parking spaces per dwelling unit for townhomes.~~
12. ~~The minimum heated floor area per dwelling unit shall be 1,800 square feet.~~

B. Concept Plan Review

The purpose of the concept plan review is to encourage logic, imagination, innovation, and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area. The Planning and Development Department shall review plans for compliance with concept plan review criteria. The recommendations of both the Planning and Development Department and the Planning Commission shall be transmitted to the City Council. Through the rezoning process, the City Council may condition approval of an R-TH request to a specific concept plan.

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects or landscape architects, and submitted to the Planning and Development Department. No application for an R-TH 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, including the following information:
   a. Lot lines and setbacks.
   b. Topography with contour intervals no greater than 20 feet.
   c. Lakes, ponds and floodplains and the sources of floodplain data.
   d. Stormwater detention areas.
   e. Recreation facilities (if applicable).
   f. Location of typical off-street parking.
3. Color architectural elevations of front, sides and rear of all typical units, including proposed building material, and any other structures such as recreation buildings. Photos of pre-existing townhome developments will not be accepted for architectural elevation review.
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).

5. Such other architectural and engineering data as may be required to evaluate the project.

Section 916 PMUD Planned Mixed-Use District

A. Purpose

The purpose of this district is to provide for appropriate planned development of quality mixed-use projects within the City of Dacula by allowing greater freedom of design, by improving the opportunity for flexibility and creativity in the land development process, by undertaking techniques which foster community and pedestrianism, and by limiting the expenditure of public funds in an effort to achieve the objectives and intent of the City's Comprehensive Plan.

Specifically, this district is intended to:

1. Allow diversification of uses, structures, densities and open spaces when not in conflict with existing and permitted land uses on abutting properties.
2. Reduce development costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land development regulations.
3. Conserve the natural amenities of the land by encouraging the preservation of environmentally significant, scenic and functional open space.
4. Provide maximum opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate size, shape, and location.
5. Insure that development will occur according to the advantages and limitations of land, site design, population density, building coverage, improvement standards, and construction phasing as authorized through the approval of a comprehensive site development plan.
6. Provide a mechanism to incorporate and implement the goals and intent of the City of Dacula Comprehensive Plan.
7. Encourage pedestrianism and transportation alternatives.

This district is not intended to maximize density or development intensity on a particular property except in relation to an improved design and benefit to the public. The use of open space, public meeting areas, and recreational uses should be included as part of a project. This district is intended to provide a vehicle for improved development through creative design and appropriate mixtures of land uses.

This district is designed to provide alternatives to traditional commercial and residential developments by promoting interconnectivity and compatibility between different land uses. Mixed use developments should not conflict with other surrounding land uses that are of lower densities. Instead, the mixed use district should be located in areas where medium density residential developments and commercial developments already exist. This district should have interconnectivity and easy pedestrian access to adjacent and nearby commercial goods and services, and/or amenities/cultural facilities such as public parks or libraries. The mixed use district shall be served by a sanitary sewerage system.

B. Minimum Design Requirements

1. Consistency with Comprehensive Plan.

   All projects must be reasonably consistent with the goals and intents of the City of Dacula Comprehensive Plan.

2. Variations to Development Standards**.**

   Variations to local development standards (i.e. Development and Zoning Regulations), including variations in lot sizes, widths, building setbacks, densities, parking requirements, right-of-way widths, street widths, buffers, and other components may be approved to improve said project. Any variation to an adopted regulation or requirement must be expressly submitted and reviewed as part of an overall plan. All Variations must be included in a "List of Standards" agreed to and accepted by the City.

   The City will not consider Variations to standards or regulations of other regulating jurisdictions, such as erosion control regulations, fire codes, flood plain control, stream buffers, or other similar regulations, without the express written consent and approval of applicable jurisdiction. Furthermore, said consent shall not guarantee nor require the City to waive any or all requirements.

3. Design Requirements**.**

   All projects shall incorporate design principles that integrate commercial, office, and/or residential land uses, promote pedestrian accessibility and safety among uses, reduce automobile trips, provide a livable environment for project residents, and enhance the value and aesthetics of the surrounding community. Interconnectivity, pedestrianism, good design, architectural detail, appropriate scale, and the proper balance/ratio of differing uses are essential elements. Where appropriate, separate land uses are encouraged to be integrated both horizontally and vertically. Design criteria of CPTED Theory (Crime Prevention Through Environmental Design) shall be incorporated and utilized where possible throughout the development.

   At a minimum all projects shall include and/or incorporate the following components:

   a. All Planned-Mixed Use development projects must have a minimum of two different types of land uses (commercial, office, institutional, **civic, vertical mixed-use,** and/or residential (attached or detached).

   b. All projects must have a professionally prepared Master Plan for the entire project. It must be designed and incorporated ~~together~~ **cohesively to promote development and land use pattens which reduce transportation needs and conserve natural resources.** ~~to provide a harmonious transition from one use to another.~~ Common architecture, themes, significant natural features, **multi-modal** connectivity and other items must be included.

   c. **The development shall be designed around** a functional center, community green, park, or other focal point must be included to create character and identity. **Most dwelling units shall be connected to central publicly accessible open spaces via a comfortable pedestrian route of 400 ft or less.**

   d. Interconnection to adjoining property, whether developed or undeveloped, should be included and incorporated into the design where appropriate.

B. Minimum Design Requirements (Continued)

e. All projects should have adequate and appropriate access.

f. Other standards, as outlined in the City of Dacula Comprehensive Plan which are appropriate for the site's specific location and character area, should be included.

g. Streets

i. **PMUD developments should have a connected network of streets, alleys, and bicycle / pedestrian pathways. All streets and bicycles/pedestrian pathways shall connect to other streets within the PMUD and to existing and planned corridors outside the development.**

ii. **Unconnected cul-de-sacs are not permitted within the district unless natural features such as topography or stream corridors prohibit street and path connection. Stub streets may be approved where a street is likely to be extended in the future.**

When determining the appropriateness and viability of a proposed project, the City shall consult the City of Dacula's Comprehensive Plan. Projects that prove that the use of innovative or creative design will benefit the City may be considered for said district.

C. USES PERMITTED:

Overall residential density shall be limited to no more than ~~thirteen (13)~~ **fifteen (15)** units per acre. Lower densities may be required by the City where appropriate.

1. Planned Mixed-Use District

Both residential and non-residential uses may be used. However, although recommended where logical, residential uses are not a necessary component of the PMUD District requirements. -

Non-residential uses shall be limited to those "permitted uses" or similar uses in each respective zoning district as allowed by the Dacula Zoning Resolution. Non-owner occupied nursing homes; personal care homes, assisted living facilities, and/or multi-storied senior living or rehabilitation centers shall be categorized as institutional in use.

Residential uses may also be permitted when complementary to and compatible with the orderly development of the planned project. Residential uses may be attached, detached and/or located within multi-story buildings above non-residential office or commercial development.

~~Detached dwelling units shall not exceed five (5) units per acre.~~ Attached dwelling units shall not exceed ~~thirteen (13)~~ **eighteen (18)** units per acre. **Developments of 10 acres or more must include a minimum of two (2) distinct housing types. Housing should be generally well integrated with commercial and intentionally extend the City's rural to urban transect.** Lower residential densities may be required by the City Council if adjacent to lower density residential areas, or where otherwise appropriate.

2. Common Open Space Requirements

A minimum of 25 percent of the total project acreage must be reserved as common open space. Both active and passive forms of open space can be used in the required dedication. Examples of active open space areas can include but is not limited to pools, tennis courts, golf courses, athletic fields, and/or open air plazas. Passive open space includes functionally natural features that promote and provide facility for non-motorized passive recreation

opportunities such as running, walking, biking, and similar outdoor activities. The Open Space shall be directly accessible to the largest practicable number of residents, tenants, and pedestrians that frequent or live within the development. All properties shall be provided with safe, convenient access to the Common Open Space areas. Open space calculations shall not include required roadways, parking areas, overhead power easements, or above ground stormwater retention or detention systems.

3. ~~Capacity of Residential Development~~ **Land Use Mix**

~~Residential acreage shall not exceed 40 percent of the land that can be developed after the 25 percent open space requirement has been satisfied.~~

Land Use	Percentage of Gross Land Area after 25% open space	
	Minimum	Maximum
Residential Uses	25%	*50%
Civic/Institutional Uses	---	50%
Commercial/Retail/Office	20%	50%

Single use residential units may be a maximum of 60% of the developable land if two types of housing are provided.
Single use residential units may be a maximum of 70% of developable land if a parking garage is provided and/or shared parking is covered by solar panel structures.

4. **Uses shall be determined by the zoning conditions; the following uses require individual Special Use Permits prior to their inclusion in the subject PMUD's permitted uses:**

   a. **Automotive repair shops**
   b. **Automotive body shops**
   c. **Contractor offices**
   d. **Drive-through uses**
   e. **Fuel pumps**
   f. **Oil change shops**
   g. **Outdoor storage**
   h. **Standalone convenience stores**
   i. **Self-storage or mini-warehouse uses**

D. SITE DEVELOPMENT STANDARDS:

1. Minimum Site Area

~~Fifteen (15)~~ **Eight (8)** acres of contiguous land area.

2. Perimeter Development Requirements

No housing type, use, setback, height, and coverage requirements are established, however, existing residential development along the perimeter of the planned mixed-use development shall be adequately protected by setbacks, landscaped walls and/or other buffers to be established as part of the site concept plan review.

3. Internal Development Requirements

a. No minimum lot sizes or shapes shall be required, except as may be established as part of the site concept plan review.

b. No minimum distance between on-site structures shall be required, except as may be established as part of the site concept plan review. However, Fire Code requirements shall be met.

c. No minimum yard setbacks shall be required, except as may be established as part of the site concept plan review.

d. ~~Detached residential dwelling units shall have a minimum 1,600 square feet for one to two bedroom homes, and 1,800 square feet for three or more bedroom homes.~~ The minimum square footage of attached residential units shall be reviewed and approved by the Mayor and City Council at the time of concept plan review and approval.

e. Architectural treatments shall be primarily of brick, stone, stucco, concrete fiber siding, cedar shake or other materials approved by the Mayor and City Council at the time of concept plan approval. Vinyl siding shall be prohibited except as used for maintenance free accent elements such as soffits, windows, etc.

f. Detached residential dwelling units must be owner-occupied.

g. Height of all buildings (residential and/or non- residential) shall be subject to review and approval by the Mayor and City Council at the time of concept plan approval.

h. Blocks shall be a maximum 1,000 feet in length. Blocks greater than 500 feet or greater, may be required to be bisected by a pedestrian connection or a private drive.

i. Buildings shall be oriented towards the right-of-way for pedestrian connectivity.

4. Off-Street Parking and Loading

~~a.~~ Adequate off-street parking and loading areas shall be provided. However, reductions in total parking requirements are strongly encouraged. **Off-street parking shall generally be located to the rear or the side of buildings.** The sharing of off-street parking areas between uses is **required, unless determined to be infeasible by Council.** ~~allowed and encouraged~~. ~~as well as~~ **p Parallel on-street is strongly encouraged on new right-of-way where speeds allow** ~~where appropriate~~.

b. The use of **green stormwater infrastructure including**, porous alternative parking areas, **rain gardens, and stormwater bumpouts,** is allowed and encouraged in where appropriate.

c. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less must orient parking behind the principal building entrance. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).

d. For free standing buildings exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.

5. Landscapes and Street Lights

A Landscape and Street Lighting plan shall be submitted with the site concept plan for review and approval by the City. The location of existing trees must be submitted with the site concept plan. Tree sampling is allowed on densely forested areas of ten (10) acres or more. The preservation of mature trees and tree stands is strongly encouraged. A street lighting plan shall incorporate decorative posts and lamps and shall be located along streets, sidewalks, other pedestrian walkways and parking areas. The approved concept plan must adhere to conditions and/or regulations of the City of Dacula's 2008 Buffer Landscape and Tree Ordinance.

6. Underground Utilities

   All on-site utilities shall be installed underground. The developer shall provide adequate landscaping to screen all above-ground facilities.

7. Accessibility

   Every residential unit or permitted use shall have direct access to a public street via a private road, common easement, or other area dedicated or reserved for public use. Sidewalks shall be provided along both sides of the interior streets. Sidewalks shall also serve as pedestrian access links between the various land uses and amenities.

8. Property Owners' Association

   A mandatory homeowners' association shall be incorporated which provides for building and grounds maintenance and repair, insurance and working capital.

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

   a. Governance of the association by the Georgia Property Owners' Association 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.

   b. Responsibility for insurance and taxes.

   c. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.

   d. Conditions and timing of transferring control of the association from the developer to the lot owners.

   e. Guarantee that the association will not be dissolved without the advance approval of the Dacula City Council.

   f. The property association shall provide for building and ground maintenance and repair, insurance and working capital. The homeowners' association shall provide for the ownership, maintenance and repair of all non-publicly dedicated interior streets, driveways, sidewalks, drainage structures and drainage ponds and common areas and landscapes. Said association's declarations and bylaws including rules and regulations shall be submitted to the City of Dacula for review and approval prior to recording.

D. SITE DEVELOPMENT STANDARDS: (Continued)

9. Common Open Space

The Common Open Space shall be owned in fee-simple form by a mandatory property owners' 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 required open space concurrent with the recording of the final plat for each phase of construction. The City of Dacula shall monitor, review, and approve open space amounts as construction phases are final platted.

a. All designated common open spaces shall be preserved by one or more of the following methods:

1. Conveyance to a property owners' association or nonprofit land conservation organization.
2. Retention of ownership, control and maintenance by the developer with a permanent conservation easement donated to a non-profit land conservation organization.
3. Public dedication, subject to acceptance by the City Council by formal vote.

b. All privately-owned common open space shall conform to its intended use remain as expressed in the approved site concept plan through the inclusion in all deeds of appropriate covenants. Said deed restrictions shall run with the land.

10. Environmental Considerations

Protections of wetlands, creeks and streams should be provided where appropriate. An existing features site plan analysis shall be submitted with the zoning application and shall identify any sensitive environmental areas worthy of permanent protection.

E. Application Procedures

1. The following procedures, applications and exhibits shall be required when applying for a rezoning to a Planned Mixed Use Development District.

a. Pre-application conference: Before submitting an application for rezoning to a planned mixed-use development district, the applicant shall confer with the City Administrator to determine the feasibility for the proposed plan and its relationship to the City's Comprehensive Plan.

b. Professional service requirement: Any plan or exhibit as part of an application for a Planned Mixed Use Development District shall certify that the services of two (2) or more of the following professionals were utilized in the design or planning process:

1. A planner who is a member of the American Institute of Certified Planners.
2. A landscape architect registered by the State of Georgia.
3. An architect licensed by the State of Georgia, and/or
4. A professional civil engineer registered by the State of Georgia.

c. Application fees required: Fees shall be required at the time of submittal of an application for rezoning to a planned mixed-use development district, in conformance with the City's fee schedule.

E. Application Procedures (Continued)

d. Review information required for the site concept plan: All applications for rezoning to a planned mixed-use development district shall include the following information on the site concept plan and supporting documents:

1. A recent (less than three years) boundary survey with north arrow, and scale.
2. A full legal description of the property with attached copies of any instruments referred to such as deeds, plats, covenants or restrictions.
3. The names and addresses of the owners of the property to be rezoned and evidence of unified control of the property.
4. The names and addresses of all adjoining property owners.
5. The total area of the site in acres and square feet.
6. A map indicating the location, arrangement and dimensions of the following existing features within and immediately adjacent to the property: Vegetation including tree preserve areas, state waters, land uses, buildings, structures, utilities, drainage ways, easements, public street rights-of-way, railways, and property lines.
7. Plans showing the location, arrangement and dimensions of all proposed land uses, including the number of floors per building (other than single-family residential); the height of all non-residential and multi-family buildings above finished grade; building setbacks from perimeter boundaries and from public rights-of-way; a proposed traffic circulation plan showing the location and dimensions of all streets, driveways, walkways, bikeways, parking spaces, and loading areas; and all proposed common elements including utilities, open spaces and recreation areas.
8. A plan or statement showing the manner of improving common open spaces, together with provisions, restrictions and conditions anticipated for the use, maintenance, and operation of such common elements.
9. A statement, in tabular form, of the anticipated gross residential density and overall project density, the total number of dwelling units by type, size and number of bedrooms, and gross floor area devoted to business or other nonresidential uses.
10. Proposals for providing storm water drainage and on-site retention areas and at the City's discretion may include rough calculations, approximate size of retention areas, methods of pollutant removal, location of berms, swales, culverts and sewers, anticipated finished grades, and proposed slopes and grades adjacent to bodies of water.
11. An architectural sketch or sketches of typical proposed structures.

e. Planning Commission: After receiving a staff recommendation, the Planning Commission shall make a recommendation to the City Council as outlined in the Zoning Ordinance.

f. City Council:

1 Upon receiving the recommendation of the Planning Commission, the City Council shall, at a Public Hearing, review said recommendation and proposed project. The City Council may then approve, approve subject to conditions, or disapprove the application.

E. Application Procedures (Continued)

2. Any and all variations to the City's Development Regulations, Zoning Ordinance or other standards shall be outlined in a "List of Standards" and illustrated on the Site Plan adopted by the City.

3. In the event the rezoning is approved by the City Council, the site concept plan shall be certified by the City and said certified copy shall be filed as a permanent record. Without exception, the approved plan shall be binding upon all existing and future owners and assigns.

2. Conformance to Approved Zoning Site Concept Plan

a. After rezoning to a Planned Mixed-Use District, no permits shall be issued and no development shall commence unless in conformance with the approved site concept plan, unless a change or deviation is approved by the City.

b. The City Administrator may approve minor changes and deviations from the approved site concept plan which are in compliance with the provisions and intent of this article, and which do not depart from the principal concept of the approved site concept plan.

c. Should the City Administrator determine that a requested change or deviation from the approved site concept plan does not comply with the provisions and intent of this article, or departs from the principles of the Planned Mixed-Use Development; the applicant may apply for approval of such change or deviation to the City Council as a Plan Amendment.

Section 917. DOD Downtown Overlay District

Section 918. **Temporary Use Standards**

A. General Standards for Temporary Uses

The following shall apply to all temporary uses:

1. **All signage shall comply with the provisions of Section XII of the Zoning Resolution**
2. **Board of Health approval, if applicable as determined by the Planning & Development Department, shall be required for certain uses requiring a temporary use permit. When required, such approval must be documented and made a part of the temporary use permit.**
3. **All temporary uses which are proposed to encroach upon any public property or right-of-way shall require a temporary use permit. No temporary use permit shall be granted for such uses except where an encroachment agreement has been approved by the applicable governing agency.**
4. **The City Administrator may require City Council review and approval of any temporary uses.**

B. Standards for Specific Temporary Uses

In addition to the general standards applicable to all temporary uses set out above, the following table provides specific standards that apply to individual temporary uses.

Temporary Use	Permitted Areas	Temporary Use Permit	Maximum Length of Time per Entity	Other Conditions
A. Art Market/Gallery Crawl	Downtown Overlay & Downtown Dacula Character Area	Required	1 day a week for one year; permit must be renewed annually with administrative approval	Such uses must be located on the site of the sponsor business/ organization or on public property with the approval of the appropriate government body.
B. Carnival, Circus, Fair, Festival, or Concert	Downtown Overlay & Downtown Dacula Character Area	Required	7 consecutive days	The hours of operation for such uses shall be limited to between 11 AM and 12AM (midnight). Lighting, noise, and traffic plans must comply with noise ordinance and be submitted as

				part of the temporary use permit application.
C. Celebrations and/or Customer Appreciation Events for Private Businesses:	Commercial & Office Districts	Required	Events shall be limited to a maximum two (2) events per location for each calendar month.	Event must be located on the same premises as the business (i.e., parking lot or tent sales).
D. Charitable Activities Contained Within Building *(such as blood drives, auctions, and mixers).*	All	Not required	30 days per calendar year Not to exceed a period of two (2) consecutive days.	
E. Contractor's office, construction trailer and equipment shed	All	Not Required	One (1) year	Must be related to an active development. Such office must be placed on the property to which it is appurtenant. Must pull electrical permit for power.
F. Donation Containers	None	N/A	N/A	N/A
G. Farmers Market	All	Required	1 day a week; may be renewed each year with administrative approval.	(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 Saturdays or Sundays between the hours of 8:00AM to 4:00 PM. The sale of alcohol is prohibited.
H. Firework sales in a tent or other temporary structure	All	Required	Ninety (90) days.	(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.
I. Fruit & Vegetable Stands	Non industrial districts	Required	Ninety (90) consecutive days.	
J. Garage Sale, Yard Sale or Auction/Pre-Priced Sale	Residential Districts	Not Required	Four (4) events annually.	
K. Outdoor Storage of Campers/Trailers/ Recreational Vehicles	Residential Zoning Districts	Not Required		Must comply with applicable sections of Zoning Resolution and outside storage regulations.
L. Privately sponsored community events	All	Required	Two (2) consecutive days. Six (6) events annually.	Public roadways shall remain open with adequate traffic control.

M. Real estate sales office	**All**	**Required**	**One (1) year**	**Must be related to an active development, provided no sleeping accommodations are maintained in the structure.**
N. Sidewalk Sales	**Commercial & Office Districts**	**Not Required**	**Two (2) consecutive days.**	**All sidewalk sales must allow safe pedestrian passage.**
O. Seasonal Sales, such as Christmas trees or pumpkins	**All**	**Required**	**60 days per year**	**All unsold merchandise must be removed at market event closing.**
P. Storage of Construction Equipment	**All**	**Not Required**	**Duration of construction activity**	**Such use must be incidental to construction or development occurring on the site.**
Q. Any Other Use or Event Not Listed	**Discretion of City Administrator or their designee.**	**Required**	**Varies**	**To be determined by the City Administrator or their designee based upon the nature of the proposed temporary use and any potential adverse impacts to surrounding properties.**

B. Requirements for Approval of a Temporary Use Permit

1. **Written permission of the property owner(s) must be provided.**
2. **Private events shall not encroach public property or right-of-way without permission.**
3. **A total of two (2) signs may be erected for temporary events, with the following considerations:**
   a. **Air-or gas-filled balloons or other devices which have a capacity for air or gas which does not exceed three (3) cubic feet.**
   b. **Flags or banners, maximum size of thirty-two (32) square feet.**
   c. **Temporary signs shall not be closer than ten (10) feet to the pavement of any street or any public right-of-way.**
   d. **Temporary yard signs not to exceed six (6) square feet.**

4. **Adequate parking, ingress and egress must be provided on-site or written permission must be obtained if parking is provided on an adjoining property.**
5. **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.**
6. **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.**
7. **All other requirements for licenses and regulations of the City of Dacula shall be met.**
8. **Temporary use permits shall be counted towards a business not a multi-tenant commercial building.**
9. **Restroom facilities shall be provided by the applicant during the temporary event.**
10. **A certificate of general liability insurance (minimum $1,000,000) must be provided prior to permit approval.**
11. **A temporary permit is applied for and approved by the City Administrator or his/her designee.**
12. **The City Administrator shall have the authority to grant administrative variances on temporary uses and requirements of a temporary use permit.**

C. Standards for Temporary Uses on City Property

Temporary uses on City property must obtain an event permit or contract with the City of Dacula.

Section 919. Special Use Permit Required.

Notwithstanding any other provision of the City Code or Zoning Ordinance, unless otherwise permitted by State law, no Community Shelter, Congregate Personal Care Home, Convalescent Home, Day Care Facility, Foster Home, Group Day Care Home, Group Personal Care Home, or Residential Shelter may be permitted in the City except by the grant of a Special Use Permit or Special Exception approved by the Mayor and City Council.