

ARTICLE IV

APPLICATION OF DISTRICT REGULATIONS

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

SECTION 4.1 APPLICABILITY TO LAND, BUILDINGS AND OPEN SPACE. No building, structure, land or open space shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.

SECTION 4.2 HEIGHT AND DENSITY. No building or other structure shall hereafter be erected or altered:

1. To exceed the height or bulk limits of this Ordinance;
2. To accommodate or house a greater number of families;
3. To occupy a greater percentage of lot area; and
4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required:

or in any other manner contrary to the provisions of this Ordinance.

SECTION 4.3 LOT SIZE AND OCCUPANCY. No lot, even though it may consist of one or more adjacent lots in the same ownership at the time of passage of this Ordinance, shall be reduced in size so that lot width or size of yards or lot area per family or any other requirements of this Ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for public use.

SECTION 4.4 YARD AND OTHER SPACES. No part of a yard or other open space or off-street parking or loading spaces required about any one building shall be included as a part of the yard or off-street parking or loading spaces required for another building, except as specifically provided for herein. No part of a yard shall be included in an easement set aside for a stormwater detention facility except as specifically and individually approved by the City Council.

SECTION 4.5 ONE PRINCIPAL BUILDING ON A LOT. Only one (1) single-family or two-family residential structure and permitted accessory building may be erected on any one (1) zoning lot. The number of townhomes, villas, multiple-family, commercial or industrial structures per zoning lot is limited by the space limits, parking and density provisions of this ordinance.

SECTION 4.6 ON SITE SEWAGE MANAGEMENT SYSTEMS. Installation of on site sewage management systems (septic tanks) are prohibited. New developments shall utilize public sewage treatment systems (sewer). Upon approval by the Gwinnett County Environmental Health

department, exceptions to this requirement may be taken to the Mayor and Council on an individual lot basis.

SECTION 4.7 STREET FRONTAGE REQUIREMENT. No building or structure shall hereafter be erected on a lot that does not abut for at least a distance of twenty-five-feet (25') upon an open street which shall be either a public street, a publicly approved street or a publicly maintained street, unless otherwise allowed in Article IX of the Zoning Ordinance.

SECTION 4.8 CLASSIFICATION OF STREETS. For purposes of this ordinance, all of the streets, roads and highways in the City of Snellville are classified as State Highways, arterial thoroughfares (major streets), collector streets or local streets on the Land Use and Thoroughfare Plan.

SECTION 4.9 KEEPING AND RAISING OF LIVESTOCK. The keeping and raising of all farm animals and fowl and use of private stables shall be limited to property located within the RS-180 Single-Family Residence District having a minimum lot area of five (5) acres. Any structure, pen, corral or other building appurtenant to the keeping and raising of livestock must be located a minimum of two-hundred-feet (200') from any property line. The keeping and raising of all farm animals and fowl shall be subject to all regulations promulgated by the Gwinnett County Health Department.

SECTION / ARTICLE	DESCRIPTION	AMENDMENT DATE
Section 4.3	Lot Size and Occupancy (effective 10/28/1997)	09/15/1997
Section 4.10	Substantial Lots of Record (adopted 9/15/1997) (effective 10/28/1997)	01/19/1998
Section 4.6	Minimum Lot Sizes for Residences Using Septic Tank Systems (deleted)	06/11/2001
Section 4.6	On-Site Sewage Management System (adopted)	06/11/2001
Section 4.10	Substantial Lots of Record (deleted)	06/10/2002
Section 4.5	One Principal Building on a Lot (amended)	10/24/2005
Section 4.7	Street Frontage Requirement (amended)	10/24/2005