



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, DECEMBER 12, 2022

Publication Date: December 8, 2022

TIME: 6:00 p.m.

DATE: December 12, 2022

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

**II. REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING
AGENDA ITEMS**

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion of 2023 Work Retreat Topics [Bender]
- c) Discussion about Room Rentals in Private Homes [Warner]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, DECEMBER 12, 2022

Publication Date: December 8, 2022

TIME: 7:30 p.m.

DATE: December 12, 2022

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

Administer Oath of Office to Norman J. Carter for Board of Appeals Post 1
Senior Center Volunteer of the Year Award

V. MINUTES

Approve the Minutes of the November 28, 2022 Meetings

VI. INVITED GUESTS

None

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd Reading - SUP 22-07 – Consideration and Action on application by Brian Vu, ABN Investment Group, LLC (property owner) requesting a Special Use Permit for a Drive-Thru Restaurant at the former Krystal restaurant location on the 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville, Georgia (Tax Parcel 5026 240)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) Mayor's Nomination and Council Confirmation of Melvin Everson to the Snellville Tourism and Trade Board for 2023 to 2024 [Bender]
- b) 1st Reading UDO 22-03 – Consideration and Action on text amendments to The Unified Development Ordinance ("UDO") for the City of Snellville, Georgia, adopted 10-26-2020 and last amended 11-28-2022. The proposed amendment is to establish definitions and regulations for certain zoning classes for "Build to Rent" developments. Articles and Chapters which may be affected by the amendment include: Article 3 of Chapter 100 (General Provisions); Articles 1, 2, 6, and 7 of Chapter 200; (Zoning and Land Use); and Article 1 of Chapter 400 (Land Development) [Bender]
- c) 2nd Reading ORD 2022-23 - Consideration and Action on an Ordinance to Amend the Code of the City of Snellville, Georgia, to Provide for Regulation of Street Racing and Reckless Driving Exhibitions [Bender]

XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

- Section 2-53

Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

- Decorum

You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL
MONDAY, DECEMBER 12, 2022
PAGE THREE

- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
DECEMBER 12, 2022

December 12

Council Meeting

Monday, December 12, 2022

6:00 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

December 13

Board of Appeals Meeting – Cancelled

Tuesday, December 13, 2022

7:30 pm – Council Chambers, City Hall

December 15

DAS & URA Joint Meeting

Thursday, December 15, 2022

4:00 pm – City Hall Room 259, Second Floor

December 18

Broadcast of 12/12/22 Council Meeting

Sunday, December 18, 2022

Watch the broadcast of the 12/12/2022 Council Meeting on Comcast Channel 25 at 6:30 pm

December 19

Planning Commission Specially Called Meeting

Monday, December 19, 2022

7:30 pm – Council Chamber, City Hall

December 21

DDA Meeting

Wednesday, December 21, 2022

4:00 pm – City Hall Room 259, Second Floor

Friday, December 23

City is closed for the Christmas Holiday

(With the exception of emergency services)

Monday, December 26

City is closed for the Christmas Holiday

Council Meeting Canceled

(With the exception of emergency services)

Monday, January 2, 2023

City is closed for New Year's

With the exception of emergency services)

January 9, 2023

Council Meeting

Monday, January 9, 2023

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall



**WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, NOVEMBER 28, 2022**

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Assistant Chief Dave Matson, Planning and Development Director Jason Thompson, Public Works Director Craig Barton, Parks and Recreation Director Lisa Platt, Public Information Officer Brian Arrington and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:31 p.m.

**REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA
ITEMS**

Mayor and Council reviewed the agenda and during the discussion about the public hearing items options for addressing failed retention ponds were discussed.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

Attorney Ross advised they are in the process of collecting information to create the application needed for the licensing of package stores.

Mayor Bender announced that item "c" update of ongoing projects would be moved to the top of the agenda.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders gave an update on the Towne Center projects.

Review of North Road and Wisteria Drive Plans by Larry Kaiser with CIS, Inc [Bender]

Mr. Kaiser gave an update on the Pinehurst Road and Skyland Drive sidewalk projects as well as the intersection improvement of North Road at Wisteria Drive.

City Manager Sanders continued his project update.

WORK SESSION OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE TWO

Discussion About Recycling Committee Recommendation [Bender]

Mayor and Council discussed and the consensus was to move forward with the recommendation to let citizens opt in. They would pay an annual fee of \$144 (\$12 per month). The annual fee consists of a \$10 service charge and a \$2 franchise fee and then they would receive a 65-gallon recycling bin. The city will place a sticker on each bin to inform residents on what is recyclable curbside. Residents that decline to pay for curbside recycling service will still have free use of the Recycling Center. The city will continue to market the Recycling Center through social media and the city's website.

Update of Ongoing Projects [Bender]

Moved to first item.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:27 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



**PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, NOVEMBER 28, 2022**

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Assistant Chief Dave Matson, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:36 p.m.

INVOCATION

Chaplain Jackie Turner gave the invocation.

PLEDGE TO THE FLAG

Mayor Bender led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the November 14, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the November 14, 2022 meetings, 2nd by Council Member Destang; voted 5 in favor and 1 abstention with Council Member Schulz abstaining. (Per Article II, Division 1, Section 2-47 of the Code of Ordinances, an abstention shall be counted as an affirmative vote.) Motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the November 28, 2022 agenda, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

City of Snellville Administration Department

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE TWO

PUBLIC HEARING

2nd Reading - RZ 22-08 – Consideration and action on application by Lazaro Mota (applicant) and Britt and Camp, LLC (property owner) requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to RS-5 (Singlefamily Residential) District for an 11-lot single-family (detached) residential subdivision on a 2.765± acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028 001)

Planning Director Thompson gave an overview of the application and advised that the Planning Commission and Planning Department both recommend approval with conditions. Council asked questions about the applications.

Mitch Peevy with Alliance Engineering and Planning, 299 South Main Street, Alpharetta, was present representing the applicant. He spoke about the application and advised that changes were made from the last submittals and stated that the applicant was in agreement with all the conditions suggested by the Planning staff. Council asked Mr. Peevy questions about the development.

Mayor Bender opened the floor to public comment and the following people came forward:

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville spoke in favor of the application.

No one else came forward so Mayor Bender closed public comment.

Matt Reeves with Anderson, Tate, & Carr, One Sugarloaf Center, 1960 Satellite Blvd, Suite 4000, Duluth, came forward and spoke about the development. He noted that the Planning Commission and Planning Department recommended approval and noted that Constitutional Objections have been submitted for legal purposes.

Council Member Warner made a motion to approve RZ 22-08 with the Planning Commission recommended conditions 1 through 8 and the addition of conditions 9 and 10:

1. The property shall be developed in accordance with the rezoning site plan entitled "Proposed Subdivision 2706 Lenora Church Road, Snellville, GA 30078", sealed and dated 8-15-2022 (stamped received 8-29-2022), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the rezoning site plan, as determined by the Director of Planning and Development and City Manager will require Mayor and Council approval.
2. All dwelling driveways shall be a minimum of twenty-two feet (22') in length, measured from the front of the garage door to the leading edge of the sidewalk (edge closest to dwelling), and shall be wide enough to accommodate the parking of two vehicles.
3. A Property Owner's Association shall be established for the continuous maintenance of open space, stormwater detention facility, entrance signage and landscaping.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE THREE

4. A minimum twenty (20) percent of the total site area must be conserved as open space and subject to the Open Space regulations of Sec. 401-2 Article 1 of Chapter 4 of the Snellville Unified Development Ordinance.
5. Subdivision entrance signage (if any) shall be located on Open Space.
6. Signs higher than 15 feet or larger than 225 square feet are prohibited.
7. A densely planted landscape buffer shall be provided between the stormwater detention facility and southern property boundary where adjacent to the Lenora Church Road public right of way as shown on the 8-15-2022 site plan.
8. Non-substantial variances, as determined by the Director of Planning and Development and City Manager for the design, development, or zoning requirements of the Snellville Unified Development Ordinance, must be submitted in writing for Administrative Variance approval consideration by the Director of Planning and Development.
9. All parcels shall be subject to a mandatory HOA. HOA must provide for Special Assessments to be imposed upon its members for capital expenditures, specifically including maintenance of any detention/retention/water quality structures/ponds.
10. HOA must enter into a maintenance agreement with the City that it is responsible for the maintenance and upkeep of any detention/retention/water quality structures/ponds. In the event that the HOA fails to repair such structure, the City will have the authority, but not the responsibility to make any necessary repairs and the HOA will reimburse the City for such expenditures. If the HOA does not have adequate funds on hand to reimburse the City, the HOA shall assess its members for the full amount of the repairs so as to reimburse the City.

Council Member Destang seconded the motion; voted 5 in favor and 1 opposed with Council Member Lenski casting the opposing vote, motion approved. (A copy of ORD 2022-17 is attached to and made a part of these minutes.)

2nd Reading - UDO 22-02 – Consideration and action on a text amendment to Section 207-6. (Signs) of Article 7 of Chapter 200 (Zoning and Land Use) of the Unified Development Ordinance for the City of Snellville, Georgia

Planning Director Thompson gave an overview of the text amendment to the UDO that deals with housekeeping matters with the exception of a new section being added that addresses a Master Signage Plan to be submitted in the form of a Special Use Permit (SUP) for certain districts and land parcels within the Grove development. Mayor Bender explained that this is a City item therefore there is no applicant.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE FOUR

Mayor Bender opened the floor for public comment and no one came forward so public comment was closed.

Council Member Schulz made a motion to approve UDO 22-02, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD UDO 22-02 is attached to and made a part of these minutes.)

2nd Reading - MSP 22-01 – Consideration and action on a Master Signage Plan for The Grove at Towne Center, a master-planned mixed-use development on a 0.3± acre site near the intersections of Oak Road, Clower Street, Wisteria Drive, and North Road, Snellville, Georgia
Planning Director Thompson gave an overview of the plan and explained that this covers every type of sign that will be allowed in the Towne Center and clarifies and allows for requests for sign types not listed in the code.

Mayor Bender advised the applicant was not present to speak about the plan.

Mayor Pro Tem Emanuel made a motion to approve MSP 22-01, 2nd by Council Member Destang.

Mayor Bender opened the floor for public comment and no one came forward so public comment was closed.

The motion was voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2022-18 is attached to and made a part of these minutes.)

2nd Reading - SUP 22-05 – Consideration and Action on application by 2338 Scenic Highway, LLC (applicant and property owner) requesting a Special Use Permit for a Restaurant with Drive-Thru and variance to increase the 10 feet maximum front yard building setback to ±35 feet for a Dairy Queen Grill & Chill restaurant with drive-thru on a 1.71± acre parcel, zoned BG (General Business) District and located in the Towne Center Overlay District, 2340 Scenic Highway, Snellville, Georgia (Tax Parcel 5026 316)

Planning Director Thompson gave an overview of the application and explained that the UDO puts restrictions on drive-thrus to allow Mayor and Council to decide where they would fit in the best. He went over the variances requested in the application and said that approval is recommended with conditions. He answered questions of the Council.

Architect James Wilkerson was present representing the applicant and the Dairy Queen franchise and spoke about the development.

Mayor Bender opened the floor for public comment and no one came forward so public comment was closed.

Council Member Lenski made a motion to deny SUP 22-05, 2nd by Council Member Warner.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE FIVE

Mayor Bender asked Mr. Wilkerson about withdrawing and after discussion he withdrew the application.

Council Member Lenski made a motion to accept the withdrawal, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

2nd Reading - RZ 22-09 SUP 22-06 – Consideration and Action on applications by Park Place Snellville, LLC (applicant and property owner) requesting to amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to HSB (Highway Service Business) District and request for a Special Use Permit for a 3-story, 100,149 sq. ft. Climate Controlled Self-Storage Facility on a 1.82± acre site located in the Park Place commercial retail development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362)

Planning Director Thompson gave an overview of the application and advised that the Planning Department recommends approval with conditions. He answered questions of the Mayor and Council.

Jack Wilson, 295 South Culver Street, Lawrenceville was present representing the applicant. He spoke about the history of the property and the proposed development. He advised that the applicant does accept the conditions as discussed.

Mayor Bender opened the floor to public comment and the following people came forward: Gaye Bruce, 1710 Woodberry Run Drive, Snellville spoke against the application. Kurt Schulz, 2027 Tanglewood Drive, Snellville spoke in favor of the application.

No one else came forward so Mayor Bender closed public comment.

Jack Wilson came forward and spoke about the application.

Council Member Warner made a motion to approve RZ 22-09 with the recommended conditions except for additional verbiage added in condition #2:

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the rezoning site plan entitled "Proposed Storage Climate Controlled, Snellville, Georgia", dated 9-12-2022 (stamped received 10-26-2022) in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, including the design rendering as supplied in the applicant's submittals with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE SIX

3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Council Member Lenski seconded the motion; voted 5 in favor and 1 opposed with Mayor Bender casting the opposing vote; motion approved. (A copy of ORD 2022-20 is attached to and made a part of these minutes.)

Mayor Pro Tem Emanuel made a motion to approve SUP 22-06, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2022-21 is attached to and made a part of these minutes.)

1st Reading - SUP 22-07 – Consideration and Action on application by Brian Vu, ABN Investment Group, LLC (property owner) requesting a Special Use Permit for a Drive-Thru Restaurant at the former Krystal restaurant location on the 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville, Georgia (Tax Parcel 5026 240)

Mayor Pro Tem Emanuel made a motion to waive the first reading and place on the December 12, 2022 agenda, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Award of the Bid for the Park Maintenance Building [Bender]

City Manager Sanders spoke about the bidding process used for this project to save money on the building.

Council Member Lenski made a motion to award the bid for the Park Maintenance building to Diversified Construction of Georgia in the amount of \$1,569,918, 2nd by Council Member Destang.

Mayor Bender spoke about the positive impact this project will have on the phase 3 of the Park Master Plan that is in progress.

The motion was voted 6 in favor and 0 opposed, motion approved.

1st Reading ORD 2022-19 23- Consideration and Action on an Ordinance to Amend the Code of the City of Snellville, Georgia, to Provide for Regulation of Street Racing and Reckless Driving Exhibitions [Bender]

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, NOVEMBER 28, 2022
PAGE SEVEN

Mayor Bender explained the purpose of this ordinance is to give the ability to help stop street racing events on the public and private property.

Council Member Schulz made a motion to waive the first reading and place on the December 12, 2022 agenda, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Members Destang, Warner, Lenski, Schulz, and Mayor Pro Tem Emanuel each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people spoke:

Gaye Bruce, 1710 Woodberry Run Drive, Snellville.

Mike Sabbagh, 1600 Summit View Way, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Deborah Jones, 1657 Ramblewood Way, Snellville.

Kelly McAloon, 2916 Overwood Lane, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:31 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: December 12, 2022

RE: #SUP 22-07 – Bubble Tea & Restaurant Drive-Thru
0.77± Acres at 2484 E. Main Street, Snellville

STATUS: Public Hearing (2nd Reading)

Application requesting a Special Use Permit approval for a drive-thru lane and window for a proposed Banh Mi Bubble Tea & Restaurant on a 0.77± acre parcel (former Krystal restaurant location), zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville.

Financial Impact: Building Permit Fees and Occupational Tax License Fees

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting Date and Recommendation: November 15, 2022 (Approval with Conditions)

Mayor and Council Meetings: November 28, 2022 (1st Reading)
December 12, 2022 (2nd Reading and Public Hearing)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(10-11-2022\)](#)
- [#SUP 22-07 Special Use Permit Application \(10-11-2022\)](#)
- [1-10-2013 Property Survey \(10-11-2022\)](#)
- [10-10-2022 Site Plan \(10-11-2022\)](#)

0.77± Acre Property at 2484 E. Main Street, Snellville, Georgia

Case #SUP 22-07

December 12, 2022

Page... 2

- 11-15-2022 Planning Department Case Summary & Analysis (10-21-2022)
- *Unofficial* November 15, 2022 Planning Commission Specially Called Meeting Minutes (11-18-2022)
- November 15 2022 Planning Commission Case Report (11-16-2022)
- 11-28-2022 Planning Department Case Summary & Analysis with Planning Commission Report (11-16-2022)
- 12-12-2022 Planning Department Case Summary & Analysis with Planning Commission Report (12-01-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-22

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 0.77± ACRE TRACT OF LAND LOCATED IN LAND LOT 26 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2484 E. MAIN STREET, SNELLVILLE, GEORGIA; TO GRANT A SPECIAL USE PERMIT; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 22-07

APPLICANT/PROPERTY OWNER: Brian Vu, Member
ABN Investment Group, LLC
Snellville, Georgia 30078

LOCATION: 2484 E. Main Street, Snellville, Georgia
(the “Property”)

TAX PARCEL: R5026 240

DEVELOPMENT/PROJECT: Banh Mi Bubble Tea & Restaurant with
Drive-Thru

CONTACT: Maya Radovic
Radovic Permits, LLC
404-717-4795 or radovicpermits@gmail.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 0.77± acre tract of land located at 2484 E. Main Street, Snellville, Georgia (Tax Parcel R5026 240) and grant the requested special use permit for a drive-thru lane and window; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby granted for the use of a drive-thru lane and window for a Banh Mi Bubble Tea & Restaurant on the 0.77± acre tract of land located at 2484 E. Main Street, Snellville, Georgia (Tax Parcel R5026 240), described and shown on the ALTA survey entitled “Krystal, 2484 Highway 78, Gwinnett County, Snellville, Georgia”, sealed and dated 1-10-2013 (stamped received 10-11-2022) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference, subject to the following enumerated conditions:

CONDITIONS:

1. The existing nonconforming pylon sign located between the entry and exit drives on U.S. Highway 78, shall be removed before issuance of any Certificate of Occupancy or Occupational Tax Certificate (Business License). New signage shall comply with the requirements of Sec. 207-6 (Signs) of Chapter 200 of the Snellville Unified development Ordinance.
2. New signs higher than 15 feet or larger than 225 sq. ft. in area are prohibited.
3. All exterior building and parking lot lighting, whether existing or new, shall comply with Sec. 207-5 (Lighting) of Chapter 200 of the Unified Development Ordinance.
4. All new and existing roof top mechanical units (RTU, exhaust fan, etc.) shall be screened from public view.
5. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

6. All exterior and/or interior remodel/renovation work shall require an approved building permit.

Section 2. The special use permit shall expire after twelve (12) months from date of approval unless a certificate of occupancy or occupational tax license has been approved for the special use. The Director of Planning and Development may extend authorization for an additional period of six (6) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period. The director must make a finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. This Ordinance was adopted on _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

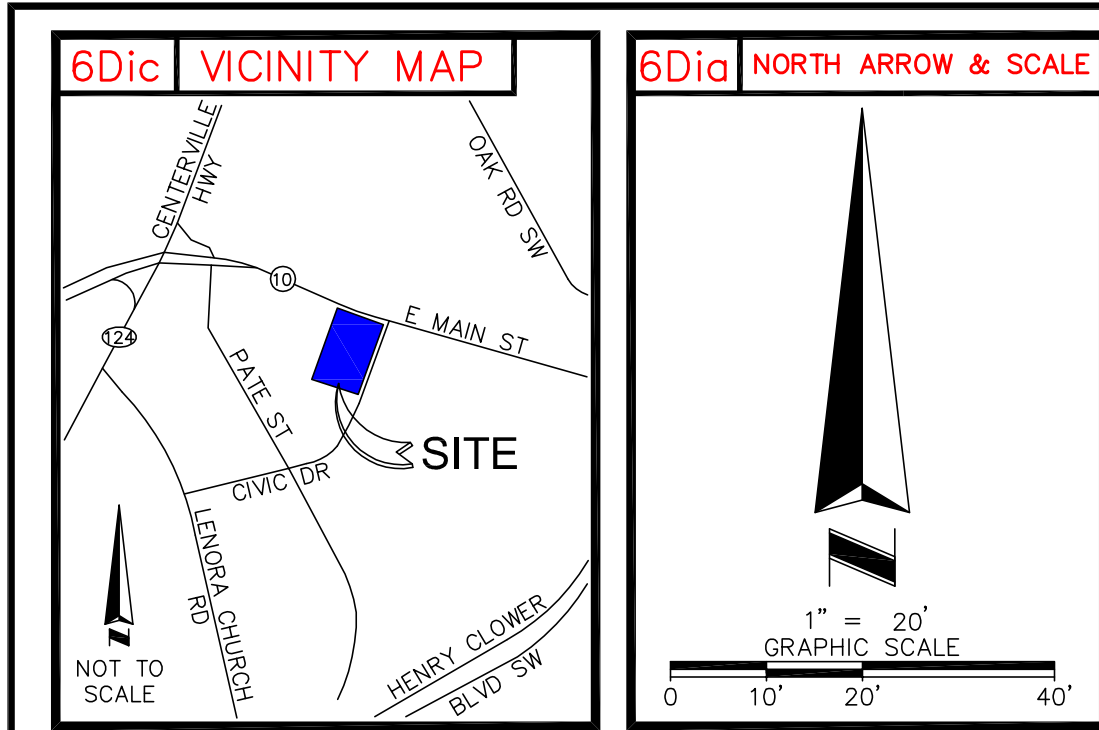
Solange Destang, Council Member

W. Charles Ross, City Attorney
Powell & Edwards, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

CONCRETE SIDEWALK ENCROACHES ONTO PROPERTY BY NO MORE THAN 2.6'

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130102 0129 F (MAP NO. 13135C0129F), WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6DiB LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET	LSA	LANDSCAPE AREA
CONC.	CONCRETE SURFACE (CONC.)	SM	SANITARY MANHOLE
NO PARKING AREA		GM	GREASE MANHOLE
HANDICAP PARKING SPACE		UP	UTILITY POLE
PS	PARKING SPACE(S)	GA	GUY ANCHOR
WM	WATER METER	LP	LIGHT POLE
CO	CLEAN OUT	SG	SIGN
L	ARC LENGTH	B	BOLLARD
R	RADIUS	DG	DRAIN GRATE
CB	CHORD BEARING		
C	CHORD LENGTH		
OH	OVERHANG		
BW	BRICK WALL		
OHU	OVERHEAD UTILITY LINE		
POB	POINT OF BEGINNING		
(C)	CALCULATED DATA		
(D)	DEED DATA		

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	PRELIMINARY ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: MASSEY CONSULTING GROUP SITE # 15840 DATE OF REPORT: 08/23/12 PHONE/FAX (866) 786-7153 (866) 786-7154
PERMITTED USE	BG	COMMERCIAL	
MINIMUM LOT AREA (SQ.FT.)	NONE	37,746	
MINIMUM FRONTAGE	NONE	150.0'	
MINIMUM LOT WIDTH	NONE	150.0'	
MAX BUILDING COVERAGE	90%	5%	
MAX BUILDING HEIGHT	80'	12.4'	
MINIMUM SETBACKS			
FRONT	25'	47.8'	
SIDE/SIDE ON STREET	10'/35'	46.6'	
REAR	15'	103.5'	
PARKING REQUIREMENTS	1 SPACE/3 SEATS, PLUS 1/FULLTIME EMPLOYEE		
NOTES: ZONED BG, GENERAL BUSINESS DISTRICT			

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

- 5Ei SCHEDULE "B" ITEMS
- TERMS AND CONDITIONS OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)
- TERMS AND CONDITIONS OF THAT EASEMENT BETWEEN TERRA 22 LTD. AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)
- DRIVES CROSSING SUBJECT PROPERTY AND SUBJECT PROPERTY BOUNDARIES POSSIBLY GIVING RISE TO RIGHTS, OR CLAIMS OF RIGHTS, OR OTHERS AS DISCLOSED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "SURVEY FOR DOUGLAS L. WILKESON", PREPARED BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JULY 22, 1977, RECORDED AT PLAT BOOK 6, PAGE 157 B, GWINNETT COUNTY, GEORGIA RECORDS. (DOES NOT AFFECT)

6Bvii CONTIGUITY STATEMENT

6Bx TITLE INFORMATION

6Bi TITLE DESCRIPTION

6Biv BEARING BASIS

6DiG NORTH ARROW & SCALE

6DiB LEGEND & ABBREVIATIONS

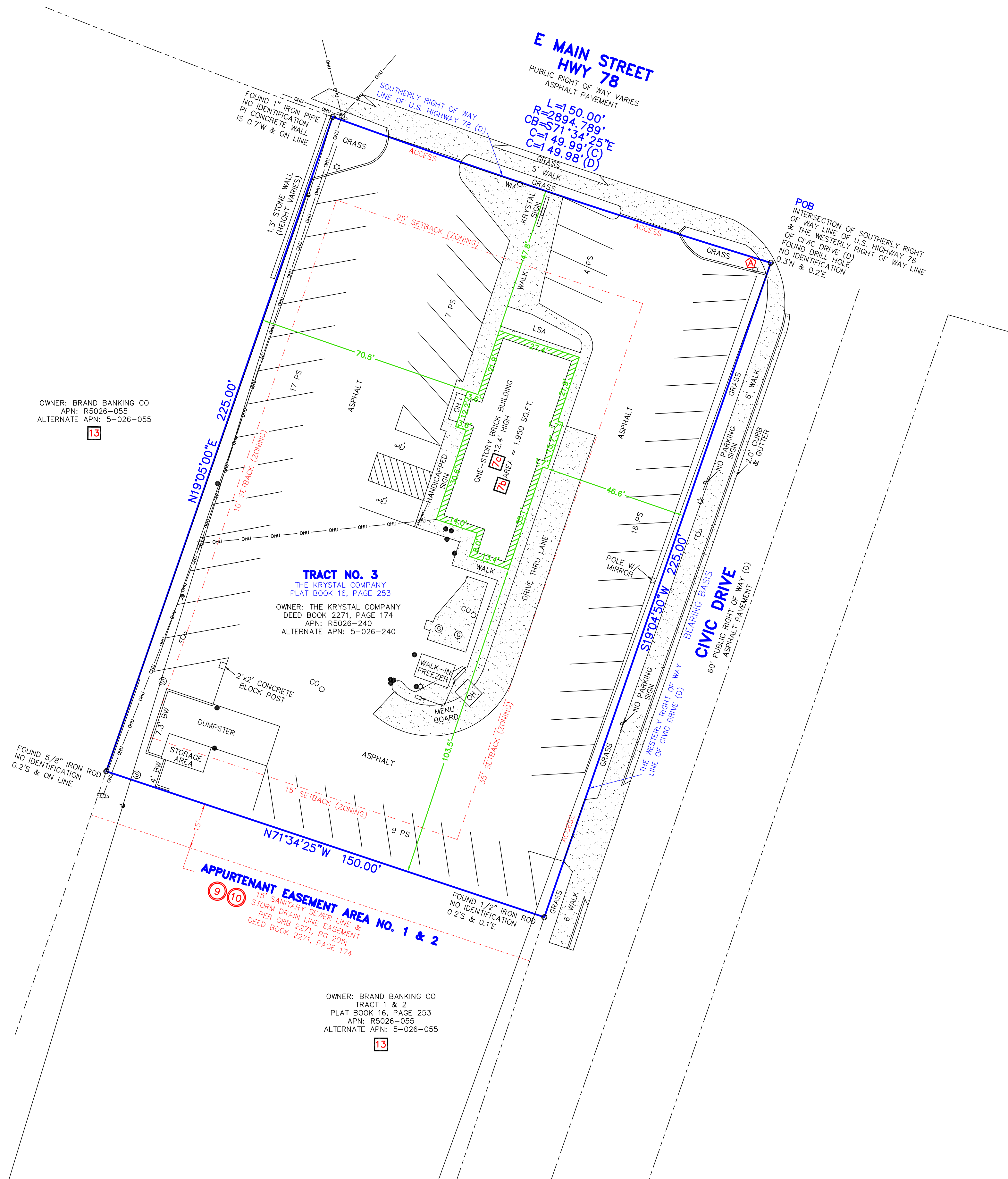
6Dic VICINITY MAP

6Dvi TYPE OF SURVEY

7 SURVEYOR'S CERTIFICATE

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION	7c "TABLE A" BUILDING HEIGHT
4 "TABLE A" LAND AREA	6Bi TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6DiG NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6DiB LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Dic VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6B RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY	18 "TABLE A" DUMP, SUMP OR LANDFILL NOTE
	7 SURVEYOR'S CERTIFICATE	22 "TABLE A" ZONING INFORMATION



GENERAL NOTES :

(1) FIELD TRAVERSE CLOSURE - 1:27,342 - ADJUSTED BY COMPASS RULE

(2) PLAT CLOSURE - 1:300,000+

(3) INSTRUMENT USED - LIETZ SET-4 TOTAL STATION

(4) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES

DATE	REVISIONS	TECH	SCALE:
8/27/12	CLIENTS COMMENTS	WS	1" = 20'
8/29/12	REMOVE EXCEPTION #11	CSC	DRAWN BY/FIELD CREW: SLN
8/30/12	GEORGIA NOTES	WS	APPROVED BY: CSC
9/5/12	CORRECT CERTIFICATION	CSC	DRAWING FILE NAME: 1200904 - 2484 HWY 78, ORLANDO, FL 32803
9/20/12	CLIENTS COMMENTS	CSC	PHONE: (407) 426-7979
1/10/13	CERTIFICATION	TT	FAX: (407) 426-9741

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM, CHICAGO TITLE INSURANCE COMPANY NBU# 14120419 (15-23), HAVING AN EFFECTIVE DATE OF JULY 26, 2012.

6Bi TITLE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, CONTAINING 0.7725 ACRES AS SHOWN ON TOPOGRAPHIC SURVEY FOR THE KRystal COMPANY BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED AUGUST 20, 1981 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (BEING A 60-FOOT RIGHT-OF-WAY) AND RUNNING THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE SOUTH 19 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 71 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 2894.789 FEET AND A CHORD OF SOUTH 71 DEGREES 34 MINUTES 25 SECONDS EAST 149.98 FEET, AN ARC DISTANCE OF 150.00 FEET TO A POINT, BEING THE PLACE OR POINT OF BEGINNING.

APPURTENANT EASEMENT AREA NO. 1:

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS.

APPURTENANT EASEMENT AREA NO. 2:

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS.

8 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

34,746± SQUARE FEET 0.775± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF CIVIC ROAD BEING S19°04'50"W PER PLAT BOOK 16, PAGE 253.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR=55 HANDICAP=2

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E MAIN STREET (U.S. HIGHWAY 78 AND CIVIC DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC KLSNVGA001, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(b), 11(c), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2012. DATE OF PLAT OR MAP: 18/18/2012.

Carl S. Courson 1/10/13

REGISTERED SURVEYOR: CARL S. COURSON DATE

PROFESSIONAL LAND SURVEYOR NO.: 2272

STATE OF GEORGIA

PROJECT NO.: 1200904

SURVEY PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC.

3191 MACURE BLVD., SUITE 200 ORLANDO, FL 32803

PHONE: (407) 426-7979

FAX: (407) 426-9741

AMERICAN SURVEYING & MAPPING INC.

3191 MACURE BLVD., SUITE 200 ORLANDO, FL 32803

PHONE: (407) 426-7979

WWW.ASMCORPORA.TECOM

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: December 12, 2022

RE: #UDO 22-03 - Text Amendment #4 to the Snellville Unified
Development Ordinance (UDO)

STATUS: 1st Reading

Proposed text amendment to the UDO to establish definitions and regulations for certain zoning classes for “Build to Rent” developments.

A Summary of Proposed Amendments is provided which summarizes the 13 proposed amendments to: Article 3 of Chapter 100 (General Provisions); Articles 1, 2, 6, and 7 of Chapter 200; (Zoning and Land Use); and Article 1 of Chapter 400 (Land Development).

Financial Impact: None

**Planning Department
Recommendation:** Approval

**Planning Commission
Specially Called
Meeting Date** December 15, 2022

**Mayor and Council
Meetings:** December 12, 2022 (1st Reading)
January 9, 2023 (2nd Reading and Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- Summary of Proposed Amendments (V1) 11-29-2022
- Draft Amendments to the UDO:
 1. Sec. 103.9.3 Initiation of Amendments (V1) 11-29-2022
 2. Sec. 201-1.6 Driveways (V1) 11-29-2022
 3. Sec. 201-3.3 Building Facades (V1) 11-29-2022
 4. Sec. 202-11 RS-30-BTR (V1) 11-29-2022
 5. Sec. 202-12 RS-15-BTR (V1) 11-29-2022
 6. Sec. 202-13 RS-5-BTR (V1) 11-29-2022
 7. Sec. 202-14 R-DU-BTR (V1) 11-29-2022
 8. Sec. 202-15 R-TH-BTR (V1) 11-29-2022
 9. Sec. 202-16 RO-BTR (V1) 11-29-2022
 10. Sec. 206-1.5 Use Table Key (V1) 11-29-2022
 11. Sec. 206-2 Allowed Use Table (V1) 11-29-2022
 12. Sec. 207-2 Minimum Buffer Strips (V1) 11-29-2022
 13. Sec. 401-5.2 Right-of-Way and Improvements (V1) 11-29-2022
- 12-15-2022 Memo to Planning Commission (12-7-2022)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. UDO 22-03

AN ORDINANCE TO AMEND PORTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF SNELLVILLE, GEORGIA; TO ESTABLISH DEFINITIONS AND REGULATIONS FOR CERTAIN ZONING CLASSES FOR “BUILD TO RENT” DEVELOPMENTS; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Snellville, Georgia (the “City”) is the Mayor and Council; and

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia, desire to amend portions of the Unified Development Ordinance for the City of Snellville, Georgia; and

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and

WHEREAS, due notice to the public was published in the Gwinnett Daily Post, the legal organ for Gwinnett County and the City of Snellville, Georgia on December 4, 2022 giving notice of the December 19, 2022 7:30 p.m. Planning Commission specially called public hearing and the January 9, 2023 7:30 p.m. Mayor and Council regular meeting and public hearing; and

WHEREAS, the Planning Commission of the City of Snellville, Georgia considered the proposed amendments at a duly advertised specially called meeting and public hearing on December 19, 2022 at 7:30 p.m. and by a vote of [REDACTED] to [REDACTED], the Planning Commission recommends approval of the proposed amendments; and,

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and,

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. Chapter 100, Article 3 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 103-9.3. Initiation of Amendments, is hereby amended by deleting the existing language in its entirety and inserting in its place the following language:

- A. Prior to the submittal of an amendment application, the applicant must meet with the planning department staff for a Pre-Submittal Review Meeting.
- B. Amendment applications may be in the form of proposals to amend the text, the Future Land Use Map, or the Official Zoning Map. An application to amend the text of this UDO may be initiated by the Department, submitted to the Planning Commission by the City Council, or submitted by any person with an interest in the city. An application to amend the Future Land Use Plan or the Official Zoning Map may be initiated by the Planning Commission or be submitted to the Planning Commission by the City Council. Unless initiated by the City Council or the Planning Commission, all applications to amend the Future Land Use Plan, Official Zoning Map, or conditions of zoning must be submitted by the owner of the affected property or the authorized agent of the owner. Such authorization must be notarized and attached to the application.

Section 2. Chapter 200, Article 1 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 201-1.6. Accessory Uses and Structures – Residential Districts, is hereby amended by deleting the existing section 201-1.6.D in its entirety and inserting in its place the following language:

201-1.6.D. Driveways

D. Driveways

- 1. No more than 35% of the front yard area may be used for driveways or authorized on-site parking. See paragraph G below.
 - a. The Director is authorized to grant administrative variances to the requirement of this section, in order to meet the requirements of Sec. 201-1.6.D.2. or Sec. 201-1.6.D.3.
- 2. All garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk in all residential districts.
- 3. Build to Rent residential districts require a minimum 24-foot wide driveway and minimum 30-foot driveway length, measured from right-of-way to garage door,

Section 3. Chapter 200, Article 1 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 201-3.3. Small Residential Building Standards, is hereby amended by deleting the existing section 201-3.3.E.4 in its entirety and inserting in its place the following language:

201-3.3.E. Building Facades

4. All garage doors facing a public or private street must observe a minimum 22 feet front and side (street) setback from sidewalk in all zoning districts, unless a greater setback is required to meet the 30 feet minimum driveway length, measured from right-of-way to garage door, required in the Build to Rent districts.

Section 4. Chapter 200, Article 2 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

That the addition of a new Section 202-11 in the Unified Development Ordinance of the City of Snellville, Georgia be created and is hereby codified as follows:

Sec. 202-11. RS-30-BTR, Single-Family Residential-Build to Rent

202-11.1. - Purpose

This district is intended to provide stable residential areas of high-quality single-family houses that can be rented to residents; to protect the residential character of the district; and to encourage a suitable residential environment on lots which are of moderate width but greater depth than other single-family districts.

202-11.2. - Use Provisions

See [Sec. 206-2](#) (Allowed Use Table).

202-11.3. - Building Types

No building type requirements apply in RS-30-BTR.

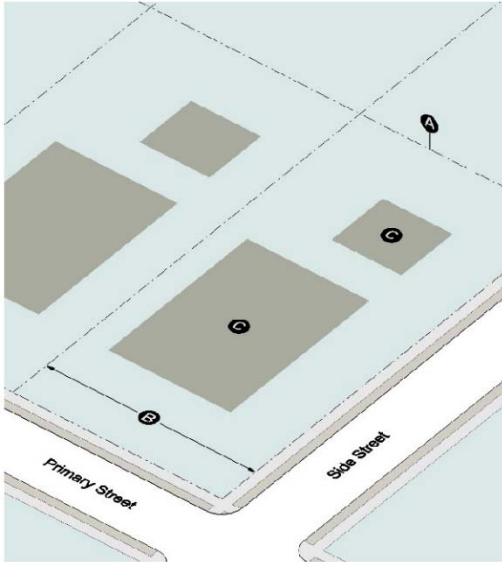
202-11.4. - Architectural Standards

See [Sec. 202-1.2](#) (Design Criteria) and [Sec. 201-3](#) (General Architectural Standards).

202-11.5. - Site Development Standards

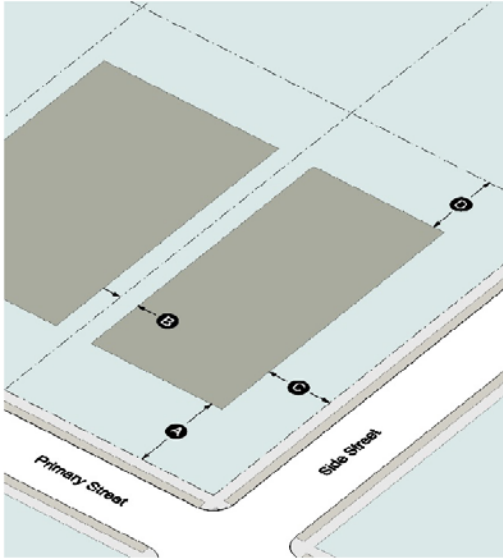
See [Chapter 200](#) Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-11.6. - Dimensional Standards



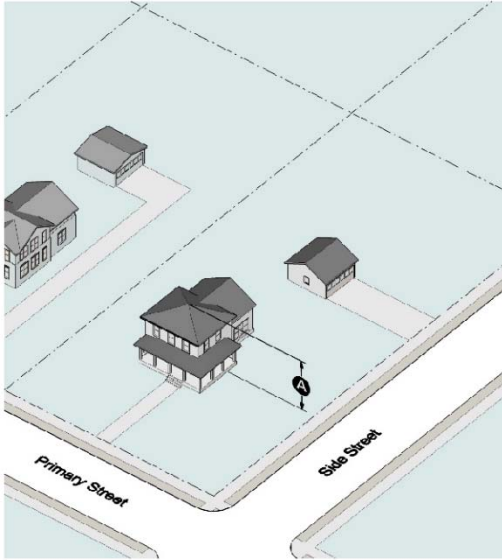
Site Standards		
Open space requirement:	See Sec. 401-2 (Open Space)	
Lot Standards	Ⓐ Area	Ⓑ Width
All lots:	30,000 sf. min.	100 ft. min.
Lot Coverage		
Ⓒ All lots:	35% max.	

202-11.7. - Building Placement



Building Setbacks	
Ⓐ Front: Garage door facing a street:	50 ft. min. 30 ft. min.
Ⓑ Side (interior):	10 ft. min.
Ⓒ Side (street):	35 ft. min.
Ⓓ Rear:	40 ft. min.

202-11.8. - Bulk and Mass



Building Height	
Ⓐ Height:	35 ft. max.
Building Size	
Unit floor area:	1,700 sf. min.
Garage size per dwelling unit:	2-car min.

202-11.9. - Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.

That the addition of a new Section 202-12 in the Unified Development Ordinance of the City of Snellville, Georgia be created and is hereby codified as follows:

Sec. 202-12. RS-15-BTR, Single-Family Residential-Build to Rent

202-12.1. - Purpose

This district is intended primarily for moderate-sized single-family detached houses and related uses that can be rented to residents.

202-12.2. - Use Provisions

See [Sec. 206-2](#) (Allowed Use Table).

202-12.3. - Building Types

No building type requirements apply in RS-15-BTR.

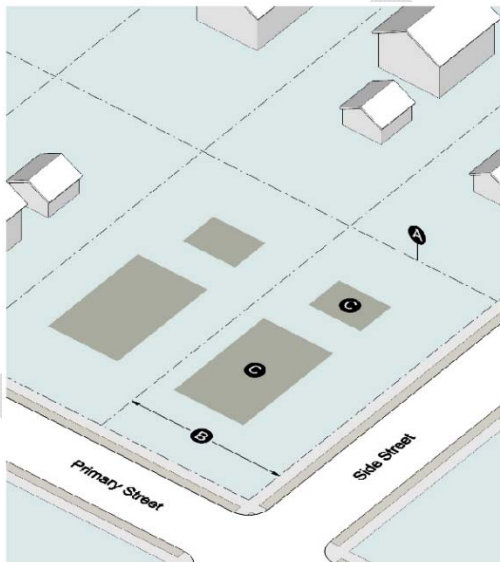
202-12.4. – Architectural Standards

See [Sec. 202-1.2](#) (Design Criteria) and [Sec. 201-3](#) (General Architectural Standards).

202-12.5. - Site Development Standards

See [Chapter 200](#) Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

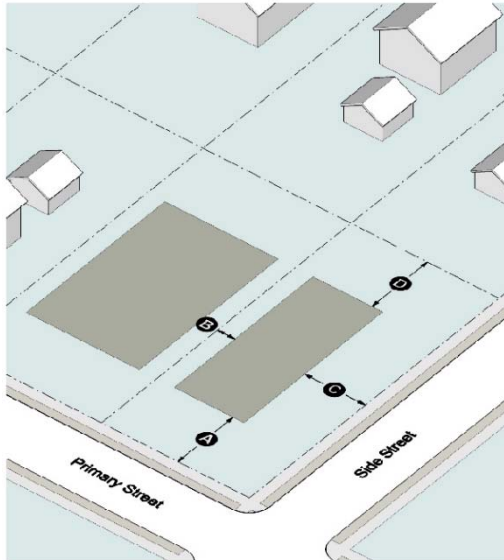
202-12.6. - Dimensional Standards



Site Standards		
Open space requirement:	See Sec. 401-2 (Open Space)	
Lot Standards	Ⓐ Area	Ⓑ Width
All lots:	15,000 sf. min.	80 ft. min.
Lot Coverage		

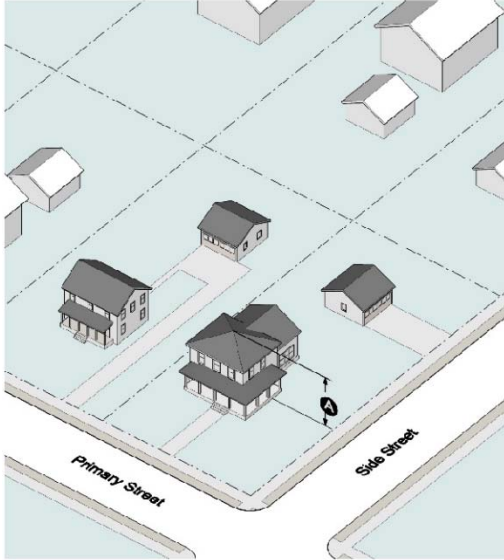
© All lots:	45% max.
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202-12.7. - Building Placement



Building Setbacks	
Ⓐ Front: Garage door facing a street:	40 ft. min. 30 ft. min.
Ⓑ Side (interior):	10 ft. min.
Ⓒ Side (street):	35 ft. min.
Ⓓ Rear:	40 ft. min.

202-12.8. - Bulk and Mass



Building Height	
Ⓐ Height:	35 ft. max.
Building Size	
Unit floor area:	1,700 sf. min.
Garage size per dwelling unit:	2-car min.

202-12.9.- Additional Requirements

- A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.
1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
 2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
 3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
 4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
 5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.

That the addition of Section 202-13 in the Unified Development Ordinance of the City of Snellville, Georgia be created and is hereby codified as follows:

Sec. 202-13. RS-5-BTR, Single-Family Residential-Build to Rent

202-13.1. - Purpose

The district is intended to provide areas for high-quality, small-lot, single-family detached housing for rent in a walkable setting.

202-13.2. - Use Provisions

See [Sec. 206-2](#) (Allowed Use Table).

202-13.3. - Site

202-13.4. - Building Types

Building type requirements apply in the RS-5-BTR district and the following types are allowed:

- A. Detached House
- B. Civic Building

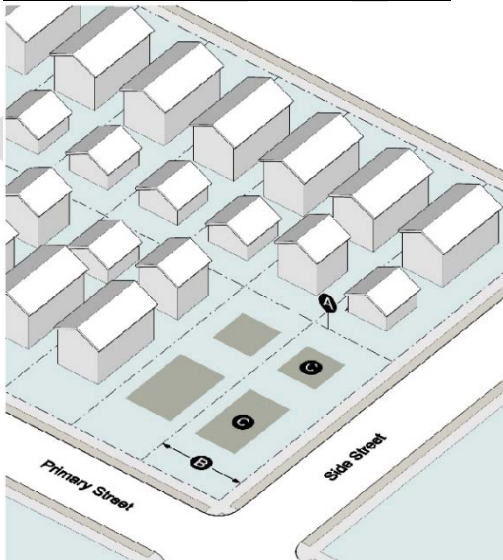
202-13.5. - Architectural Standards

See [Sec. 202-1.2](#) (Design Criteria) and [Sec. 201-3](#) (General Architectural Standards).

202-13.6. - Development Standards

See [Chapter 200](#) Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

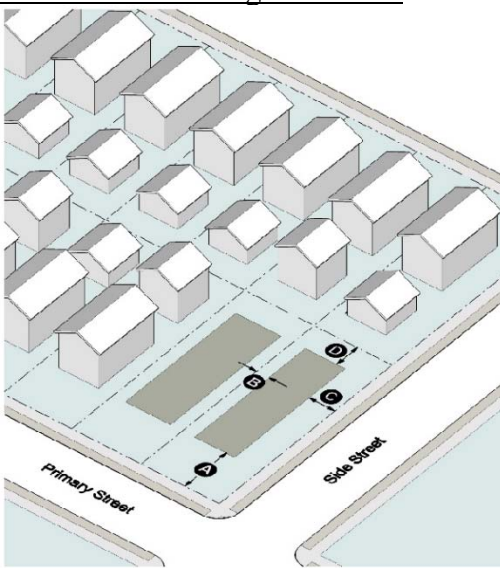
202-13.7. - Dimensional Standards



Site Standards	
Open space requirement:	20% of site min.

Lot Standards	Ⓐ Area	Ⓑ Width
Detached house:	5,000 sf. min.	50 ft. min
All other building types:	5,000 sf. min.	50 ft. min.
Lot Coverage		
Ⓒ All building types:	60% max.	

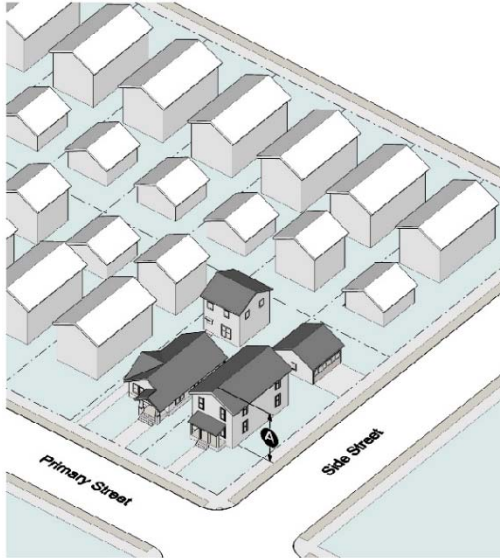
202-13.8. - Building Placement



Building Setbacks	
Ⓐ Front: Garage door facing a street:	20 ft. min. 30 ft. min.
Ⓑ Side (interior):	5 ft. min.
Ⓒ Side (street):	15 ft. min.
Ⓓ Rear:	15 ft. min.
Building Separation	

Min. separation between principal buildings on the same site:	10 ft. min.
---	-------------

202-13.9. - Bulk and Mass



Building Height	
Ⓐ Height:	35 ft. max.
Building Size	
Unit floor area:	1,000 sf. min.
Garage size per dwelling unit:	2-car min. [1]

Table Note:

[1] See Sec. 207-1.2.B for required vehicular parking spaces.

202-13.10.- Additional Requirements

- A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.
1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
 2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
 3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.

4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.

That the addition of Section 202-14 in the Unified Development Ordinance of the City of Snellville, Georgia be created and is hereby codified as follows:

Sec. 202-14. R-DU-BTR, Duplex Residential-Build to Rent

202-14.1. - Purpose

This district is intended for rentable two-family dwellings with utilities and a residential character. It is also intended for vacant lands where utilities and a residential character are likely to occur. Because these areas are served by public utilities and facilities, a moderate density of development can be supported.

202-14.2. - Use Provisions

See [Sec. 206-2](#) (Allowed Use Table).

202-14.3. - Building Types

No building type requirements apply in R-DU-BTR.

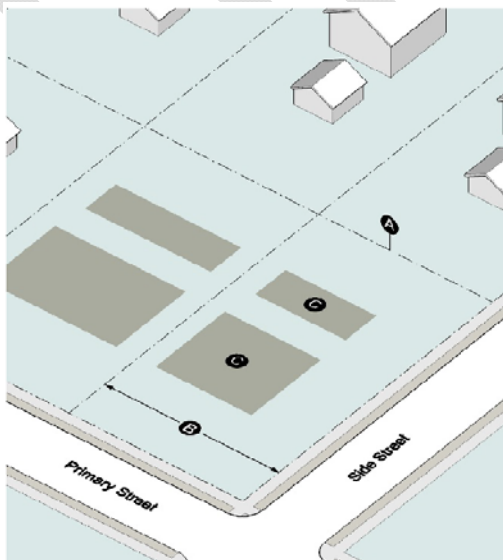
202-14.4. - Architectural Standards

See [Sec. 202-1.2](#) (Design Criteria) and [Sec. 201-3](#) (General Architectural Standards).

202-14.5. - Site Development Standards

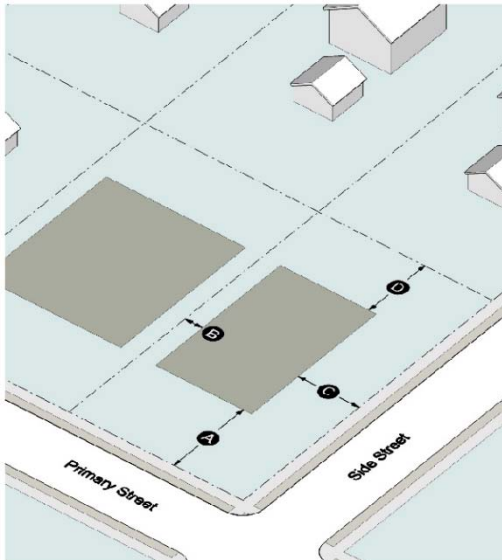
See [Chapter 200](#) Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-14.6. - Dimensional Standards



Site Standards		
Open space requirement:	See Sec. 401-2 (Open Space)	
Lot Standards	Ⓐ Area	Ⓑ Width
Single-family detached dwellings:	15,000 sf. min.	80 ft. min.
Two-family dwellings:	15,000 sf. min. (7,500 sf. min. per unit)	80 ft. min.
Lot Coverage		
Ⓒ All lots:	45% max.	

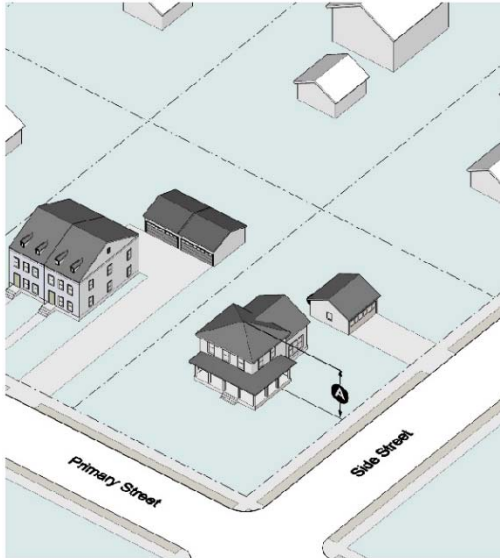
202-14.7. - Building Placement



Building Setbacks	
Ⓐ Front: Garage door facing a street:	40 ft. min. 30 ft. min.
Ⓑ Side (interior):	10 ft. min.
Ⓒ Side (street):	35 ft. min.

① Rear:	40 ft. min.
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202-14.8. - Bulk and Mass



Building Height	
① Height:	40 ft. max.
Building Size	
Unit floor area:	1,000 sf. min.
Garage size per dwelling unit:	2-car min.

202-14.9.- Additional Requirements

- A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.
1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
 2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
 3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
 4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.

5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.

That the addition of Section 202-15 in Unified Development Ordinance of the City of Snellville, Georgia be created and is hereby codified as follows:

Sec. 202-15. R-TH-BTR, Townhouse Residential-Build to Rent

202-15.1. - Purpose

This district is intended exclusively for rentable single-family attached dwelling units and customary accessory uses and structures. R-TH districts are located where public water supply and sewerage facilities are available and where there is direct access to collector streets, major streets or State routes.

202-15.2. - Use Provisions

See [Sec. 206-2](#) (Allowed Use Table).

202-15.3. - Building Types

No building type requirements apply in R-TH-BTR.

202-15.4. - Architectural Standards

A. See [Sec. 202-1.2](#) (Design Criteria) and [Sec. 201-3](#) (General Architectural Standards); and

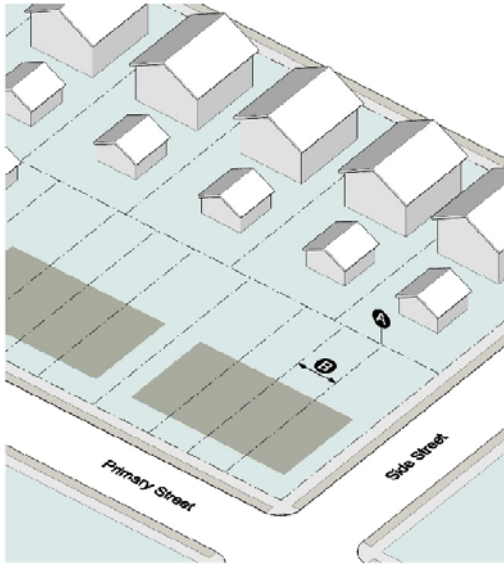
B. See [Sec. 202-15.9](#) (TH Design Standards).

202-15.5. - Site Development Standards

A. See [Chapter 200](#) Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

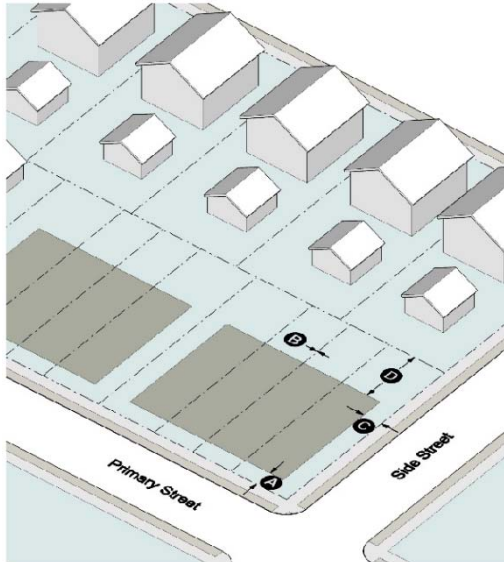
B. See [Sec. 202-15.9](#) (TH Design Standards).

202-15.6. - Dimensional Standards



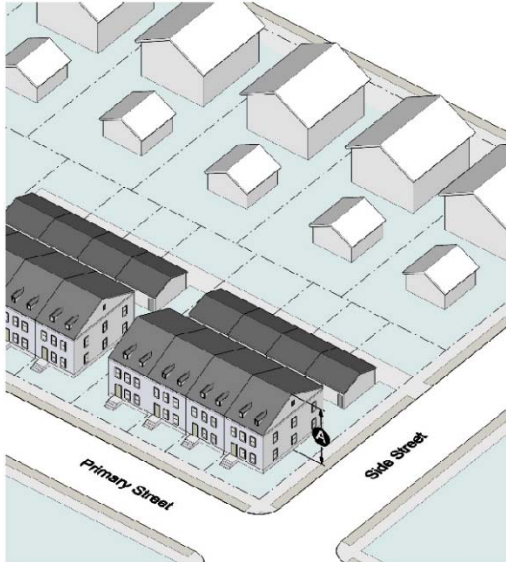
Site Standards		
Density:	8 u/a max.	
Open space requirement:	20% of site min.	
External street frontage:	50 ft. min.	
Site setback (along streets):	50 ft. min. and planted per Sec. 207-3	
Site setback (not along streets):	40 ft. min.	
Lot Standards	Ⓐ Area	Ⓑ Width
All Lots:	No min.	No. min.

202-15.7. - Building Placement



Building Setbacks	
Ⓐ Front:	10 ft. min.
With garage door facing a street:	30 ft. min.
Ⓑ Side (interior):	0 ft. min.
Ⓒ Side (street):	5 ft. min.
Ⓓ Rear:	30 ft. min.
Building Separation	
Min. separation between principal buildings:	20 ft. min.

202-15.8. - Bulk and Mass



Building Height	
Ⓐ Height:	35 ft. max.
Building Size	
Unit floor Area:	1,200 sf. min.
Garage size per dwelling unit:	2-car min. [1]
Max. single-family attached units per building:	8

Table Note:

[1] See Sec. 207-1.2.B for required vehicular parking spaces.

202-15.9. - TH Design Standards

- A. A minimum 2-hour rated firewall is required between each attached dwelling unit. A 4-hour rated firewall is required between every fourth attached dwelling units. The 4-hour rated firewall may be reduced to a 2-hour rated firewall if approved residential sprinkler systems or similar fire prevention measures, as approved by the Gwinnett County Fire Marshal, are installed in each unit. Firewalls must be constructed in accordance with applicable building codes of the City and Gwinnett County.
- B. A continuous paved pathway or sidewalk system must be provided to connect on-site open spaces, on-site dwelling units, sidewalks along public streets bordering the site.

- C. The site setback along a front and side (street) lot lines may incorporate natural vegetation and must 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 (max. 30 feet on-center).
- D. Exterior wall finish materials are limited to:
 - 1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
 - 2. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone;
 - 3. True hard coat stucco but not EIFS; and
 - 4. Cement-based artificial wood siding; shakes and shingles. The primary material on the front facade must also be used on all other facades. At least two of the above-listed materials must be used on each facade.
- E. No more than three adjacent attached units may have the same façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.
- F. Garage doors facing an internal or exterior street must use decorative design treatments to enhance their appearance, including, but not limited to, carriage-style doors or window inserts.
- G. Buildings with garages abutting an alley must have garage doors facing and accessible from said alley.
- H. All units must have a front door providing pedestrian access and a minimum 4-foot wide walkway, constructed of concrete or decorative pavers, must extend from the front door to the pathway or sidewalk system required by paragraph B above.
- I. Front doors must have either a glass element in the door, or sidelights and a transom around it.
- J. Columns on the front elevation or otherwise visible from the public view shall have a minimum 2-foot base constructed of brick or stone to match the front facade.

202-15.10.- Additional Requirements

- A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.

That the addition of Section 202-16 in Unified Development Ordinance of the City of Snellville, Georgia be created and is hereby codified as follows:

Sec. 202-16. RO-BTR, Residential for Older Persons-Build to Rent

202-16.1. - Purpose

This district is intended to serve the housing needs of persons who are 55 years of age or older by allowing a mix of rentable, age-restricted housing types and requiring community open spaces. The district must be in areas of the city that facilitate pedestrian access to nearby goods and services, and/or amenities/cultural facilities. A rezoning to RO-Build for Rent will not serve as a precedent for medium density zoning in an otherwise low-density residential area.

202-16.2. - Use Provisions

A. See [Sec. 206-2](#) (Allowed Use Table).

B. All dwelling units must be occupied by at least one person who is 55 years of age or older.

C. Accessory uses also mean any accessory use necessary for the operation of the facility or for the benefit or convenience of the residents and their guests including, but not limited to: cooking and eating facilities; restaurants; places of worship; indoor and outdoor recreation; retail sales; and banks; beauty, hair, or nail salons; classrooms; conference rooms; social rooms; common areas; guest rooms; medical uses; wellness center; craft and music rooms; various craft, health, exercise and vocational activities; classrooms; swimming pools; facilities related to the operation of the facility, such as but not limited to, administrative offices, food and record storage areas, property maintenance facilities, adult care center, day care center for children of employees, and security operations. Any accessory uses must be for the primary benefit of the district.

202-16.3. - Building Types

Building type requirements apply in the RO-BTR district and the following types are allowed:

- A. Detached House
- B. Cottage Court
- C. Semi-Detached House
- D. Townhouses
- E. Walk-up flat
- F. Stacked flat
- G. Civic buildings

202-16.4. - Architectural & Design Standards

- A. See [Sec. 202-1.2](#) (Design Criteria).
- B. See [Sec. 201-3](#) (General Architectural Standards).
- C. See [Sec. 202-9.10](#) (RO Design Standards).
- D. See [Sec. 202-9.11](#) (Accessibility Standards).

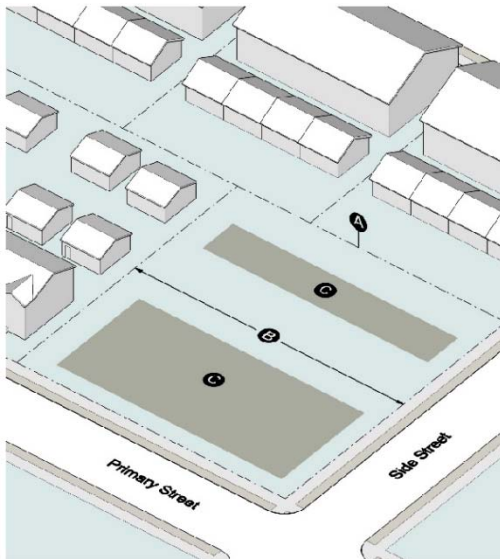
202-16.5. - Site Development Standards

See [Chapter 200](#) Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

202-16.6. – Other Requirements

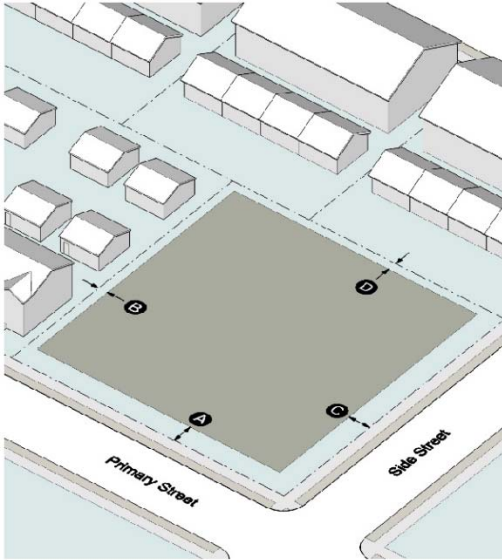
- A. See [Sec. 202-9.12](#) (Mandatory Homeowner Association).
- B. See [Sec. 202-9.13](#) (Covenants and Restrictions).
- C. See [Sec. 202-9.14](#) (Additional requirement Authority).

202-16.7. - Dimensional Standards



Site Standards		
Density (except retirement community, see Sec. 202-9.9)		
Site with one or more arterial or major collector access point:	8 u/a max.	
Site with no arterial or major collector access point:	6 u/a max.	
Open space requirement:	20% of site min.	
External street frontage:	50 ft. min.	
Landscape strip (all streets):	10 ft. min.	
Site setback (abutting a low-density residential land use designation, excludes single-family detached dwellings):	15 ft. min. and planted per Sec. 207-3	
Site setback (single-family detached dwellings abutting low density residential land use designation):	15 ft. min.	
Lot Standards	Ⓐ Area	Ⓑ Width
Detached house:	5,000 sf. min. sf	50 ft. min.
All other building types:	No min.	No. min.
Lot Coverage		
Ⓒ Percent of total site:	50%	

202-16.8. - Building Placement

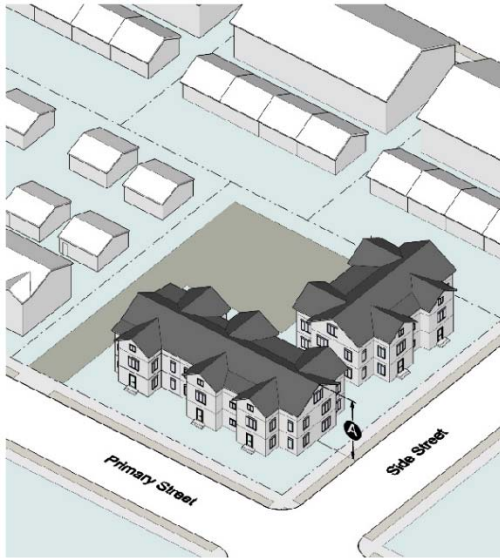


Building Setbacks [1]	
Ⓐ Front:	12 ft. min.
Ⓑ Side (interior):	5 ft. min.
Ⓒ Side (street):	12 ft. min.
Ⓓ Rear:	10 ft. min.
Building Separation	
Min. separation between principal buildings on the same site (retirement communities):	25 ft. min.
Min. separation between principal buildings on the same site (other uses):	15 ft. min.

Table Note:

[1] Greater site setbacks also apply per [Sec. 202-9.6](#).

202-16.9. - Bulk and Mass



Building Height	
Ⓐ Height (retirement communities):	5 stories max. [1]
Ⓐ Height (other uses):	35 ft. max.
Building Size	
Unit floor area:	Min. 600 sf

Note

[1]No building may exceed 3 stories when abutting a residential district unless a 100-foot buffer is provided and planted per [Sec. 207-3](#).

202-16.10. - Retirement Community Density

The number of retirement community (continuing care) independent living units may not exceed 35 units per acre.

202-16.11.- Additional Requirements

- A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.
1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
 2. The property owner's association or its management company shall be responsible for all ground maintenance in the development.
 3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.

4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.

Section 4. Chapter 200, Article 6 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 206-1.5. Use Table Key, is hereby amended by deleting the existing language in its entirety and inserting in its place the following language:

206-1.5. Use Table Key

- A. Permitted Use (P). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of this UDO.
- B. Limited Use (L). Indicates a use is permitted in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of this UDO.
- C. Special Use (S). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Sec. 103-10. Special uses are subject to all other applicable requirements of this UDO, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the special use permit approval.
- D. Use Not Permitted. A "--" in a cell indicates that a use is not permitted in the respective district.

Section 5. Chapter 200, Article 6 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 206-2. Allowed Use Table, is hereby amended by deleting the previous Table and inserting in its place the following Table attached hereto as Exhibit "A".

Section 6. Chapter 200, Article 7 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 207-2. Buffers and Screening, is hereby amended by deleting the previous Table 207-2.1.B. Minimum Buffer Strip Requirements and inserting in its place Table 207-2.1.B. Minimum Buffer Strip Requirements attached hereto as Exhibit "B".

Section 7. Chapter 400, Article 1 of the Unified Development Ordinance of the City of Snellville, Georgia and is hereby amended as follows:

Section 401-5. Streets, is hereby amended by deleting the previous Table 401-5.2 Minimum Widths for New Streets and Project Access Improvements and Table Notes [1] and [2] and inserting in its place Table 401-5.2 Minimum Widths for New Streets and Project Access Improvements and Table Notes [1] and [2], attached hereto as Exhibit "C".

Section 8.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 9. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 10. This Ordinance was adopted _____, 2023. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT

ORDAINED this _____ day of _____, 2023.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

W. Charles Ross, City Attorney
Powell & Edwards, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member

EXHIBIT “A”

Section 206-2.

Allowed Use Table

(22-Pages)

DRAFT

Sec. 206-2. Allowed Use Table

[illegible]

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																												
	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center								
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards		
Colleges, public or private	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	Sec. 206-4.1.B		
Community center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	P	P	Sec. 206-4.1.C	
Fraternal organization and club, non-profit	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	P	Sec. 206-4.1.D	
Museum, library	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	Sec. 206-4.1.E	
Non-profit private clubhouse	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	--	--	--	L	L	--		Sec. 206-4.1.F	
Non-profit private outdoor recreation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	S	S	--		Sec. 206-4.1.G	
Place of worship	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	S	S	S	L		Sec. 206-4.1.H	
Public buildings and use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.1.I	
School, public or private	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	S	S	S	--	--	--	--	S	--	P		Sec. 206-4.1.J	
All park and open space, as listed below:																										Sec. 206-4.2.A		
Cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	S		Sec. 206-4.2.B	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.C	
Country club, golf course	P	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--		Sec. 206-4.2.D
Park, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.E	
Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.F	
All utility, as listed below:																											Sec. 206-4.3.A	
Minor utility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.B	
Small cell facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.C	
Telecommunication antenna and tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.D	
Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.E	
Commercial Uses																												
Adult entertainment establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	--	Sec. 206-5.1	
All day care, as listed below:																											Sec. 206-5.2.A	
Adult care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.B	
Day care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.C	
Family day care home	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	S	P	--	--	S	S	--		Sec. 206-5.2.D	
All event facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.3	

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center								
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards	
All hotels, motels, extended stay hotels	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.4	
All indoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Amusement center, game/video arcade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Assembly hall, auditorium, meeting hall	--	--	--	--	--	S	--	S	--	--	--	--	--	--	S	--	S	S	S	--	--	S	--	--	S	Sec. 206-5.5.A	
Billiard hall, pool hall	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Bowling alley	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Convention center, arena, indoor stadium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	S	Sec. 206-5.5.A	
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Extreme sports facility such as BMX, skateboarding or rollerblading	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Gym, health spa, or yoga studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.5.B	
Ice or roller skating rink	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Indoor sports facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Inflatable playground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Meditation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Miniature golf facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
School for the arts	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.5.C	
Indoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Theaters	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.5.D	
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	
Ambulatory surgical center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	P	Sec. 206-5.6.B	
Blood plasma donation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	
Chiropractor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Dental office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Emergency medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A	
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	p	Sec. 206-5.6.A	
Kidney dialysis center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	--	--	p	Sec. 206-5.6.A	

KEY:		P = Permitted Use								L = Limited Use						S = Special Use						'--' = Use Not Permitted				
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Medical clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical or dental laboratory	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical practitioner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Mobile health wellness and screening	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	L	Sec. 206-5.6.C
Ophthalmologist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Optometrist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Osteopath	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Physician’s office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Urgent care	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A
All office, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A, Sec. 206-5.7.H
Accountant, bookkeeper, auditor office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Advertising office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Architect office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Attorney’s office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Banks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Business management consulting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Business school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.7.G
Business services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Call center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Collection agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Commercial art	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Computer or data processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Counseling in office setting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Employment center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Engineer office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Finance company	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.C

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		Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Financial services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Graphic design		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance adjuster		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance agent		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Interior decorator		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Investment or brokerage house		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lawyer's office		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lender office		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Loan office		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.7.D
Mortgage agent		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Office showroom		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.E
Professional services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Radio, film, recording, and television studios and stations		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.F
Real estate agent		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Sales office		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Savings and loan institution		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Security system services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	L	P	P	--	--	Sec. 206-5.7.A
Trade school		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
Travel agency		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Vocational school		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
All outdoor recreation, including:		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Amusement park		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Batting cage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Drive-in theater		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Electric or gas powered vehicle tracks		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Extreme sports facility (BMX, skateboarding or rollerblading)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Golf driving range		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Miniature golf		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8

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	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																										
Outdoor amusements	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor sports field/court	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor stadium, arena	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Water park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
All passenger terminal (no on-site storage or parking of vehicles), including:	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Bus terminal	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Limousine service	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Non-emergency transport	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Taxicab service	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
All personal services, except the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Animal care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Animal boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Animal grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B
Animal hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Animal shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	--	--	--	Sec. 206-5.10.C
Beauty salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H
Doggy day care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Dry cleaning	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D
Eyeglass shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Food catering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A
Fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G
Funeral home, mortuary (without crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	Sec. 206-5.10.A
Funeral, mortuary (with crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	S	--	--	--	--	Sec. 206-5.10.A

KEY:		P = Permitted Use								L = Limited Use						S = Special Use						'--' = Use Not Permitted						
		Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
Use Category Specific Use		RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards	
Hair salon		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Kennel (indoor)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.B	
Laundry, coin-operating or full-service		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	L	--	Sec. 206-5.10.D	
Locksmith shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A	
Massage therapy		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	--	L	--	--	--	Sec. 206-5.10.E	
Nail salon		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Personal Repair		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F	
Pet clinic		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Pet grooming		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B	
Photocopying, printing and reproduction service		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	Sec. 206-5.10.A	
Psychic, fortune teller		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G	
Tailor or milliner		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Tanning salon		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Tattoo parlor or body piercing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H	
Taxidermist		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.A	
Tutoring service		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Upholster, non-vehicle		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F	
Veterinary clinic		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
All restaurants, except as listed below:		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.E	
Bar		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B	
Brewpub		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.E	
Coffee shop, donut shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Drive-in restaurant		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	Sec. 206-5.11.D, Sec. 206-5.11.E	
Drive-thru facility (as an accessory use)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	S	L	--	--	Sec. 206-8.9	
Hookah bar or lounge		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206.5.11.F	
Ice cream shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A,	

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																										
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
																										Sec. 206-5.11.E
Juice shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Nightclub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Pizza delivery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.E
Restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Restaurant, drive-thru	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	S	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.E
Restaurant, take-out	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Tavern	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Tea shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.E
Yogurt shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.E
All retail, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Animal supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Antique shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Appliance store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Art and school supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Art gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.12.A
Art studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.12.A
Artisan shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	--	Sec. 206-5.12.C
Baked goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bakery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.D
Beverage store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bicycle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Book store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bottle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E
Building supply (no outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.F

KEY:		P = Permitted Use								L = Limited Use						S = Special Use						'--' = Use Not Permitted						
		Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards	
Building supply (with outdoor storage)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F	
Camera store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Check cashing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.K	
Clothing store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Consumer fireworks retail sales facility		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	--	--	--	Sec. 206-5.12.G	
Convenience food store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Convenience goods		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Craft store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Department store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Drug store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.H
Dry goods store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Electronics store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Fabric store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Flower shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Food store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Furniture store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Garden supplies		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
General retail		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Gift and cards		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Grocery store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Growler shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E	
Guns and ammunition		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Hardware store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Hobby store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Home building supply store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.A	
Home improvement supplies		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.B	
Household products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Jewelry store		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	

[illegible]

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center								
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards	
Toy store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Trophies store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Vape shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.M	
Video game store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Video store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
All vehicular, as listed below:																										Sec. 206-5.13.A	
Automobile parts store (no repair or installation)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	Sec. 206-5.13.B	
Boat and recreational vehicle sales, rental, or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-5.13.C	
Car wash, self-serve, full-service, detailing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	S	--	P	--	--	--	--	Sec. 206-5.13.D	
Gas station (with convenience store). No vehicle repair or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.E	
Internet vehicles sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	L	L	--	--	Sec. 206-5.13.F	
Public parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S	Sec. 206-5.13.G	
Remote parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	--	--	S	S	--	S	Sec. 206-5.13.H
Vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.I	
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.J	
Vehicle repair (minor), including the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Audio and alarm installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Bed-liner installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Custom accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Emissions testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	--	--	--	--	Sec. 206-5.13.K	
Glass repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Minor scratch and dent repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Quick lubrication facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K	
Vehicle repair (major), including the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L	
Body and paint shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L	
Brake repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L	

[illegible]

KEY:		P = Permitted Use								L = Limited Use						S = Special Use						'--' = Use Not Permitted					
		Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
Use Category		RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																											
abrasive products																											
Clay materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Concrete batch plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Explosives materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Fireworks materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Food processing, and related products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Glass materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Leather materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Livestock or poultry slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumber production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumberyard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Metal products, including enameling and galvanizing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Paper materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Petroleum, liquefied petroleum gas and coal products and refining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Plastic materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Prefabricated building manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Pulp materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber and plastic products, rubber manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Sawmill, log production facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Stone materials or product	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Tobacco materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
All light industrial uses, as listed below																											Sec. 206-6.3.A
Ambulance service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.B
Baking plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																										
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Brewery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C
Carpet cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Contractors storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.D
Distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C
Dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Food and beverage production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Land-intensive outdoor sales and services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Laundry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Limousine service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Manufactured building sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Non-emergency transport service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.A
Repair or services of business, industrial, machinery, equipment or products by providing centralized services for separate retail outlets	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-6.3.A
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-6.3.E
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.A
Winery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-6.3.C
All light manufacturing, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Bookbinding plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Cabinet makers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Clothing, textile or apparel manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Facilities that assemble or manufacture scientific instruments, semiconductor and related devices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Furniture manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A

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		Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center							
Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards
Machine shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Medical supply manufacturing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Mini-warehouse		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.7.A
Pharmaceutical manufacturing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Printing plant		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Publishing plant		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Sheet metal shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Stone, clay, glass or concrete products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Tool repair		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Welding shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Woodworking shop		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Storage Uses		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Contractors equipment storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Equipment storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Fleet storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
New and operable used vehicle, boat, or other similar operable vehicle storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Trailer storage, drop-off lot		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage of soil, mulch, stone, lumber, pipe, steel, and other similar material equipment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage and splitting of logs		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Towing/impounding of vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S P	--	--	P	--	--	--	--	Sec. 206-6.5.A
Tractor trailers storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
All self-storage, as listed below:		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7
Indoor multi-story storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Mini-warehouse		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Warehouse, self-storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A

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		Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards	
Accessory Uses																												
Accessory uses not otherwise listed below, as determined by the Director		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.2	
Accessory cemetery		S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	--	--	--	S	Sec. 206-8.3	
Accessory dwelling unit (ADU)		--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.4	
Automated retail structure		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	Sec. 206-8.5	
Bee keeping		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	Sec. 206-8.6	
Caretaker's residence		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	Sec. 206-8.7	
Donation bin		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.8	
Drive-thru facility		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	L	--	L	Sec. 206-8.9	
Dumpster		--	--	--	--	L	L	L	L	L	--	--	--	--	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.10	
Electric vehicle (EV) charging station		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.31	
Heliport		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.11	
Home occupation		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.12	
In-law suite		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.13	
Institutional accessory uses		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.14	
Keeping of pets		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.15	
Keeping of livestock		L	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.16
Modular offices/ classroom		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.17	
On-site parking		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.18	
Outdoor storage, minor		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	Sec. 206-8.19	
Outdoor storage, major		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	Sec. 206-8.20	
Parking of business vehicles		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.21	
Parking of recreational vehicles		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	--	--	Sec. 206-8.22	
Parking and storage of watercraft		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	L	--	Sec. 206-8.23	
Portable accessory structure (PODS)		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.24	
Religious accessory uses		L	L	L	L	L	L	L	--	L	L	L	L	L	L	--	--	L	L	L	L	--	L	L	L	L	Sec. 206-8.25	
Roofed accessory structure		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	L	P	Sec. 206-8.26	

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	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center							
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	Definition/ Standards	
Specific Use																											
Satellite dish antenna	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.27	
Solar energy system (ground mounted)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.32	
Solar energy system (intergrated or roof mounted)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.32	
Swimming pool, hot tub, spa, koi pond	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.28	
Temporary Shelter	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.30	
Unroofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.29	

Table Note

[1] TCO use standards do not apply to properties zoned TC-MU or TC-R.

EXHIBIT “B”

Table 207-2.1.B

Minimum Buffer Strip Requirements

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Table 207-2.1.B. Minimum Buffer Strip Requirements

New Project Zoning	Existing Adjacent District (Required Buffer Shown in Feet)										Res (County) [2]
	RS-30 RS-30- BTR	RS-15 RS-15- BTR	RS-5 RS-5- BTR	R-DU R-DU- BTR	R-TH R-TH- BTR	RM	RX	RO RO-BTR	PRC	TC-R	
SP [1]	15	15	15	--	--	--	--	--	--	--	15
RM	15	15	15	--	--	--	--	--	--	--	15
RX	15	15	15	--	--	--	--	--	--	--	15
RO	15	15	15	--	--	--	--	--	--	--	15
OP	40	40	40	40	40	40	40	40	40	40	40
BG	40	40	40	40	40	40	40	40	40	40	40
HSB	60	60	60	60	60	60	60	60	60	60	60
MU	40	40	40	40	40	40	40	40	40	40	40
NR	40	40	40	40	40	40	40	40	40	40	40
LM	60	60	60	60	60	60	60	60	60	60	60
TC-R	15	15	15	15	15	15	15	15	15	--	15
TC-MU	40	40	40	40	40	40	40	40	40	--	40
CI	40	40	40	40	40	40	40	40	40	40	40

Table Notes

[1] Residential district use allowed by special use

[2] Required where adjacent to residential zoned property(s) located in unincorporated Gwinnett County.

EXHIBIT “C”

Table 401-5.2

Minimum Widths for New Streets and Project Access Improvements

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Table 401-5.2 Minimum Widths for New Streets and Project Access Improvements

Street Category	Design Speed	Minimum Right-of-Way [1]	Minimum Roadway[2]
Principal Arterial	55 mph	120 to 150 ft.	6 through lanes with a median
Major Arterial	35-55 mph	100 to 120 ft.	67 ft; 4 to 6 through lanes with a median
Minor Arterial	45 mph	80 to 100 ft.	52 to 66 ft.; 4 through lanes with a median
Major Collector	35 mph	80 ft.	52 ft.
Minor Collector	35 mph	60 to 80 ft.	28 ft.
Local Street •Nonresidential •Nonresidential cul-de-sac	25 mph N/A	60 ft. 60 ft. radius	32 ft. 50 ft. radius
Local Street •Residential – Urban •Residential – Urban cul-de-sac	25 mph N/A	50 ft. 50 ft. radius	27 ft. 40 ft. radius
Local Street •Residential – Rural •Residential – Rural cul-de-sac	25 mph N/A	60 ft. 60 ft. radius	24 ft. 40 ft. radius
Local Street (Build to Rent) •Residential – Urban •Residential – Urban cul-de-sac	25 mph N/A	51 ft. 51 ft. radius	29 ft. 40 ft. radius
Alley	10 mph	2 ft.	16 ft

Table Notes:

[1] The greater right-of-way width applies under circumstances described in Sec. **Error! Reference source not found.**(Right-of-Way and Improvements) and Sec. 401-3.4.D. (Access Improvements for Single-Family Attached Subdivisions and Residential Subdivisions). Rights-of-way may be public or private.

[2] Roadway width dimensions exclude curb and gutter.

ORDINANCE NO. 2022-23

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF SNELLVILLE, GEORGIA, TO PROVIDE FOR REGULATION OF STREET RACING EXHIBITIONS AND RECKLESS DRIVING EXHIBITIONS

WHEREAS, the duly elected governing authority of the City of Snellville, Georgia (the “City”) is the Mayor and Council; and

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants;

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1: Chapter 58 of the Code of Ordinances of the City of Snellville Georgia is amended as follows:

That the addition of a new Article VI be created and is hereby codified as follows:

ARTICLE VI - STREET RACING EXHIBITIONS AND RECKLESS DRIVING EXHIBITIONS

Sec. 58-207. Definitions.

As used herein, the following terms shall have the meanings ascribed to them below:

Street Racing shall mean the use of one or more vehicles in an attempt to outgain, outdistance, or prevent another vehicle from passing, to arrive at a given destination ahead of another vehicle or vehicles, or to test the physical stamina or endurance of drivers overlong-distance driving routes upon the public highways, streets or rights of way in violation of applicable motor vehicle and traffic laws.

Reckless Driving shall mean the operation of any vehicle in reckless disregard for the safety of persons or property

Street Racing Exhibition or Reckless Driving Exhibition shall mean situations including, but not limited to: (1) a group of motor vehicles or individuals has arrived at a location for the purpose of participating in street racing or reckless driving; (2) a group of individuals has gathered on private property without the consent of the owner, operator, or agent thereof for the purpose of participating in street racing or reckless driving; (3) one or more individuals has impeded the free public use of a public street, sidewalk or highway by actions, words, or physical barriers for the purpose of conducting an event featuring street racing or reckless driving; (4) two or more vehicles have lined up with motors running for street racing; (5) one or more drivers is revving

his engine or spinning his tires in preparation for the event; (6) a vehicle is being deliberately operated in a manner which causes the vehicle to slide, skid, spin or otherwise cause its tires to lose traction; (7) individuals are stationed to record or film such acts of street racing or reckless driving; or (8) an individual is stationed at or near one or more motor vehicles serving as a race starter.

Organizer shall mean any individual who in any manner knowingly takes part in the planning, organization, coordination, facilitation, advertising or sharing of the location for any such street race exhibition or reckless driving exhibition or collects money in connection with a street racing exhibition or reckless driving exhibition, as defined herein.

Participant shall mean any individual who is knowingly present at a street racing exhibition or reckless driving exhibition for the purpose of actively taking part in the event, through conduct including, but not limited to: riding in a race vehicle as a passenger; assisting the organizers and/or drivers in carrying out or promoting the event; taking video or photographic images for purpose of promoting and/or profiting from the event (also known as a "spectator"); or exchanging money or anything of value with any driver, car owner, organizer or other participant in connection with the event. For the purpose of this definition, a person who is a mere bystander, passerby, or observer not aware of the illegal activity shall not be deemed a participant.

Sec. 58-208. Violations.

- (a) No person shall knowingly act as an organizer of a street racing exhibition or reckless driving exhibition.
- (b) Except as provided elsewhere in this article, no person shall knowingly act as a participant in, or spectator of, a street racing exhibition or reckless driving exhibition, as defined herein.
- (c) This article shall not apply to licensed or duly authorized racetracks, drag strips, or other designated areas set aside by proper authorities for such purposes, nor shall it apply to exhibitions where the racing or reckless driving occurs entirely within the confines of private property with the full permission of the owner or its duly authorized agent.

Sec. 58-209. Penalties.

Violations of this article shall be punished as follows:

- (a) Organizers shall be punished by a fine not to exceed \$1,000.00, imprisonment for a term not to exceed six months, or any combination thereof, subject to all limitations contained in applicable state law.
- (b) Participants shall be punished by a fine not to exceed \$1,000.00, imprisonment for a term not to exceed six months, or any combination thereof, subject to all limitations contained

in applicable state law.

- (c) Any motor vehicle used in any street racing exhibition or reckless driving exhibition as defined in this article may be removed and impounded by police to the extent authorized by applicable state law, or pursuant to a warrant issued by a court of competent jurisdiction. An impounded vehicle may be held in impound at owner's expense for not less than 30 days or final adjudication of the case, to the maximum extent allowed under state law.

Sec. 58-210. Proving a Violation.

Notwithstanding any other provision of law, to prove a violation of this article, admissible evidence may include, but is not limited to, any of the following:

- a) The time of day;
- b) The nature and description of the scene where the exhibition occurred;
- c) The number of people at the scene where the exhibition occurred;
- d) The location of the individual charged in relation to any individual or group present at the scene where the exhibition occurred;
- e) The number and description of motor vehicles at the scene where the exhibition occurred;
- f) That the individual charged drove or was transported to the scene where the exhibition occurred;
- g) That the individual charged has previously participated in a street racing or reckless driving where the exhibition occurred;
- h) That the individual charged has previously aided and abetted a street racing or reckless driving where the exhibition occurred;
- i) That the individual charged has previously organized a street race or reckless driving exhibition; or
- j) That the individual charged previously was present at a location where preparations were being made for a street race or reckless driving exhibition or where a street race or reckless driving exhibition was in progress.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2022.

Barbara Bender, Mayor

ATTEST:

Dave Emanuel, Mayor Pro Tem

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Solange Destang, Council Member

W. Charles Ross, City Attorney
Powell & Edwards, P.C.

Gretchen Schulz, Council Member

Tod Warner, Council Member