

ARTICLE IX

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.3 RS-180, SINGLE-FAMILY RESIDENCE DISTRICT.

PURPOSE: This district is intended to provide stable residential districts of high-quality homes along the major streets and state highways entering the city carrying higher volumes of traffic; to protect the residential characteristics of the district and to encourage a suitable residential environment on lots which are of moderate width but greater depth than other single-family residence districts.

- (1) **PRINCIPAL PERMITTED USES:**
 1. The principal permitted uses common to all residential districts; and
 2. Single-family residences served by public sewage treatment systems or an on-site sewage management (septic) system approved by the Gwinnett County Department of Environmental Health.
- (2) **PERMITTED ACCESSORY USES:** The permitted accessory uses common to all residential districts.
- (3) **CONDITIONAL USES:** The conditional uses common to all residential districts.
- (4) **SPACE LIMITS:**
 1. Minimum Lot Area: 30,000 square feet;
 2. Minimum Lot Width: 100 feet at building line;
 3. Maximum Height of Building: 35 feet;
 4. Minimum Front Yard: 50 feet from right-of-way line;
 5. Minimum Rear Yard: 40 feet;
 6. Minimum Side Yard: 10 feet;
 7. Minimum Side Yard on Street Side of Corner: 35 feet; and,
 8. Maximum Ground Coverage Including Accessory Buildings: 35 percent.
- (5) **PERMITTED TEMPORARY USES:** The permitted temporary uses common to all residential districts.

(6) SPECIAL USES: ~~Collective Residences, as defined under Section 6.2 and subject to the requirements of Section 7.6 of the Zoning Code of the City of Snellville, Georgia.~~

1. ~~Place of worship.~~

2. Collective Residences, as defined under Section 6.2 and subject to the requirements of Section 7.6 of the Zoning Code of the City of Snellville, Georgia.

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