ARTICLE IX

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.2 USES COMMON TO ALL RESIDENTIAL DISTRICTS. There are certain uses which are considered acceptable when located in any residential district when developed in accordance with the space limits prescribed for that particular district.

The following uses are permitted in all residential districts subject to further restrictions or liberalizations which are imposed by a specific district.

(1) PRINCIPAL PERMITTED USES:

1. Single-family dwellings;

2. Noncommercial crop and tree farming, but not to include the raising of animals or fowl except as otherwise provided for in this ordinance, or the sale of any retail products on the premises;

3. Non-profit private clubhouses not greater than four-thousand (4,000) square feet in floor area, swimming pools, tennis facilities and their accessory parking areas exclusively for the use of neighborhood residents and their nonpaying guests subject to any other regulations and Ordinances of the City of Snellville; and,

4. Government agencies, offices, and land uses.

(2) PERMITTED ACCESSORY USES: The following accessory uses are permitted in all residential districts subject to further restrictions or liberalizations which are imposed by a specific district.

1. Home occupations and home businesses in accordance with Article XVIII of the Zoning Ordinance;

2. The parking of recreational equipment in accordance with the requirements set forth in Section 8.13;

3. Cemeteries no greater than two acres in area are a permitted accessory use of any church. Such cemeteries shall have forty-feet (40') of frontage on a public street and shall have a fence of a type specified in the City of Snellville Architectural Design Standards; and

4. Accessory structures in accordance with the requirements set forth in Article VII of the Zoning Ordinance.

(3) CONDITIONAL USES: The following uses may be conditionally permitted by the Mayor and City Council in all residential districts after a public hearing.

a. Cemeteries (new), provided:

1. All new cemeteries shall front on a street having minimum classification of major collector, for a distance of at least one-hundred feet (100');

2. New cemeteries shall have a minimum size of two (2) acres; and

3. A landscape buffer having a width of ten feet shall be installed along all side and rear lot lines. Shall have a fence of a type specified in the City of Snellville Architectural Design Standards.

b. Churches and related religious uses, provided:

1. All such facilities shall front on a street having minimum classification of major collector, for a distance of at least one-hundred-feet (100');

2. The minimum lot size shall be one (1) acre;

3. The maximum lot size shall be three (3) acres;

4. All buildings shall be set back at least fifty-feet (50') from the front property line, forty-feet (40') from the rear property line, and twenty-feet (20') from side property lines (thirty-five feet (35') on the street side if a corner lot); and,

5. A densely planted buffer, no less than six feet in height, having a minimum width of ten feet shall be installed along all side and rear property lines which abut Residential Land Use.

c. Commercial Recreational Facility meeting requirements as set forth in Section 8.17.

d. Public, private and parochial schools, provided:

1. A minimum site of five (5) acres is provided;

2. The site shall front on a street having minimum classification of major collector, for a distance of at least one-hundred feet (100'); and,

3. A buffer is provided along all side and rear property lines having a minimum width of ten-feet (10').

e. Railroad through and spur tracks, provided:

1. No sidings or terminal facilities shall be provided; and,

2. No service, repair or administrative facilities shall be provided.

f. Utility substations, provided:

1. Documentation is presented by the utility company depicting the need for such substation in a residential locale;

2. Any substation shall conform with all setback and space limits of the zoning district in which they are located;

3. Substations shall be enclosed by an opaque fence other than a cyclone type, and shall be appropriately landscaped; and,

4. A buffer shall be planted along all side and rear property lines, having minimum width of ten-feet (10').

g. Historical event Venue, provided:

1. The principal building must have been built at least fifty (50) years prior to the Conditional Use Permit application, and the principal building must maintain historical significance based upon the criteria used for The National Register of Historic Places; provided, however, that the failure to be listed by The National Historic Register of Historic Places shall not disqualify such a building for consideration by the City of Snellville for designation as an Historical Event Venue;

2. In addition to all principal permitted uses and permitted accessory uses, any such venue facility shall only be used for the following commercial uses – weddings, private parties, business lunches, receptions, showers, and events of similar characteristics;

3. The minimum lot size shall be one (1) acre;

4. The minimum size of the principal building shall be one-thousand-eight-hundred (1,800) square feet; and

5. A buffer shall be planted along all side and rear property lines, having a minimum width of ten-feet (10'), when abutting residentially zoned properties.

(4) DESIGN CRITERIA FOR ALL RESIDENTIAL DISTRICTS:

1. Prior to issuance of a Site Development Permit for each phase of the project, if any, the developer shall submit architectural elevations in the form of a "Plan Book" for typical structures for review and approval by the Director of Planning & Development. At a minimum, the "Plan Book" shall include: allowable building elevations; design criteria for entries, porches, doors, windows, dormers, columns, cornices, rakes, garages, roofs, landscaping, fencing, and retaining walls; exterior colors and materials, and other pertinent information. All structures shall be constructed in accordance with the approved "Plan Book." Said "Plan Book" shall become a binding restriction on

all structures within the development and may be amended or supplemented only by approval of the Director of Planning & Development;

2. All corner lots and lots abutting external public streets or building/units abutting external public streets shall be designated as "High Visibility Lots/Buildings." High Visibility Lots/Buildings shall include the following treatments on elevations visible from the public view: Foundation walls shall be brick or stone to the level of the first floor; Window treatment, such as trim and shutters similar to the front elevation, are required; Landscaping shall be treated similarly to the grass and planting beds in the front of the home; Elevations shall require a similar architectural treatment as the front elevation. The intent of these additional requirements for High Visibility Lots/Buildings is to continue the architectural theme that is presented on the front elevation of the house/building to other elevations exposed to frequent public view;

3. Rear alleys are permitted and shall be a minimum of sixteen-feet (16') wide. Alleys may be constructed of concrete, and/or other material approved by the Director of Planning and Development. Curb/gutter and sidewalks shall not be required on alleys. All alleys shall be owned and maintained by a mandatory Homeowners' Association. The ingress and egress points to the alleys from the public streets shall be enhanced with landscaping and decorative pavers, to be approved by the Director of Planning and Development;

4. All grassed areas on dwelling lots shall be sodded with a drought-resistant grass, such as Bermuda, Centipede, or other species approved by the Director of Planning and Development; and,

5. Garages, having the ability to store a minimum of two-vehicles, shall be required on all dwelling lots, unless otherwise specified.

(5) RESIDENTIAL TEMPORARY USE PERMITS:

a. Any church or property used for a related religious use as provided for by subsection (3)(b) of this Section or any public, private or parochial school as provided for by subsection (3)(d) of this Section may be permitted to carry out the following uses for a period not to exceed twenty (20) days or otherwise indicated;

1. The sale of fruits or vegetables between April 1 and September 30;

2. Charitable and non-profit events;

3. Pumpkin sales between September 15 and October 31;

4. Christmas tree sales between November 1 and December 31;

5. Carnival event (defined as an amusement show or civic fair usually including rides, games, sideshows or similar activities operated and

sponsored by a bona fide civic or charitable organization) not to exceed 20 days provided no structure or equipment is located within 500 feet of any residential property line; ~~and~~

6. Fireworks show between December 26 and January 1 (for New Years) and June 30 and July 6 (for 4th of July); and~~.~~

7. Consumer fireworks retail sales stand, licensed in accordance with O.C.G.A. Title 25 for the New Years' Holiday and/or July 4th Holiday (one stand per property or institution).

b. ~~A temporary use permit is applied for and must be approved by the Director of Planning and Development, or his/her designee. All other permits and regulations of Gwinnett County and City of Snellville shall be met.~~ Applicant shall submit a completed Temporary Use Permit application, along with fees as provided for on the City's Fee Schedule, unless exempt under Sec. 9.2(5)(c), for review and approval by the Director of Planning and Development, or his/her designee. Applicant shall comply with all other applicable Federal, State, County and City ordinances and regulations. A permit for any temporary use may be applied for up to six (6) times per year per property. Violation of any of the following requirements may result in revocation of the permit or denial of future permits.

1. Written permission of the property owner is provided;

2. Excess parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property;

3. Trash receptacles must be provided and/or permitee must secure property owner's approval to dispose of refuse properly (if applicable);

4. Permitted uses shall be no closer than 250 feet from the property line of any residence;

5. Sales, displays, and other structures shall not be located within 50 feet of the edge of any public roadway;

6. A sign (not a mobile advertising sign) may be erected on the property provided it does not exceed a total of 16 square feet and ten feet in height and is not placed within 20 feet of any public roadway;

7. The noise control ordinance of the Snellville Code of Ordinances shall be complied with;

8. The hours of operation shall be from 7:00 a.m. to 11:00 p.m.; and

9. Permitee must indicate where employees or volunteers have permission to use restroom facilities.

DRAFT

c. Upon presentment of evidence of such, any organization that maintains a valid registration under Section 501(c)(3) of the Internal Revenue Code of the United States shall not be subject to the temporary use permit fee assessed by the City, however such permitee must still comply with all other applicable Federal, State, Gwinnett County and City of Snellville regulations.

DRAFT