



**PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 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 and Assistant City Attorney Jay Crowley with Powell and Edwards Attorneys at Law, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, Captain Zach Spahr, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:32 p.m.

INVOCATION

Mr. D.A. Williams gave the invocation.

PLEDGE TO THE FLAG

South Gwinnett High School JROTC presented the colors and led the Pledge of Allegiance.

CEREMONIAL MATTERS

Administer Oath of Office to Lori-Ann Spears for Board of Appeals Post 6

Mayor Bender administered the oath to Ms. Spears for Post 6.

MINUTES

Approve the Minutes of the February 14, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the February 14, 2022 meetings, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Mr. D.A. Williams & Dr. Alexis Williams, South Gwinnett High School PTSA President & Vice President

Dr. Alexis Williams introduced the following members of the SGHS Army JROTC: Faculty Advisor/Sponsor: Lieutenant Colonel Samson Sider, former Assistant Principal Dr. Stanley Burney, Cadet Executive Officer Amber Sellers, Cadet Captain Olivia Salmon, Cadet Battalion Commander Lt. Nicholas Williams.

COMMITTEE / DEPARTMENT REPORTS

None

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APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the agenda, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

2nd Reading - UDO 22-01 - Consideration and Recommendation on Proposed Amendments to the Text of the Unified Development Ordinance ("UDO") for the City of Snellville, Georgia ("UDO"), adopted 10-26-2020 and Last Amended 10-25-2021 Affecting: Chapter 100 (General Provisions) and Chapter 200 (Zoning and Land Use)

Planning Director Thompson explained this is just a housekeeping measure to help clear up some ambiguities in the ordinance.

Mayor Bender opened the floor to public comment and no one came forward.

Council Member Schulz made a motion to approve UDO 22-01, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved. (A copy of UDO 22-01 is attached to and made a part of these minutes.)

2nd Reading CP 22-01 – Consideration and Recommendation on a Proposed Amendment to Table 2. Future Land Use Categories and Corresponding Zoning Districts (Page 53) of the Snellville 2040 Comprehensive Plan (Adopted 2-11-2019 and Last Amended 10-26-2020) to Amend the Appropriate and Considered Future Land Use Categories for the RS-5 (Single-Family Residential) District

Planning Director Thompson explained that this is being done to reflect the new zoning districts.

Mayor Bender opened the floor to public comment and no one came forward.

Mayor Pro Tem Emanuel made a motion to approve CP 22-01, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2022-01 is attached to and made a part of these minutes.)

2nd Reading - SUP 22-01 – Consideration and Recommendation on Application by RCG Snellville, LLC Requesting a Special Use Permit to Develop and Operate a Kidney Dialysis Facility for Davita Dialysis Center and Request for Variances From Sec. 205-1 Towne Center Overlay District Requirements of the Snellville Unified Development Ordinance for a Proposed 0.768 Acre Outparcel in the Snellville Oaks Shopping Center, Zoned BG (General Business) District and Located in the Towne Center Overlay District, 2135 E. Main Street, Snellville (p/o Tax Parcel 5038 174)

Mayor Bender advised that the applicant requested an extension.

Council Member Lenski made a motion to table this item until the March 28, 2022 meeting, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

2nd Reading - RZ 22-01 – Consideration and Recommendation on Application by Alliance Engineering and Planning (Applicant) and PLG Partners, LLC (Property Owner) Requesting to Amend the Official Zoning Map for the City of Snellville, Georgia from BG (General Business) District to OP (Office Professional) District and Request for Variances from the Buffer Requirements for a 2-Story 20,000 Sq. Ft. Office Building Development on a 3.3± Acre Site Located at 2165 North Road, Snellville, Georgia (Tax Parcels 5039 220 and 5039 273)

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Planning Director Thompson gave an overview of the application and stated the Planning Department recommends approval with conditions and the Planning Commission recommended denial.

Applicant, Tyler Lasser with Alliance Engineering and Planning, Alpharetta, came forward to speak about the application and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Tricia Rawlins, 2088 Harbour Oaks Dr, Snellville spoke in opposition.

Tom Flynn, 2358 Eastwood Drive, Snellville spoke in opposition.

Karl Krutzky, 2262 Timer Lane, Snellville spoke in opposition.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville spoke in opposition.

Mayor Bender closed public comment when no one else came forward.

Applicant Tyler Lasser came forward and addressed the concerns raised by the citizens and answered additional questions of the Mayor and Council. Planning Director Thompson also spoke and answered questions of the Mayor and Council.

Council Member Warner made a motion to approve RZ 22-01 with staff recommended variances and conditions and with the addition of Condition 7: Architectural design to be approved by Director of Planning and Development; Condition 8: No electronic signage allowed on the site; and Condition 9: Existing trees along the rear of the property shall be maintained and protected; 2nd by Council Member Lenski.

Council Member Warner spoke about the application and the properties surrounding the proposed rezoning.

The motion was voted 5 in favor and 1 opposed with Council Member Destang casting the opposing vote, motion approved. (A copy of ORD 2022-03 is attached to and made a part of these minutes.)

2nd Reading - SUP 22-03 – Consideration and Recommendation on Application By Gaganjot Sambi, Member, Balark 19, LLC (Applicant) and Vikram Chaudhary (Property Owner) Requesting a Special Use Permit to Develop and Operate a 4-Story 42,000 Sq. Ft. 82-Room Avid Brand ING Hotel on a 2.15± Acre Tract, Zoned BG (General Business) District and Located at 2785 W. Main Street, Snellville (Tax Parcel 5007 285)

Planning Director Thompson gave an overview of the application. He stated that both the Planning Commission and Planning Department recommend denial.

Kellen Carr, Excelsis Public Strategies, Athens was present representing the applicant, Gaganjot Sambi, Member Balark 19, LLC. Ms. Carr spoke about the application and answered questions of the Mayor and Council.

Mayor Bender opened the floor to public comment and the following people came forward: Tom Flynn, 2358 Eastwood Drive, Snellville spoke about the application.

William Ellis, 2772 Anscot Court, Snellville spoke in opposition.

Barry Wiggs, 2210 Stockton Walk Lane, Snellville spoke in opposition.

Mayor Bender closed public comment when no one else came forward.

Ms. Carr came forward to address the concerns brought up by the public.

Council Member Schulz made a motion to deny SUP 22-03, 2nd by Council Member Warner.

Mayor Bender asked the applicant if they would like to withdraw the application. Kellen Carr asked that the withdrawal of the application be approved.

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Council Member Warner withdrew his second on the motion to deny and it died for lack of a second.

Council Member Lenski made a motion to allow the applicants to withdraw the application, 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 Approval of the FY 2021 Budget Amendment [Bender]

City Manager Sanders explained the reasoning for the budget amendment.

Mayor Pro Tem Emanuel made a motion to approve the FY 2021 budget amendment, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Approval of Design Services for the Park Maintenance Facility [Bender]

Mayor Bender explained that the old public works building is being used as a maintenance building and it is in very bad shape and needs to be replaced. The design services are for a new park maintenance building that was recently approved in the Park Master Plan.

Council Member Schulz made a motion to authorize the Mayor to sign the contract after legal review for design services for the park maintenance facility with Croft for \$141,700, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Sidewalk Survey and Design Proposal from Collaborative Infrastructure Services [Bender]

City Manager Sanders gave an overview of the project.

Mayor Pro Tem Emanuel made a motion to authorize the Mayor to sign the Survey and Design Proposal with Collaborative Infrastructure Services for an amount not to exceed \$105,425, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on RES 2022-02 - Resolution Opposing HB 1093 and SB 494 and Opposing Limitations on a Municipality's Authority to Make Housing, Land Use and Zoning Decisions Within a Local Government's Geographical Boundaries [Bender]

Mayor Bender explained the negative effects these restrictions would have on municipalities if the legislation was approved. She read the resolution into the record.

Council Member Lenski made a motion to approve RES 2022-02, 2nd by Council Member Destang; 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.

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MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMENTS

The following people spoke:

Betty Ann Kumin, 2155 Woodberry Run Drive, Snellville.

Tom Flynn, 2358 Eastwood Drive, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Rebecca Mitchell, 3332 Crossing Drive, Snellville

Barry Wiggs, 2210 Stockton Walk Lane, Snellville

EXECUTIVE SESSION

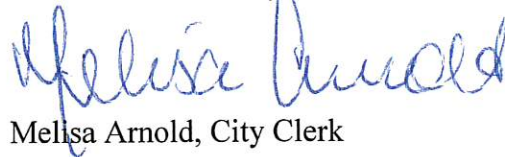
None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Lenski; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 10:01 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk

CITY OF SNELLVILLE

STATE OF GEORGIA

ORDINANCE NO. UDO 22-01

**AN ORDINANCE TO AMEND PORTIONS OF CHAPTERS 100, 200, AND 400 OF THE
UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF SNELLVILLE,
GEORGIA, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER
PURPOSES**

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia, the governing body of the City of Snellville, Georgia, desire to amend Article 2 (Definitions) of Chapter 100 (General Provisions); Article 1 (Rules for All Zoning Districts), Article 2 (Residential Districts), Article 6 (Use Provisions), Article 7 (Site Development) of Chapter 200 (Zoning and Land Use); and Article 1 (Streets and Public Improvements) of Chapter 400 (Land Development) of the Unified Development Ordinance for the City of Snellville, Georgia;

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 January 5, 2022 giving notice of the January 25, 2022 Planning Commission public hearing and second notice to be published on February 9, 2022 giving notice of the February 28, 2022 Mayor and Council public hearing; and

WHEREAS, the Planning Commission of the City of Snellville, Georgia considered the proposed amendments at a duly advertised regular meeting and public hearing on January 25, 2022 at 7:30 p.m. and by a unanimous vote of four (4) to zero (0), 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, Articles 2 and 3 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 102-2 Defined Terms, is hereby amended by adding the following language:

Electric Vehicle (EV) Charging Station. A piece of equipment that supplies electrical power for charging plug-in electric vehicles by three levels of charging:

Level-1. Connects directly to a standard 120V alternating current (AC) residential outlet, capable of supplying 6-16 Amps depending on the capacity of a dedicated circuit.

Level-2. Utilizes 208V to 240V alternating current (AC) power supply between 6 and 80 Amps, providing a significant charging speed increase over Level-1 charging.

Level-3. Utilizes 400V to 900V direct current (DC) power supply between 80 and 400 Amps, providing the fastest charging speeds. Also known as DC fast chargers or Supercharger.

Section 103-6.6 Residential Drainage Plan or Study, is hereby amended by adding the following language:

103-6.6. Residential Drainage Plan

B. Contents

13. Add the following notation: *RESIDENTIAL DRAINAGE PLAN TO BE FIELD VERIFIED: A certificate of occupancy may not be issued for the structure until a written certification has been received from the developer's or builder's design professional stating that the provisions or improvements required by the residential drainage plan or as a result of the residential drainage study have been field verified.*

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

Section 201-1.5 Building Setback Encroachments, is hereby amended by deleting the previous Section 205-1.5.B.7 and inserting in its place the following language:

201-1.5.B Principal Building Features

7. Unenclosed and uncovered patios, decks, swimming pool decking, or terraces may encroach up to 4 feet into a side (interior) setback, or up to 8 feet into a required rear setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

Section 201-1.6 Accessory Uses and Structures – Residential District, is hereby

amended by deleting the previous Table 201-1.6 and inserting in its place Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures, attached hereto as Exhibit "A".

Section 201-1.6.C. Canopies and Covered Entrances, is hereby amended by deleting the previous Section 201-1.6.C. and inserting in its place the following language:

C. Canopies and Covered Entrances

Canopies and covered entrances for places of worship may encroach:

1. Into the required side (interior) or rear yard up to 3 feet; and
2. Into the required front yard or side (street) yard, provided such extensions are not closer than 15 feet from the street right-of-way line or future right-of-way line as designated on the Gwinnett County Long Range Road Classification Map, whichever is greater.

Section 201-1.6.G. On-Site Parking, is hereby amended by deleting the previous Section 201-1.6.G. and inserting in its place the following language:

G. On-Site Parking

1. No parked vehicle or any portion of a parked vehicle, including those in driveways, may be within the public right-of-way including sidewalk, except for authorized on-street parking.
2. When parking is allowed in the front yard, no more than 35% of the front yard area may be used for parking or authorized driveways.
3. When parking is allowed in the rear yard, no more than 20% of the rear yard area may be used for parking, and the parking must be screened from view of adjacent residential uses.

Section 201-1.7 Accessory Uses and Structures – Nonresidential Districts, is hereby amended by deleting the previous Table 201-1.7 and inserting in its place Table 201-1.7. Allowed Locations of Residential District Accessory Uses and Structures, attached hereto as Exhibit "B".

Section 201-2. Building Types, is hereby amended by deleting the previous Section 201-2.2.B. and inserting in its place the following language:

201-2.2. Detached House

B. Specific Standards

Lot: Detached house units per lot: 1 max.;

Pedestrian Access: Entrance facing street: Required; Walkway width: 3 ft. min. / 5 ft. max.; Front porch or stoop: Required

Parking Location: No on-site parking is allowed between the building and the street, except in driveways that conform to applicable UDO standards.

Section 201-2. Building Types, is hereby amended by deleting the previous Section

201-2.6.B. and inserting in its place the following language:

201-2.6. Townhouse

B. Specific Standards

Site: Townhouse units per: 3 min.; Townhouse units in a: 8 max. [1]

Fenestration: Ground floor: 10% min.; Upper story: 10% min. / 35% max.; Blank wall area: 20 ft. max.

Pedestrian Access: Entrance facing street: Required for units along a street; Walkway width: 3 ft. min. / 5 ft. max.; Front porch or stoop: Required

Parking Location and Access: No on-site parking is allowed between the building and the street, except in driveways that conform to applicable UDO standards.

Design: No more than three adjacent units may have the same front façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.

Table Note:

[1] Units in separate buildings connected by a canopy, pergola, or similar exterior feature are considered separate rows.

Section 201-3.2.D. Exterior Wall Finish Material Combinations, is hereby amended by deleting the previous Table 201-3.2.D and inserting in its place Table 201-3.2.D.1 Allowed Building Materials: All Uses, attached hereto as Exhibit "C"; and adding the following new Table Note [4]:

[4] Allowed for building facades that are setback at least 150 feet from the right-of-way.

Section 201-3.2.D. Exterior Wall Finish Material Combinations, is hereby amended by deleting the previous Table 2.5 and inserting in its place Table 201-3.2.D.2 Allowed Building Materials: Uses over 30,000 square feet floor area, attached hereto as Exhibit "D"; and adding the following new Table Note [2]:

[2] Allowed for building facades that are setback at least 150 feet from the right-of-way.

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

201-3.3. Small Residential Building Standards

E. Building Facades

Building facades facing a street must comply with the following:

1. The total combined area of all windows and doors on a front facade may not exceed 40% of the front façade wall area.
2. A front porch or stoop is required and must conform to Sec. 201-2.14.C or Sec. 201-2.14.D, as applicable.

3. Single-family detached dwelling garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.
4. All garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk in all zoning districts.
5. No more than three adjacent single-family attached units may have identical façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, or roof form.

Section 3. Chapter 200, Article 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 202-6. R-TH Townhouse Residential, is hereby amended by deleting the previous Section 202-6.7. Building Placement and inserting in its place the following language:

202-6.7. Building Placement

Building Setbacks

- A. Front: 10 ft. min.

With garage door facing a street setback from sidewalk: 22 ft. min.

- B. Side (interior): 0 ft. min.

- C. Side (street): 5 ft. min.

- D. Rear: 30 ft. min.

Building Separation

Min. separation between principal buildings: 20 ft. min.

Section 4. Chapter 200, Article 6 of the Unified Development Ordinance for the City of Snellville, Georgia 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 "E".

Section 206-4. Public/Institutional Uses, is hereby amended by adding and inserting the following language:

206-4.1, Civic

H. Place of Worship

2. Use Standards

- f. Facilities and building to serve for place of worship use only. Mixed-use or multi-tenant building use is prohibited.

Section 206-4. Public/Institutional Uses, is hereby amended by adding and inserting the following language:

206-4.1. Civic

J. School, Public or Private

2. Use Standards

- d. Facilities and building to serve for school use only. Mixed-use or multi-tenant building use is prohibited.

Section 206-5.6 Medical, is hereby amended by deleting the previous Section 206-5.6.A and inserting in its place the following language:

A. Defined

A facility providing medical or surgical care to patients. Some facilities may offer overnight care. Medical includes the following:

- 1. Ambulatory surgical center.
- 2. Blood plasma donation center, medical or dental laboratory.
- 3. Hospital, urgent care, emergency medical office.
- 4. Kidney dialysis center.
- 5. Medical clinic.
- 6. Medical, dental office or chiropractor, osteopath, physician, medical practitioner, ophthalmologist, and optometrist.

Section 206-5.6 Medical, is hereby amended by adding and inserting the following language:

C. Mobile Health Wellness and Screening

1. Defined

Vehicle-based health and wellness clinic that provides basic medical, dental, hearing, and vision screening services including but not limited to blood donation and testing; ultrasound screenings; immunizations; vision and eye exams, and health risk assessments.

2. Use Standards

Where mobile medical and screening is allowed as a limited use, it is subject to the following:

- a. The duration of the event may not exceed 10-days in any 30-day calendar period.
- b. Requires written permission from the property owner.
- c. Requires a Temporary Use Permit approved by the Director (see Sec. 206-9.8. (Mobile Health Wellness and Screening Temporary Use).

Section 206-5.11 Restaurant, is hereby amended by deleting the previous Section 206-5.11 and inserting in its place the following language:

206-5.11. Restaurant

A. Defined

A facility that prepares and sells food and drink for on- or off-premise consumption.

Restaurant includes the following:

1. Bar, night club, tavern, lounge, hookah bar or hookah lounge.
2. Brewpub.
3. Coffee, tea, or juice shop.
4. Drive-in restaurant.
5. Restaurant, take out or pizza delivery facility.
6. Restaurant.
7. Restaurant, with drive-thru window.
8. Yogurt or ice cream shop.

B. Hookah Bar or Lounge

1. Defined

Any restaurant or non-restaurant facility that allows people to gather inside or outside to smoke flavored or specially prepared tobacco/shisha from a hookah/water pipe.

C. Bar, Nightclub, Tavern, Lounge

1. Defined

A facility that prepares and sells drink that has alcoholic beverage sales in excess of 70% of the business's total annual on-site sales.

D. Brewpub

1. Defined

A restaurant that brews beer on-site and sells 25% or more of its produced beer in the restaurant.

E. Drive-In Restaurant

1. Defined

Any restaurant facility where one can drive-in with an automobile for service, where customers park their vehicles and are usually served by staff who walk or roller-skate out to take orders and return with food and beverage items, encouraging diners to remain parked while they eat.

F. Use Standards

1. All Districts. Where a restaurant is allowed as a limited use in any zoning district, it is subject to the following:
 - a. Exterior exhaust fans must be installed so that exhaust is not blown towards sidewalks, walkways, open spaces, outdoor dining areas, or on-site residential uses.
 - b. In buildings that contain both restaurants and residential uses, exterior exhaust fans may only be located:
 - i. On the roof; or
 - ii. On an exterior wall that has no operable residential windows within 75 feet of the fan (measured in a straight line both vertically and horizontally).
 - c. Additional drive-thru facility requirements are specified in Sec. 206-8.9.

2. OP and CI District. Where a restaurant is allowed as a limited use in an OP or CI district, the use must be located within a multi-tenant office or medical complex.

Section 206-5.13.D Car Wash, is hereby amended by adding and inserting to the previous Section 206-5.13.D the following language:

D. Car Wash

2. Use Standards

Where a car wash is allowed as a permitted use or special use, it is subject to the following:

- a. Any facility that employs persons on a full-time or part-time basis or that sub-leases space to car wash or detailing operators shall contain at least one ADA compliant restroom in the building. Shared restrooms from other businesses is prohibited.
- b. Any new conveyor car wash facility constructed after 2-28-2022 where the car moves on a conveyor belt during the wash must install an operation recycled water system, where a minimum of fifty-percent (50%) of water utilized will be recycled. This requirement does not apply to an in-bay car wash facility or self-serve car was facility.

Section 206-8.10 Dumpster, is hereby amended by adding and inserting to the previous Section 206-8.10.B the following language:

B. Use Standards

5. Open-top or roll-off dumpsters are prohibited unless used for the collection of construction waste and with an approved building permit or approved land disturbance permit issued by the Director.

Section 206-8.24 Portable Accessory Structure (PAS), is hereby amended by deleting the previous Section 206-8.24 and inserting in its place the following language:

206-8.24. Portable Accessory Structure

A. Defined

Any box-like storage container transported by truck or trailer to the desired location for drop-off with a storage capacity of more than 216 cubic feet that would normally be stored at an off-site location. Although these containers are often generically referred to by the trademarked brand name "PODS," this subsection applies to any brand of portable outdoor storage container meeting its specifications.

This definition does not include: 1) consumer fireworks retail sales stands licensed in accordance with O.C.G.A. title 25; 2) a contractor office trailer which is used in association with a land disturbance permit/site development permit approved by the Director; 3) semi-trailers or cargo trailers containing two or more tandem axles at the rear and which attaches to the tractor with a fifth wheel hitch; or 4) roll-off, open top

dumpsters used for the collection and transport of solid waste, which are exempt under this subsection.

B. Use Standards

1. Where a portable accessory structure is allowed as a limited use, it is subject to the following:
 - a. May not be used for permanent onsite storage.
 - b. May be used as a convenient means of temporarily storing belongings relating to a move-in/move-out; or following damage by a fire or natural disaster; or when the building is undergoing renovation, repair or reconstruction; or for the temporary storage of seasonal merchandise.
 - c. May not be used for the storage or repair of motorized vehicles of any type.
 - d. May not be used to store solid waste, recyclable materials, refuse, and/or construction demolition debris.
 - e. May not be used to store any hazardous, combustible, or flammable materials.
 - f. Must be placed flush on the ground as designed and not raised for underneath storage; cannot be stacked vertically or placed upon any structure.
 - g. May not exceed 16 feet in length, eight feet in width, or 8.5 feet in height.
 - h. May not be used for vegetative, human, and/or animal shelter or habitation.
 - i. No temporary or permanent electrical wiring shall be provided to any storage unit.
 - j. When not attended, must be locked or secured to prevent unauthorized access or access by children.
 - k. During remodeling, renovation or other construction, the portable accessory structure may be used to store on-site tools, equipment and materials to be used, provided an active building permit has been issued for the property. The portable accessory structure must be removed upon completion or cessation of construction, or by the permit expiration, or before issuance of a Certificate of Occupancy; whichever is earliest.
 - l. Must be kept in good condition, free from weathering, discoloration, graffiti, rust, peeling/flaking paint, tearing or other holes or breaks, and other visible forms of deterioration or blight. The area around the portable accessory structure must be kept free of debris and litter and must be in strict compliance with the weed and refuse provisions of Chapter 300 Article 4 (Property Maintenance).
 - m. May not be placed in the street or block any sidewalk or placed where it can obstruct or diminish a motor operator's view of other vehicles, bicycle or pedestrian ways, or placed in a manner that obstructs any fire lane or hydrant.
 - n. May not be located within a required landscape strip; required landscape area; buffer area; areas that are considered environmentally sensitive; within any drainage easement; or on top of a septic tank or septic system drain field.
2. Residential Districts. Where a portable accessory structure is allowed as a limited use in a residential district, it is subject to the following:

- a. May not be used to store commercial goods (i.e., used for retail sales), goods for property other than that of the residential property where the PAS is located.
- b. The number of portable accessory structures allowed on any developed lot or contiguous lots under the same ownership is limited as follows:
 - i. One portable accessory structure may be used for the first 2,000 square feet of conditioned floor area of the principal dwelling. Two (2) may be used for dwellings with 2,001 to 5,000 square feet of conditioned floor area. Three (3) may be used for dwellings that exceed 5,000 square feet of conditioned floor area.
 - ii. In no event may there be more than three (3) portable accessory structures placed on any developed lot or contiguous lots under the same ownership.
 - iii. The above restrictions notwithstanding, when the principal structure on the property has been made uninhabitable as a result of a declared natural disaster, or a fire or other damaging event beyond the control of the owner, the Director may authorize the use of more than one portable accessory structure for on-site storage, provided the authorization for such use is dependent upon issuance of a building permit for the reconstruction/repair of the principal structure.
- c. When possible, the portable accessory structure must be placed on the driveway or other hard-surfaced area and located at least 5 feet from the side (interior) lot line and 10 feet from a public or private street right-of-way.
- d. The portable accessory structure may block or obstruct any required exits, parking spaces, and/or any driveways for access to multifamily dwelling units.
- e. The placement of a portable accessory structure on a lot must not cause vehicles to be illegally parked (i.e., parked in the yard or on the street/right-of-way where the posted speed limit is above 25 mph).
- f. Duration/length of time allowed:
 - i. Where a portable accessory structure is used for the storage of items for moving:
 - a. First 30-day period in any 12-month period. No permit required.
 - b. Second 30-day period in any 12-month period. Permit required.
 - c. Portable accessory structure must be removed on or before the 60th day from the initial drop.
 - ii. Where used during renovation, remodel or repair of the dwelling with an approved building permit being issued:
 - a. First 90-day period in any 12-month period. Permit required.
 - b. Thirty-day renewal period in any 12-month period. Permit required.
 - c. Portable accessory structure must be removed on or before the 120th day from the initial drop, or upon issuance of a certificate of occupancy, whichever occurs first.
 - d. Permit fee will be waived/refunded upon providing proof of a filed insurance claim for the repair or damages caused by fire, water, lightning, fallen tree, or other unforeseen acts.
 - iii. Where used due to a declared natural disaster with an approved building permit being issued:

- a. First 180-day period in any 12-month period: permit required; however, permit fee is waived.
 - b. Ninety-day renewal period in any 12-month period: permit required; however, permit fee is waived.
 - c. Portable accessory structure must be removed on or before the 270th day from the initial drop or upon issuance of a certificate of occupancy, whichever occurs first.
 - d. The Director has the authority to grant a one-time extension up to an additional 90 days.
 - e. In no event may a portable accessory structure be allowed to remain on any property for a period exceeding one (1) year.
- 3. Nonresidential Districts. Where a portable accessory structure is allowed as a limited use in a nonresidential district, it is subject to the following:
 - a. The portable accessory structure may only be located within the designated rear yard of the associated business, or the side (interior) yard where there is no rear yard. A site plan designating the proposed location of the structure(s) must be submitted with the portable accessory structure permit application. Site plan must first be reviewed and approved by the Gwinnett County Fire Marshal's Office.
 - b. Duration/length of time allowed:
 - i. Where a portable accessory structure is used for the storage of items for moving or for the temporary storage of seasonal merchandise:
 - a. First 60-day period in any 12-month period. Permit required.
 - b. Second 60-day period in any 12-month period. Permit required.
 - c. In no event may a portable accessory structure be allowed to exceed 120-days in any 12-month period.
 - ii. Where used during renovation, remodel or repair of the building with an approved building permit being issued:
 - a. First 90-day period in any 12-month period. Permit required.
 - b. Second 90-day day renewal period in any 12-month period. Permit required.
 - c. Portable accessory structure must be removed on or before the 180th day from the initial drop, or upon issuance of a certificate of occupancy, whichever occurs first.
 - d. Permit fee will be waived/refunded upon providing proof of a filed insurance claim for the repair or damages caused by fire, water, lightning, fallen tree, or other unforeseen acts.
 - iii. Where used due to a declared natural disaster with an approved building permit being issued:
 - a. First 180-day period in any 12-month period: permit required; however, permit fee is waived.
 - b. Ninety-day renewal period in any 12-month period: permit required; however, permit fee is waived.

- c. Portable accessory structure must be removed on or before the 270th day from the initial drop or upon issuance of a certificate of occupancy, whichever occurs first.
- d. The Director has the authority to grant a one-time extension up to an additional 90 days.
- e. In no event may a portable accessory structure be allowed to remain on any property for a period exceeding one (1) year.
- c. The business owner and/or property owner upon which the portable accessory structure will be located must acquire a portable accessory structure permit from the City before locating any structure(s) on-site.

Section 206-8.26 Roofed Accessory Structure, is hereby amended by deleting the previous Section 206-8.26 and inserting in its place the following language:

206-8.26. Roofed Accessory Structure

A. Defined

A small accessory building, such as a garage serving one dwelling unit, shed, gatehouse, gazebo, greenhouse, children's playhouse and similar accessory use, whether portable or not (except as provided for temporary storage containers), that are subordinate in use and size to the principal use. Excludes all garages except those serving one dwelling unit.

B. Use Standards

Where a roofed accessory structure is allowed as a limited use, it is subject to the following:

1. The maximum allowed cumulative total square footage of all accessory buildings is based on lot size as follows:
 - a. Lots under 10,500 sf.: 500 square feet in area, excluding any accessory dwelling unit.
 - b. Lots 10,501 sf. to 0.99 acre: 750 square feet in area, excluding any accessory dwelling unit.
 - c. Lots over 1 acre: an amount equal to 50% of the floor area of the principal structure, up to a maximum 2,000 square feet in floor area, excluding any accessory dwelling unit.
2. No more than three (3) roofed accessory structures are allowed on a single-family detached dwelling lot.
3. Roofed accessory structures under 120 square feet in floor area may not exceed 10 feet in height in a residential district.
4. Roofed accessory structures 120 square feet or more in floor area must abide by the following:
 - a. Except for greenhouses, exterior walls of roofed accessory that are accessory to all uses, except single-family detached dwellings, must be finished with brick, stone, cement-based siding, or with materials and colors similar to that of the principal building.
 - b. Except for greenhouses, exterior walls of roofed accessory that are accessory to single-family detached dwellings must be any material listed in sentence a

- above or factory finished powder-coated metal, except that pre-engineered metal buildings are not allowed.
- c. Except for greenhouses, roofing materials and roofing colors must match that of the principal building.
- d. Height may not exceed 20 feet in a residential district.
- 5. The construction of any roofed accessory structure over 20 square feet in floor area requires a building permit. All permit applications must indicate the proposed use of the structure and must include a scaled drawing (i.e. 1" = 30') that shows the exact location on the property with distance(s) from the adjacent lot line(s).
- 6. The Director has the power to grant administrative variances to the requirements of clauses 1 through 5 above when the roofed accessory structure is accessory to a country club, golf course.
- 7. Roofed accessory structures may not be located:
 - a. Within any drainage easement, sewer easement, or other easement as shown on any recorded plat.
 - b. Within any stream buffer or impervious surface buffer.
 - c. Within the Floodplain.

Section 206-8 Accessory Uses, is hereby amended by adding and inserting the following language:

206-8.30. Temporary Shelter Structure

A. Defined

A tent, canopy, shade or other non-permanent shelter structure that provides shelter from the elements to persons on a temporary basis and is usually associated with a special outdoor event (reception, graduation, reunion, etc.).

B. Use Standards

Where a temporary shelter structure is allowed as a limited use, it is subject to the following:

1. Structure may not be erected for more than 72-hours within any 30-day calendar period.
2. A Tent Permit from the Gwinnett County Fire Marshal's Office is required for tents 400 sq. ft. or greater in size or canopies (with no sides) that are 700 sq. ft. or greater in size.

206-8.31. Electric Vehicle (EV) Charging Station

A. Defined

A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

B. Use Standards

Where an Electric Vehicle (EV) Charging Station is allowed as a limited accessory

use, it is subject to the following:

1. Permitted Locations

- a. Allowed in all single-family detached and single-family attached residential districts where Level-1 or Level-2 charging equipment is located within a fully-enclosed garage. An electrical permit is required for the installation of charging equipment.
- b. Allowed in RM, RX, and RO Districts and designated as private restricted use only.
- c. Level-3 charging stations are permitted in the OP, BG, HSB, LM, CI, NR, TCO, TC-MU and TC-R Districts.
- d. If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a 'Gasoline Station' for zoning purposes and allowed with a Special Use Permit in the BG, HSB and LM Districts.

2. General Requirements

a. Electrical Service

- i. Installation of any EV charging station shall meet the requirements of the National Electric Code Article 625 and performed by a Georgia registered and licensed electrician.
- ii. Electrical service to the EV charging station shall be provided by underground electrical service only. Overhead electrical service is prohibited.
- iii. The use of solar panels is prohibited.

b. Parking

- i. An EV charging station space may not be included in the calculation for minimum required parking spaces required in accordance with Sec. 207-1.2. Parking Requirements.
- ii. Public EV charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
- iii. An EV charging station may only be located in perpendicular (0 degree), or diagonal (45/60 degree) parking spaces and shall meet the requirements in Sec. 207-1.7. Vehicle Parking Layout and Design. Parallel parking locations are prohibited.

c. Lighting

- i. Site lighting shall be provided when an electric vehicle charging station is installed, unless charging is for daytime use only.
- ii. Site lighting shall comply with Sec. 207-5. Lighting.

d. Equipment Standards and Protection

- i. Battery charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted.
- ii. Equipment shall be designed and located as to not impede pedestrian

- travel or create trip hazards on sidewalks.
 - iii. Charging connector cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.
 - iv. Adequate EV charging station protection, such as concrete-filled steel bollards, shall be used. Concrete curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb or wheel-stop.
- e. Signage
- i. Information shall be posted identifying voltage and amperage levels and any time of use, fees, operational instructions, or safety information relating to the EV charging station. Contact information for reporting when the equipment is malfunctioning or damaged shall be provided.
 - ii. Each EV charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Restrictions shall be included on the signage, if removal provisions are to be enforced by the property owner.
 - iii. Use of electronic message board technology is permitted, provided:
 - a. The electronic message board screen size does not exceed 18 sq. ft. in area per side.
 - b. Subject to Sec. 207-6.8, Electronic Message Board sign regulations.
 - c. Requires an approved Sign Permit.
 - iv. Wayfinding signage, if installed, shall be placed to effectively guide motorists to the EV charging station.
- f. Maintenance
- i. EV charging stations shall be maintained in all respects, including the functioning of the equipment and keeping the equipment in good repair.
 - ii. A phone number or other contact information shall be provided on the equipment for reporting of malfunctioning or damaged equipment.
- g. Emergency Disconnect
- i. For EV charging stations rated at more than 60 amps or more than 150 volts to ground, a means of disconnect that is capable of being locked in the open position must be installed in a readily accessible location and within sight of the electric charging connector.
- h. Decommissioning. Unless otherwise directed by the Director, within 90-days of cessation of use of the EV charging station, the property owner or operator shall restore the site to its original condition. Should the property owner or operator fail to complete said removal within 90-days, the Director shall conduct the removal and disposal of improvements at the property owner or operator's sole cost and expense.

206-8.32. Hybrid Solar Energy System

A. Defined

An energy system that converts sunlight (solar energy) into electricity through photovoltaic (PV) cells that are typically 4 to 6 inch square or circular pieces that are grouped together into flat, rigid PV panels and is designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's electricity usage, while also utilizing a battery back-up in the event of a power outage.

A Hybrid Solar Energy System may consist of:

1. An Integrated Solar Energy System where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building facade, skylight, shingles, canopy, or light.
2. Rooftop Solar Energy System that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated Solar Energy System.
3. Ground Mounted Solar energy System that is structurally mounted to the ground and does not qualify as an Integrated Solar Energy System and any solar canopy that does not qualify as an Integrated Solar Energy System shall be considered a Ground Mounted Solar Energy System, regardless of where it is mounted.

B. Use Standards

Where a Hybrid Solar Energy System is allowed as a limited accessory use, it is subject to the following:

1. Rooftop and Integrated Systems
 - a. Single-family detached and single-family attached residential districts.
 - i. Allowed with an approved building permit by the Director.
 - ii. Consistent with O.C.G.A. §44-9-20 et seq., property owner may obtain a solar easement from another property owner for the purpose of ensuring the system's adequate exposure to sunlight.
 - iii. The removal of trees or natural vegetation is allowed but shall be avoided to the extent reasonably practicable.
 - b. Non-residential zoning districts
 - i. Allowed with an approved building permit by the Director.
 - ii. Consistent with O.C.G.A. §44-9-20 et seq., property owner may obtain a solar easement from another property owner for the purpose of ensuring the system's adequate exposure to sunlight.
 - iii. If mounted on a sloped roof, shall not vertically exceed the highest point of the roof to which it is attached. If mounted on a flat roof, may not exceed the maximum building height of the zoning district by more than 15-feet.
 - iv. A setback from all roof edges, as defined by the most recent

International Fire Code adopted by Georgia at the time the rooftop solar energy system is installed, shall be provided for rooftop solar energy systems to ensure that firefighters may access the roof in a quick and safe manner and may penetrate the roof to create ventilation if necessary.

v. Tree removal is strictly prohibited.

c. Ground Mounted Solar Energy Systems (not allowed).

Section 5. Chapter 200, Article 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 207-1.2 Parking Requirements, is hereby amended by deleting the previous **Table 207-1.2.B Vehicle Parking Requirements** and inserting in its place the following Table, attached hereto as Exhibit “F”.

Section 207-1.7 Vehicle Parking Layout and Design, is hereby amended by deleting the previous **Section 207-1.7.F** and inserting in its place the following language:

207-1.7. Vehicle Parking Layout and Design

F. Pedestrian Circulation

1. Pedestrian walkways connecting from the closest street sidewalk to the building entrance must be provided in parking lots with 20 or more vehicle parking spaces.
2. Pedestrian walkways must be at least 5 feet wide and must include a landscape strip that is at least 5 feet wide on at least one side. This strip must be continuous (except where the walkway crosses internal driveways) and must be planted with trees as specified in Sec.207-4.18.B (Parking Lot and Street Tree Species Table).
3. The total distance from a building entrance to the closest street sidewalk (measured along the walkway) may not exceed 150% of the shortest straight-line distance.
4. Where walkways cross internal driveways, pedestrian walkways must include raised walkways to slow traffic and provide safe access.
5. No parking spaces may be more than 150 feet from a pedestrian walkway.
6. Pedestrian walkways have curbs to prevent vehicular encroachment.

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 the following Table, attached hereto as Exhibit “G” and adding the following new Table Note [2]:

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

Section 207-2 Buffers and Screening, is hereby amended by deleting the previous

Section 207-2.C. Minimum Buffer Strips and inserting in its place the following language:

207-2.1. Buffers

C. Minimum Buffer Strips

All buffers must be established in accordance with the following:

1. Buffers must be undisturbed and may contain no structures except walls, fences, or structures otherwise allowed in the buffer by this UDO.
2. When the buffer includes a utility or pipeline easement, a buffer area at least 20 feet wide is required outside of the easement, except as may be permitted by paragraph D below.
3. Screening must be established in buffers along the entire length of the side (interior) and rear lot lines. However, this requirement may be adjusted in order to observe the site distance required in Sec. 201-1.8 or as a condition of zoning, special use, or variance approval, or as approved by the Director.
4. Nonresidential uses that abut residential districts must provide dense landscaping to provide visual screening. A 5-foot high permanent berm may be required in the first 20 feet of the buffer at a 2:1 slope, as determined by the Director. The slope is measured from the elevation of the residential property. The top of the berm must be planted in accordance with paragraph G below. The top of the berm and the side facing the residential property must be planted with a staggered row of evergreen trees.
5. Except for the NR (North Road) District, a 20-foot, undisturbed buffer is required when a nonresidential use is separated from a residential district by a public right-of-way that is 60 feet wide or less. No access through this buffer is allowed. The buffer may be reduced or eliminated with the written consent of the affected residential property owner.

Section 207-5 Lighting, is hereby amended by deleting the previous Section 207-5.4. Lighting Standards, Configuration, and Timing and inserting in its place the following language:

207-5.4. Lighting Standards, Configuration, and Timing

- A. Exterior lighting must be of full cutoff design and directed downward and away from adjoining property, with luminaries shielded to prevent unnecessary glare. "Full cutoff" has the meaning established by Illuminating Engineering Society of North America (IESNA) and means that the luminous intensity (in candelas) at or above an angle of 90° above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of 80° above nadir does not numerically exceed 10% of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

[NO CHANGES TO LIGHTING GRAPHIC - PLACEHOLDER]

- B. Trees and shrubs may not interfere with the distribution of exterior lighting necessary for security purposes as required by this section.
- C. Security lighting above building entrances, parking lots, off-street loading areas and service entrances must be LED or metal halide, unless permitted otherwise during plan review, and incorporated in exterior areas going to and from the building(s) or use(s) within the site.
- D. All exterior fixtures, when used for security purposes, except for parking lot lighting, shall be illuminated from dusk until dawn, unless otherwise specifically designated on the site plan and as approved through the site plan process. All other exterior lighting that is not necessary for security purposes shall be turned off one hour after the close of business.
- E. Any exterior lighting device designed for security lighting must be protected by weather and vandal-resistant covering, a managed light source for controlling the times of illumination and fully shielded and directed down to minimize glare and intrusiveness on adjacent properties or rights-of-way.
- F. Lighting in multi-level parking ramps must be evaluated on a case-by-case basis to maximize safety and to minimize unnecessary glare to adjacent or nearby residential areas.

Section 207-5.6 Outdoor Lighting Intensity Standards, is hereby amended by deleting the previous Table and inserting in its place the following language, attached hereto as Exhibit "H".

Section 207-6 Signs, is hereby amended by adding and inserting the following language:

207-6.2. Definitions

Sign, wayfinding. A standalone freestanding sign that may be part of a greater wayfinding system which is used to identify a particular location or serve as directional signage to effectively navigate people through a space; or convey general and/or regulatory information.

Section 207-6.4. Signs Permitted, is hereby amended by deleting the previous Section 207-6.4.B. Nonresidential Districts and inserting in its place the following language:

207-6.4. Signs Permitted

B. Nonresidential Districts

- 6. Signs for convenience stores, and automotive service stations and other locations providing vehicle fueling with fuel pump islands: Spreader bars (signs located under canopy over pump islands) are limited to no more than two signs per spreader bar, not to exceed 4 square feet per sign. Fuel pump signage not to exceed 2 square feet per side.

7. Freestanding sign(s);
 - a. To identify reserved parking spaces, not to exceed six (6) square feet in total sign area and not to exceed seven (7) feet in height including support post.
 - b. Directional sign, not to exceed six (6) square feet in total sign area, not to exceed three (3) feet in height including support post(s) and generally located at or near the entry and exit drives to a public roadway. The maximum number of signs permitted is two (2) per road frontage or two (2) per curb cut, whichever is greater. Signs must meet the setback requirements of Sec. 207-6.6.A.
 - c. Wayfinding sign, not to exceed twelve (12) square feet in total sign area, not to exceed twelve (12) feet in height including support post(s) and pier and not to exceed four (4) signs per property. Sign must meet the setback requirements of Sec. 207-6.6.A. Sign may be internally illuminated and an element of an electronic message board sign, subject to the requirements of Sec. 207-6.8 (Electronic Message Boards). Electrical service to be provided by underground service only. Solar powered lighting is prohibited. If located in a parking area, the first 24-inches of support post(s) height must be encapsulated by a concrete pier.
12. Menu board sign must be a freestanding sign with the design, materials, and finish to match those of the primary building. One menu board sign is permitted per drive-thru ordering station. The maximum sign area may not exceed forty (40) square feet. The maximum height may not exceed 6 feet (OAH). Menu board signs may be internally illuminated and an element of an electronic message board sign, subject to the requirements of Sec. 207-6.8 (Electronic Message Boards).
13. Pre-menu board sign must be a freestanding sign with the design, materials, and finish of the menu board sign. One pre-menu board sign is permitted per menu board sign and located at the entrance to the drive-thru lane and within 20 feet of the menu board. The maximum sign area may not exceed twenty (20) square feet. The maximum height may not exceed 6 feet (OAH). Menu board signs may be internally illuminated and an element of an electronic message board sign, subject to the requirements of Sec. 207-6.8 (Electronic Message Boards).

Section 207-6.4. Signs Permitted, is hereby amended by adding and inserting the following language:

B. Nonresidential Districts

15. Electric Vehicle (EV) Charging Station signage may not exceed eighteen (18) square feet in total area per side per station and may be an element of an electronic message board sign, subject to the requirements of Sec. 207-6.B (Electronic Message Boards). The maximum sign height may not exceed ten (10) feet (OAH) and setback a minimum of ten (10) feet from the right-of-way.

Section 207-6.8. Electronic Message Boards, is hereby amended by deleting the previous **Section 207-6.8.A. Permitted Districts** and inserting in its place the following language:

207-6.8. Electronic Message Boards

A. Permitted Districts

Electronic messaging signs are permitted in the following zoning districts:

1. CI - Civic institutional district.
2. OP - Office professional district.
3. BG - General business district.
4. HSB - Highway service business district.
5. LM - Light manufacturing district.
6. TC-MU - Towne center mixed-use district.
7. MU – Mixed-use district.
8. Residential districts, NR, and TC-R with an approved special use permit.

Section 207-6.8. Electronic Message Boards, is hereby amended by deleted the previous **Section 207-6.8.C. Size and Location Requirements** and inserting in its place the following language:

207-6.8. Electronic Message Boards

C. Size and Location Requirements

Electronic message boards must meet the size and placement requirements of this subsection.

1. Maximum allowable electronic message board sign area as an element of:
 - a. Monument sign: 50% of allowable sign area in Sec. 207-6.4.B.5.
 - b. Menu board/pre-menu board: 100% of allowable sign area in Sec. 207-6.4.B.12 and 207-6.4.B.13.
 - c. Fuel pump canopy: 100% of allowable sign area in Sec. 207-6.4.B.6.
 - d. Window/door: 100% of allowable sign area in Sec. 207-6.4.B.3. for one window/door. Only one window/door electronic message board sign allowed per location. No electronic message board window/door sign may exceed 15 square feet in total display area.
 - e. Freestanding sign: 100% of allowable sign area in Sec. 207-6.4.B.7.
 - f. Electric Vehicle (EV) Charging Station: 100% of allowable sign area in Sec. 207-6.4.B.15.
2. Sign area variances other than those allowed in Sec. 207-6.6.C are not allowed and may only be considered by the Board of Appeals.

Section 207-6.8. Electronic Message Boards, is hereby amended by deleted the

previous Section 207-6.8.D. Duration of Display and inserting in its place the following language:

207-6.8. Electronic Message Boards

D. Duration of Display

1. Any electronic message displayed shall remain unchanged for a minimum of ten (10) seconds before switching messages.
2. The following display types are prohibited:
 - a. Animation is prohibited;
 - b. Flashing, blinking, fade in, fade out or scrolling text is prohibited; and
 - c. Video images are prohibited.

Section 207-6.9. General Procedures, is hereby amended by deleted the previous Section 207-6.9.A.4. and inserting in its place the following language:

207-6.9. General Procedures

A. Conformance and Permits

4. Electrical drawing(s) plan review requirements:
 - a. Drawings for each illuminated sign must clearly indicate the electrical requirements including the size and location of the electrical disconnect the type and size of the wire, the conduit size and estimated load.
 - b. Electrical service for monument and freestanding signs to be provided by underground service only, overhead or solar powered electrical service is prohibited.
 - c. Drawings must also specify the name of a nationally recognized organization as applicable to the illuminated sign to be installed.
 - d. Electrical installations must meet the requirements of the NFPA National Electrical Code and must be performed by a Georgia licensed electrician.

Section 6. Chapter 400, Article 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended as follows:

Section 401-4.2 Streetscapes Required, is hereby amended by deleting the previous **Table 401-4.2. Streetscape Table** and inserting in its place the following table, attached hereto as Exhibit "I".

Section 7. (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.

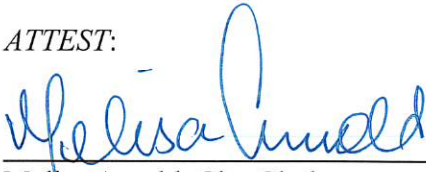
Section 8. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 9. This Ordinance was adopted _____, 2022. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.


[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


ORDAINED this 28 day of February, 2022.

ATTEST:


Melisa Arnold, City Clerk

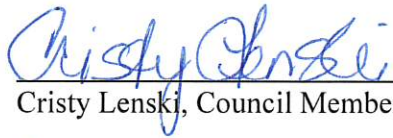
APPROVED AS TO FORM:


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


Barbara Bender, Mayor


Dave Emanuel, Mayor Pro Tem


Solange Destang, Council Member


Cristy Lenski, Council Member


Gretchen Schulz, Council Member


Tod Warner, Council Member

EXHIBIT “A”

Table 201-1.6.

Allowed Locations of Residential District Accessory Uses and Structures

Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures

Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Additional Setbacks Standards	Additional Standards
Basketball goal	A	A	A	A		May not be located in the right-of-way
Bee keeping	--	--	A	A	See Sec. 206-8.6.B	See Sec. 206-8.6.B
Canopy and covered entrance	A	A	A	A	See Sec. 201-1.6.C	
Canopy (shade, tent, and other temporary shelters)	A	A	A	A	See Sec. 201-1.6.B	See Sec. 206-8.30
Clothes line	--	--	--	A		
Covered mail kiosk	A	A	--	--	See Sec. 201-1.6.0	See Sec. 206-8.26
Carport (with metal support posts and metal roof)	--	--	--	--		
Deck (uncovered)	--	--	A	A	See Sec. 201-1.5.B	
Deck (covered or enclosed)	Considered a building addition - See applicable district regulation space limits					
Decorative landscaping, such as steppingstones, fountains, birdbaths, birdhouses, light posts, statuary, and bridges	A	A	A	A		
Driveway	A	A	A	A	See Sec. 201-1.6.D	
Dumpster	--	--	A	A	See Sec. 201-1.6.0	See Sec. 206-8.10
Electric vehicle (EV) charging station	--	--	--	--		See Sec. 206-8.31
Fence and wall (includes gate)	A	A	A	A		See Sec. 207-2.3
Flagpole	A	A	A	A		
Front porch, stoop, balcony	A	A	--	--	See Sec. 201-1.5.B	
Gatehouse	A	A	--	--		
Gazebo	--	--	A	A	See Sec. 201-1.6	See Sec. 206-8.26
Greenhouse	--	--	A	A	See Sec. 201-1.6	See Sec. 206-8.26

Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures

Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Additional Setbacks Standards	Additional Standards
Handicap ramp	A	A	A	A	See Sec. 201-1.5.B	
Koi pond	A	A	A	A	See Sec. 201-1.6.0	See Sec. 206-8.28
Lamppost	A	A	--	--		
Mailbox	A	A	--	--		
Mechanical equipment	A	A	A	A	See Sec. 201-1.6.F	See Sec. 207-2.2
Modular office/classroom	--	--	A	A	See Sec. 201-1.6.0	See Sec. 206-8.17
On-site parking	A	A	A	A	See Sec. 201-1.6.G	See Sec. 206-8.18
Parking of business vehicles	See Sec. 206-8.21					
Parking of recreational vehicles	See Sec. 206-8.22					
Parking of watercraft	See Sec. 206-8.23					
Patio (unenclosed and/or uncovered)	--	--	A	A	See Sec. 201-1.5.B	
Patio (enclosed and/or covered)	Considered a building addition - See applicable district regulation space limits					
Pergola	--	--	A	A	See Sec. 201-1.6.B	See Sec. 206-8.29
Playground equipment	--	--	--	A	See Sec. 201-1.6.B	See Sec. 206-8.29
Portable accessory structure (PODS)	A	A	A	A	See Sec. 201-1.6.0	See Sec. 206-8.24
Roofed accessory structure, except as shown in this table	--	--	A	A	See Sec. 201-1.6.0	See Sec. 206-8.26
Satellite dish antenna	--	--	A	A		See Sec. 206-8.27
Screened porch or sunroom	Considered a building addition - See applicable district regulation space limits					
Sidewalk	A	A	--	--		
Sign	A	A	--	--		See Sec. 207-6
Solar energy system (hybrid)	--	--	--	--		See Sec. 206-8.32
Stormwater infrastructure	A	A	A	A	See Sec. 201-1.6.H	

Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures

Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Additional Setbacks Standards	Additional Standards
Swimming pool, hot tub, spa, and associated decking	--	--	A	A	See Sec. 201-1.6.0	See Sec. 206-8.28
Tennis, pickleball, badminton, or shuffleboard court	--	--	--	A	See Sec. 201-1.6.1	See Sec. 206-8.29
Trampoline	--	--	--	A	See Sec. 201-1.6.B	See Sec. 206-8.29
Unroofed accessory structure (not listed herein)	--	--	--	--		See Sec. 206-8.29
Vegetable garden under 100 sf. in combined area	A	A	A	A	See Sec. 201-1.6.0	
Vegetable garden 100 sf. or more in combined area	--	--	A	A	See Sec. 201-1.6.0	
Walkway	A	A	A	A		

EXHIBIT “B”

Table 201-1.7.

Allowed Locations of Residential District Accessory Uses and Structures

Table 201-1.7. Allowed Locations of Nonresidential District Accessory Uses and Structures

Accessory Use or Structure A = Allowed in yard " -- " = Not allowed in yard	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Additional Setbacks Standards	Additional Standards
Basketball goal	A	A	A	A		
Canopy	A	A	A	A	See Sec. 201-1.7.B	
Cart coral	A	A	A	A		
Covered mail kiosk	A	A	--	--	See Sec. 201-1.7.0	See Sec. 206-8.26
Decorative landscaping, such as steppingstones, fountains, birdbaths, birdhouses, light posts, statuary, and bridges	A	A	A	A		
Drive-thru	A	A	A	A		See Sec. 206-8.9
Driveway	A	A	A	A	See Sec. 201-1.7.C	
Dumpster	--	--	A	A	See Sec. 201-1.7.0	See Sec. 206-8.10
Emergency power generator	--	--	A	A	See Sec. 201-1.7.F	
Electric vehicle (EV) charging station	A	A	A	A		See Sec. 206-8.31
Fence and wall (includes gates)	A	A	A	A	See Sec. 201-1.7.D	See Sec. 207-2.3
Flagpole	A	A	A	A		
Gasoline pump	A	A	A	A	See Sec. 201-1.7.0	See Sec. 206-8.26
Gatehouse	A	A	--	--		
Koi pond	A	A	A	A	See Sec. 201-1.7.0	See Sec. 206-8.28
Lamppost	A	A	--	--		
Mailbox	A	A	--	-		
Mechanical equipment	--	--	A	A	See Sec. 201-1.7.E	
Modular office/classroom	--	--	A	A	See Sec. 201-1.7.0	See Sec. 206-8.17
On-site parking	A	A	A	A	See Sec. 201-1.7.F	See Sec. 206-8.18
Parking of business vehicles	See Sec. 206-8.21					
Parking of recreational vehicles	See Sec. 206-8.22					
Parking of watercraft	See Sec. 206-8.23					

Table 201-1.7. Allowed Locations of Nonresidential District Accessory Uses and Structures

Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Additional Setbacks Standards	Additional Standards
Portable accessory structure (PODS)	--	--	A	A	See Sec. 201-1.7.0	See Sec. 206-8.24
Roofed accessory structure, except as shown in this table	--	--	A	A	See Sec. 201-1.7.0	See Sec. 206-8.26
Sidewalk	A	A	--	--		
Sign	A	A	--	--		See Sec. 207-6
Solar energy system (hybrid)	--	--	--	--		See Sec. 206-8.32
Stormwater infrastructure	A	A	A	A	See Sec. 201-1.7.G	
Swimming pool, hot tub, spa,	--	--	A	A	See Sec. 201-1.7.0	See Sec. 206-8.28
Vacuum and tire pressure stand	A	A	A	A		
Vegetable garden under 100 sf. in area	A	A	A	A		
Vegetable garden 100 sf. or more in area	--	--	A	A		
Walkway	A	A	A	A		

EXHIBIT “C”

**Table 201-3.2.D.1.
Allowed Building Materials: All Uses**

Table 201-3.2.D.1. Allowed Building Materials: All Uses

Yes = Material is allowed with no limitations
Percent (%) = Material is allowed but may not exceed the indicated percent of the total façade area (calculated per façade) and may not be combined with another material with a percentage restriction.
No = Material is not allowed

Zoning District	Brick	Stone	Glass	Tilt/Pre-Cast	True Hard Coat Stucco		Concrete Block		CMU/Split-Face Block		Siding	
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear
RES SPECIAL USE	Yes	Yes	No	No	Max. 50% per façade	Max. 50% per façade	No	No	No	No	Max. 50% per façade	Max. 50% per façade
R-DU, RM, RX, RO	Yes	Yes	No	No	Max. 50% per façade	Max. 50% per façade	No	No	No	No	Max. 50% per façade	Max. 50% per façade
OP, CI	Yes	Yes	Yes	No	Max. 25% per façade	Max. 50% per façade	No	No	No	No	No [3]	No [3]
MU	Yes	Yes	Yes	No	Max. 25% per façade	Max. 50% per façade	No	Yes [1]	No	Yes [1]	No	25%
BG	Yes	Yes	Yes	No	Max. 25% per façade	Max. 50% per façade	No	Yes [1]	No	Yes [1]	No	25%
HSB	Yes	Yes	Yes	No	Max. 25% per façade	Max. 50% per façade	No	Yes [1]	No	Yes [1]	No	25%
LM[2]	Yes	Yes	Yes	No	Max. 50% per façade	Yes	No	Yes [1]	Max. 50% per façade	Yes [1]	Yes [4]	Yes

Table Notes

- [1] Allowed only on rear façades of buildings larger than 10,000 square feet floor area. When allowed it must be tinted or painted to blend with the balance of the building. Concrete block and CMU/split-face block are prohibited when the rear building faces a residential property or public street.
- [2] For industrial/warehouse buildings less than 30,000 square feet floor area.
- [3] Allowed for buildings intended to have a residential appearance. A minimum 4:12 roof pitch is required.
- [4] Allowed for building façades that are setback at least 150 feet from the right-of-way.

EXHIBIT “D”

Table 201-3.2.D.2.

Allowed Building Materials: Uses over 30,000 square feet floor area

Table 201-3.2.D.2. Allowed Building Materials: Uses over 30,000 square feet Floor Area

Yes = Material is allowed with no limitations
Percent (%) = Material is allowed but may not exceed the indicated percent of the total façade area (calculated per facade) and may not be combined with another material with a percentage restriction.
No = Material is not allowed

Zoning District	Brick	Stone	Glass	Tilt/Pre-Cast	True Hard Coat Stucco		Concrete Block		CMU/Split-Face Block [1]		Siding	
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear
BG	Yes	Yes	Yes	Yes [1]	Max. 25% per facade	Max. 50% per facade	No	Yes [1]	No	Yes [1]	No	No
HSB	Yes	Yes	Yes	Yes [1]	Max. 25% per facade	Max. 50% per facade	No	Yes [1]	No	Yes [1]	No	No
LM	Yes	Yes	Yes	Yes [1]	Max. 50% per facade	Yes	No	Yes [1]	Max. 25% per facade	Yes [1]	Yes [2]	Yes

Table Note

[1] Allowed only on rear facades. When allowed it must be tinted or painted to blend with the balance of the building. Concrete block and CMU/split-face block are prohibited when the rear building faces a residential property or public street.

[2] Allowed for building facades that are setback at least 150 feet from the right-of-way.

EXHIBIT “E”

**Section 206-2.
Allowed Use Table**

Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Residential Uses																				
All household Living, as listed below:																				Sec. 206-3.1.A
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	--	--	--	P	P	--	--	SP	SP	--	Sec. 206-3.1.B
Two-family dwelling	--	--	--	P	P	P	P	--	--	--	--	--	P	P	--	--	SP	SP	--	Sec. 206-3.1.C
Single-family attached dwelling	--	--	--	--	L	L	L	L	--	--	--	--	L	L	--	--	SP	SP	--	Sec. 206-3.1.D
Multiple-family dwelling	--	--	--	--	--	P	P	--	--	--	--	--	SP	SP	--	--	--	--	--	Sec. 206-3.1.E
Towne Center loft	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	SP	--	Sec. 206-3.1.F
Towne Center flat	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	Sec. 206-3.1.G
Mobile home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.1.H
Live-work	--	--	--	--	--	--	SP	--	--	--	--	--	P	P	--	--	SP	SP	--	Sec. 206-3.1.I
All group living, as listed below:																				Sec. 206-3.2.A
Addiction treatment facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.2.B
Assisted living facility	--	--	--	--	--	--	--	--	--	SP	P	P	SP	SP	--	SP	SP	SP	P	Sec. 206-3.2.C
Boarding and rooming house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	SP	--	Sec. 206-3.2.D
Collective residence	SP	SP	SP	SP	SP	SP	SP	--	SP	--	--	--	SP	SP	--	--	SP	SP	SP	Sec. 206-3.2.E
Community living arrangement	SP	SP	SP	SP	SP	SP	SP	--	SP	--	--	--	SP	SP	--	--	SP	SP	SP	Sec. 206-3.2.E
Group home	SP	SP	SP	SP	SP	SP	SP	--	SP	--	--	--	SP	SP	--	--	SP	SP	SP	Sec. 206-3.2.E
Hospice	--	--	--	--	--	--	--	SP	--	--	SP	SP	SP	--	--	--	SP	SP	P	Sec. 206-3.2.G
Monastery or convent	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	SP	SP	P	Sec. 206-3.2.H
Nursing facility (skilled)	--	--	--	--	--	--	--	--	--	SP	P	P	SP	SP	--	SP	SP	SP	P	Sec. 206-3.2.A
Nursing home	--	--	--	--	--	--	--	--	--	SP	P	P	SP	SP	--	SP	SP	SP	P	Sec. 206-3.2.A
Personal care home	SP	SP	SP	SP	SP	SP	SP	--	SP	--	--	--	SP	SP	--	--	SP	SP	SP	Sec. 206-3.2.E

KEY: P = Permitted Use L = Limited Use SP = Special Use 'L' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
Retirement community (continuing care)	--	--	--	--	--	--	SP	SP	--	--	--	--	SP	--	--	--	SP	SP	SP	Sec. 206-3.2.F
Shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.2.I
Public/Institutional Uses																				
All civic, as listed below:																				Sec. 206-4.1.A
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	--	Sec. 206-4.1.F
Non-profit private outdoor recreation	SP	SP	SP	SP	SP	SP	SP	--	SP	--	--	--	--	--	--	--	SP	SP	--	Sec. 206-4.1.G
Place of worship	SP	SP	SP	SP	SP	SP	SP	--	SP	--	SP	SP	SP	SP	--	SP	SP	SP	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	Sec. 206-4.1.I
School, public or private	SP	SP	SP	SP	SP	SP	SP	--	SP	SP	SP	SP	--	--	--	--	SP	--	P	Sec. 206-4.1.J
All park and open space, as listed below:																				Sec. 206-4.2.A
Cemetery	SP	SP	SP	SP	SP	SP	SP	--	SP	--	--	--	--	--	--	--	--	--	SP	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	Sec. 206-4.2.C
Country club, golf course	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	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	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	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	Sec. 206-4.3.C
Telecommunication antenna and tower	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 206-4.3.D

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Utility substation	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	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	SP	--	--	P	SP	--	P	Sec. 206-5.2.B
Day care center	--	--	--	--	--	--	--	--	--	P	P	P	SP	--	--	P	SP	--	P	Sec. 206-5.2.C
Family day care home	P	P	P	P	P	P	P	--	P	--	--	--	SP	P	--	--	SP	SP	--	Sec. 206-5.2.D
All event facility	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.3
All hotels, motels, extended stay hotels	--	--	--	--	--	--	--	--	--	--	S P	S P	S P	--	--	S P	S P	--	--	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	--	--	--	--	--	SP	--	SP	--	--	SP	SP	SP	--	--	SP	--	--	SP	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	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	SP	Sec. 206-5.5.A
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SP	SP	--	--	Sec. 206-5.5.A
Extreme sports facility such as BMX, skateboarding or rollerblading	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SP	SP	--	--	Sec. 206-5.5.A
Gym, health spa, or yoga studio	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.5.B

KEY:	P = Permitted Use			L = Limited Use			SP = Special Use			'L' = Use Not Permitted										
	Residential								Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
Ice or roller skating rink	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SP	SP	--	--	Sec. 206-5.5.A
Indoor sports facility	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SP	SP	--	--	Sec. 206-5.5.A
Inflatable playground	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SP	SP	--	--	Sec. 206-5.5.A
Meditation center	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Miniature golf facility	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SP	SP	--	--	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	--	--	SP	SP	--	--	Sec. 206-5.5.A
Theaters	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	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	--	--	SP	--	--	P	Sec. 206-5.6.A
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

KEY:	P = Permitted Use			L = Limited Use			SP = Special Use			'-' = Use Not Permitted										
	Residential								Mixed-Use & Business					Towne Center						
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
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
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

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
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 P	S P	S P	--	--	S P	S P	--	--	Sec. 206-5.8
Amusement park	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Batting cage	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Drive-in theater	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Extreme sports facility (BMX, skateboarding or rollerblading)	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Golf driving range	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Miniature golf	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Outdoor amusements	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Outdoor sports field/court	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8
Outdoor stadium, arena	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	Sec. 206-5.8

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																
	Residential								Mixed-Use & Business					Towne Center		
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO
Outdoor theater	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP
Water park	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP
All passenger terminal (no on-site storage or parking of vehicles), including:	--	--	--	--	--	--	P	--	--	--	P	P	P	--	--	P
Bus terminal	--	--	--	--	--	--	P	--	--	--	P	P	P	--	--	P
Limousine service	--	--	--	--	--	--	P	--	--	--	P	P	P	--	--	P
Non-emergency transport	--	--	--	--	--	--	P	--	--	--	P	P	P	--	--	P
Taxicab service	--	--	--	--	--	--	P	--	--	--	P	P	P	--	--	P
All personal services, except the following:	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P
Animal care (indoor)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P
Animal boarding	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P
Animal grooming	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P
Animal hospital	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P
Animal shelter	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	SP
Beauty salon	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P
Body piercing	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP
Doggy day care (indoor)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P
Dry cleaning	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P
Eyeglass shop	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P
Food catering	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P
Fortune teller	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP
Funeral home, mortuary (without crematorium)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--
Funeral, mortuary (with crematorium)	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	SP	--

KEY:	P = Permitted Use								L = Limited Use				SP = Special Use				'-' = Use Not Permitted			
	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	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	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	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	--	--	--	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	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	SP	--	--	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.F
Bar	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.C, Sec. 206-5.11.F
Brewpub	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.D, Sec. 206-5.11.F
Coffee shop, donut shop	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	Sec. 206-5.11.E, Sec. 206-5.11.F
Drive-thru facility (as an accessory use)	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	SP	L	--	--	Sec. 206-8.9

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	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Hookah bar or lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B, Sec. 206-5.11.F
Ice cream shop	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Juice shop	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.C, Sec. 206-5.11.F
Nightclub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.C, Sec. 206-5.11.F
Pizza delivery	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	L	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant, drive-thru	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	SP	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant, take-out	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Tavern	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.C, Sec. 206-5.11.F
Tea shop	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Yogurt shop	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
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

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	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Building supply (no outdoor storage)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.F
Building supply (with outdoor storage)	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	P	--	--	--	--	Sec. 206-5.12.F
Camera store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Check cashing	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	--	--	--	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

KEY:	P = Permitted Use			L = Limited Use			SP = Special Use			'-' = Use Not Permitted										
	Residential								Mixed-Use & Business					Towne Center						
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
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
Lawnmower shop and other small engine (sales, rental, repair)	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	P	--	--	--	--	Sec. 206-5.12.I
Meat market	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.12.J
Medical supply store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Music and musical instruments store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
News store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Office supplies	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Package shipping (UPS)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Pawn broker	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	--	--	--	Sec. 206-5.12.K
Pawn shop	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	SP	--	--	--	Sec. 206-5.12.K
Pet store and supplies	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Pharmacy	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.H
Phone store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Photo finishing	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Picture frames	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Plant nursery	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.L
Pottery store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Printed materials store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Produce store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Seafood store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Shoe store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Smoke shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.M
Souvenir shop	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential									Mixed-Use & Business						Towne Center				
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
Sporting goods store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Stationery store	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Swimming pool supply store (indoor)	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Swimming pool supply store (outdoor)	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	P	--	--	--	--	Sec. 206-5.12.F
Title pawn	--	--	--	--	--	--	--	--	--	--	SP	SP	SP	--	--	-	--	--	--	Sec. 206-5.12.K
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	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	SP	--	--	--	--	Sec. 206-5.13.C
Car wash, self-serve, full-service, detailing	--	--	--	--	--	--	--	--	--	--	SP	P	SP	--	P	--	--	--	--	Sec. 206-5.13.D
Gas station (with convenience store). No vehicle repair or service	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	SP	--	--	--	--	Sec. 206-5.13.E
Internet vehicles sales	--	--	--	--	--	--	--	--	--	L	L	L	--	--	L	L	--	--	--	Sec. 206-5.13.F
Public parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	SP	--	SP	Sec. 206-5.13.G
Remote parking (for off-site uses)	--	--	--	--	--	--	--	--	--	SP	SP	SP	SP	--	--	SP	SP	--	SP	Sec. 206-5.13.H
Vehicle rental	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	SP	--	--	--	--	Sec. 206-5.13.I
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	SP	--	--	--	--	Sec. 206-5.13.J
Vehicle repair (minor),	--	--	--	--	--	--	--	--	--	--	S P	S P	--	--	P	S P	--	--	--	Sec. 206-5.13.K

KEY: P = Permitted Use L = Limited Use SP = Special Use 'L' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
including the following:																				
Audio and alarm installation	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	SP	--	--	--	Sec. 206-5.13.K
Bed-liner installation	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	SP	--	--	--	Sec. 206-5.13.K
Custom accessories	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	SP	--	--	--	Sec. 206-5.13.K
Emissions testing	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	--	--	--	--	Sec. 206-5.13.K
Glass repair and replacement	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	SP	--	--	--	Sec. 206-5.13.K
Minor scratch and dent repair	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	SP	--	--	--	Sec. 206-5.13.K
Quick lubrication facility	--	--	--	--	--	--	--	--	--	--	SP	SP	--	--	P	SP	--	--	--	Sec. 206-5.13.K
Vehicle repair (major), including the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	Sec. 206-5.13.L
Body and paint shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	Sec. 206-5.13.L
Brake repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	Sec. 206-5.13.L
Muffler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	Sec. 206-5.13.L
Tire repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	Sec. 206-5.13.L
Transmission repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	Sec. 206-5.13.L
Industrial Uses																				
All craft manufacturing, including:	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Ceramic products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Clothing products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Electronic goods	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Food and bakery products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Furniture products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Glass products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
Household appliances	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Jewelry products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Leather products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Metalwork	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Non-alcoholic beverages	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Paper products	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Printmaking	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
All heavy industrial, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Animal processing, packing, treating and storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bone materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bottling plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bulk fuel sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bulk storage of flammable liquids, chemicals, cosmetics, drugs, soap, paints, fertilizers, and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Chemical materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Clay materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Concrete batch plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Explosives	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																
	Residential								Mixed-Use & Business					Towne Center		
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO
Specific Use																
materials or products																
Fireworks materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Food processing, and related products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Glass materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Leather materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Livestock or poultry slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Lumber production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Lumberyard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Metal products, including enameling and galvanizing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Paper materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Petroleum, liquefied petroleum gas and coal products and refining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Plastic materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Prefabricated building manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Pulp materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Rubber and plastic products, rubber manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Rubber materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Sawmill, log production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

KEY: P = Permitted Use L = Limited Use SP = Special Use 'L' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
facility																				
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)	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.3.B
Baking plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Brewery	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	SP	SP	--	--	Sec. 206-6.3.C
Carpet cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Contractors storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.3.D
Distillery	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	SP	SP	--	--	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)	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.3.A
Repair or services of business,	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	SP	--	--	--	--	Sec. 206-6.3.A

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
industrial, machinery, equipment or products by providing centralized services for separate retail outlets																				
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	SP	--	--	--	--	Sec. 206-6.3.E
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	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
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

KEY:	P = Permitted Use			L = Limited Use			SP = Special Use			'L' = Use Not Permitted										
	Residential								Mixed-Use & Business					Towne Center						
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
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	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.4.A
Stone, clay, glass or concrete products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Tool repair	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.4.A
Welding shop	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.4.A
Woodworking shop	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.4.A
Storage Uses																				
Contractors equipment storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Equipment storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Fleet storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
New and operable used vehicle, boat, or other similar operable vehicle storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Trailer storage, drop-off lot	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage of soil, mulch, stone, lumber, pipe, steel, and other similar material equipment	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage and splitting of logs	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Towing/impounding of vehicles	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
Tractor trailers storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.5.A
All self-storage, as listed below:	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.7
Indoor multi-story storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.7.A

KEY: P = Permitted Use L = Limited Use SP = Special Use 'L' = Use Not Permitted																
	Residential								Mixed-Use & Business					Towne Center		
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO
Mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--
Warehouse, self-storage	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--
Research and Development																
Laboratories, offices and other facilities used for research and development	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	P	--
Pilot plants used to test manufacturing processes	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	P	--
Prototype production facilities	--	--	--	--	--	--	--	--	--	SP	--	--	--	--	P	--
Warehouse and Distribution																
Building materials storage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Bulk storage, cold storage, frozen food lockers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Distribution of products and merchandise	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Household moving and general freight storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Parcel service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Transfer and storage business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Waste Related																
Hazardous household materials collection center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Hazardous waste facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Junk yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

KEY: P = Permitted Use L = Limited Use SP = Special Use '—' = Use Not Permitted																				
	Residential								Mixed-Use & Business						Towne Center					
Use Category Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Recycling processing center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Scrap metal processor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste incinerator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Wholesale, all	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	P	--	--	--	--	Sec. 206-6.10.A
Railroad spur tracks	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Agricultural																				
All crop and tree farming	P	P	P	P	P	P	P	--	P	--	--	--	--	--	--	--	--	--	--	Sec. 206-7.1
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	Sec. 206-8.2
Accessory cemetery	SP	SP	SP	SP	SP	SP	SP	--	SP	--	SP	SP	SP	SP	--	--	--	--	SP	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	L	--	Sec. 206-8.5
Bee keeping	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	P	Sec. 206-8.7
Donation bin	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.8
Drive-thru facility	--	--	--	--	--	--	--	--	--	L	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	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	Sec. 206-8.31
Heliport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	Sec. 206-8.11

KEY:	P = Permitted Use				L = Limited Use				SP = Special Use						'L' = Use Not Permitted					
	Residential								Mixed-Use & Business						Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU	TC-R	CI	Definition/ Standards
Specific Use																				
Home occupation	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	--	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	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	Sec. 206-8.15
Keeping of livestock	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.16
Modular offices/classroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	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	Sec. 206-8.18
Outdoor storage, minor	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	--	Sec. 206-8.19
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	SP	--	--	--	--	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		Sec. 206-8.21
Parking of recreational vehicles	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	--	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	Sec. 206-8.24
Religious accessory uses	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	P	P	P	P	P	P	P	P	L	P	Sec. 206-8.26
Satellite dish antenna	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	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	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	Sec. 206-8.30

[illegible]

EXHIBIT “F”

**Table 207-1.2.B.
Vehicle Parking Requirements**

Table 207-1.2.B Vehicle Parking Requirements

Use	Vehicle Parking (min.)
Residential Uses	
All household Living, except as listed below:	1 per unit
Single-family attached dwelling	1 per unit + 1 per 4 units
Live-Work	2 per unit
All group living, as listed below:	
Boarding and rooming house	2 per unit
Collective residences	2 per unit
Continuing care retirement community	0.5 per bedroom or bed
Hospice	2 per unit
Monastery or convent	0.5 per bedroom or bed
Shelter	0.5 per bedroom or bed
Public/Institutional Uses	
All civic, as listed below:	
Fraternal organization and club, non-profit	1 per 300 sf
Place of worship	1 per 4 seats in main auditorium (with fixed seating), or 1 per 200 sf of gross building floor area
Community center	1 per 4 seats (rooms with fixed seating) + 1 per 500 sf. (areas with no fixed seating)
Colleges, public or private	5 per classroom
Non-profit private clubhouse	1 per 500 sf.
Non-profit private outdoor recreation	1 per 3,000 sf. of outdoor use area
Public buildings and use	1 per 500 sf.
Museum, library	1 per 500 sf.
School, public or private	3 per classroom
All parks and open space:	1 per 5,000 sf. of use area
All utilities:	None
Commercial Uses	
All adult entertainment establishments:	1 per 500 sf.
All day care, as listed below:	
Adult care centers	1 per 500 sf.
Day care centers	1 per 400 sf.
Family Day Care Home	2 per establishment

Use	Vehicle Parking (min.)
All event facilities:	1 per 3 seats (rooms with fixed seating) + 1 per 200 sf. (areas with no fixed seating)
All hotels, motels, extended stay hotels:	1 per guest room + as required for restaurants or event facility
All indoor recreation:	1 per 3 seats (rooms with fixed seating) + 1 per 200 sf. (areas with no fixed seating)
All medical, except as listed below:	1 per 500 sf.
Hospital, urgent care, emergency medical office	3 per bed
All office:	1 per 500 sf.
All outdoor recreation:	1 per 500 sf. + 1 per 2,000 sf. of outdoor use area
All passenger terminals:	None
All personal service, except as listed below:	1 per 500 sf.
Funeral home, mortuary	1 per 5 seats in chapel, or 1 per 100 sf. of public areas, whichever is greater
All restaurants (freestanding):	1 per 150 sf.
All restaurants (not freestanding):	1 per 300 sf.
All retail:	1 per 500 sf.
All vehicular, as listed below:	
Automobile parts store	1 per 750 sf.
Boat and recreational vehicle sales, rental, and service	1 per 1,000 sf., or 1 per 5,000 sf. of vehicle display area, whichever is greater
Car wash (full service)	1 per 500 sf. + 4 stacking spaces per service bay
Car wash (other)	None
Gas station	1 per 500 sf.
Parking	None
Vehicle rental	1 per 500 sf., or 1 per 4,000 sf. of vehicle display area, whichever is greater
Vehicle sales or leasing	1 per 500 sf., or 1 per 4,000 sf. of vehicle display area, whichever is greater
Vehicle repair, minor or major	1 per grease rack or similar facility
Industrial Uses	
All craft manufacturing	1 per 2,000 sf.
All light industrial, except as listed below:	1 per 2,000 sf.
Sale, rental, or repair of heavy equipment	1 per 1,000 sf., or 1 per 5,000 sf. of vehicle display area, whichever is greater
All light manufacturing	1 per 2,000 sf.

Use	Vehicle Parking (min.)
All storage lots	None
All research and development	1 per 1,000 sf.
All self-service storage	1 per 500 sf. of office + 1 per 5,000 sf. other areas
All warehouse and distribution	1 per 2,000 sf.
All wholesale	1 per 2,000 sf.
Agricultural	
All crop and tree farming	None
Accessory Uses	
Accessory dwelling unit	1 per unit

EXHIBIT “G”

**Table 207-2.1.B.
Minimum Buffer Strip Requirements**

Table 207-2.1.B. Minimum Buffer Strip Requirements

New Project Zoning	Existing Adjacent District										Res (County) [2]
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRG	TC-R	
SP [1]	15 ft.	15 ft.	15 ft.								15 ft.
RM	15 ft.	15 ft.	15 ft.								15 ft.
RX	15 ft.	15 ft.	15 ft.								15 ft.
RO	15 ft.	15 ft.	15 ft.								15 ft.
OP	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
BG	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
HSB	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
MU	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
NR	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
LM	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
TC-R	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.		15 ft.
TC-MU	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.		40 ft.
CI	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.

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 “H”

**Section 207-5.6.
Outdoor Lighting Intensity Standards**

Light Use	Minimum horizontal Foot-candles	Maximum Horizontal Foot-candles	Additional Regulations
Parking and outdoor vehicle storage	0.5	5	<ol style="list-style-type: none"> 1. Areas used for parking or vehicle storage must be illuminated in accordance with the requirements for Parking Lot Lighting. 2. Lighting must be LED or metal halide.
Outdoor display and sales	--	5	
Walkways, sidewalks, multi-use trails	--	5	<ol style="list-style-type: none"> 1. Lighting fixtures must be designed to direct light downward, and the initial output of light sources may not exceed 1,000 lumens. 2. Lighting must be LED or metal halide.
Parks and playgrounds	--	0.5	Lighting fixtures must be designed to direct light downward, and the initial output of light sources may not exceed 1,000 lumens.
Canopies and drive-thrus	5	20	<ol style="list-style-type: none"> 1. Light fixtures mounted on or under canopy ceilings must be full cutoff, unless indirect lighting is be used whereby light is directed upward and then reflected down from the ceiling of the structure. In this case, light fixtures must be shielded so that direct illumination is focused exclusively on the ceiling of the structure. 2. Lights may not be mounted on the top or sides of a canopy and the sides of a canopy may not be illuminated. 3. Lighting for drive-through facilities must be fully shielded. 4. Canopy and bay lighting must be LED or metal halide.
Outdoor recreation (as principal or accessory use)	All outdoor entertainment or recreational/ sports facility lighting will be reviewed for compliance with minimum site lighting criteria and light trespass criteria and with regard to the intent of these standards to minimize the impact of light trespass and glare on all surrounding properties and public rights-of-way.		
High-risk activity (e.g. bank deposit night drop or ATM)	4	5	Lighting must be LED or metal halide.
Medium Risk Activity (e.g. convenience store open 24 hours)	2	4	Lighting must be LED or metal halide.

Light Use	Minimum horizontal Foot-candles	Maximum Horizontal Foot-candles	Additional Regulations
Low-Risk Activity (e.g. place of worship, office)	0.5	2	Lighting must be LED or metal halide.

EXHIBIT “I”

**Table 401-4.2.
Streetscape Table**

Table 401-4.2. Streetscape Table

Street Type and	Zoning & Overlay District	Development Type	Planter	Sidewalk
Local	All districts except TC-R, TC-MU, NR, MU	Residential Subdivision	5 ft. min.	4 ft. min.
Local	TC-R, NR, MU	All development types	5 ft. min.	6 ft. min.
Local	TC-MU, TCO	All development types	5 ft. min.	10 ft. min.
Principal Arterial, Major Arterial, Minor Arterial, Major Collector	All districts except TC-R, TC-MU, MU	All development types	5 ft. min.	6 ft. min.
Principal Arterial, Major Arterial, Minor Arterial, Major Collector	TC-R, TC-MU, TCO, MU	All development types	5 ft. min.	10 ft. min.
Alley	All districts	All other development types	Not required	Not required

STATE OF GEORGIA

CITY OF SNELLVILLE

RES NO. 2022-01

**A RESOLUTION TO AMEND THE SNELLVILLE 2040 COMPREHENSIVE PLAN,
AND FOR OTHER PURPOSES**

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;

WHEREAS, on January 8, 2019 the Georgia Department of Community Affairs ("DCA") determined that the 2018 Comprehensive Plan Update for the City of Snellville, Georgia conforms to the Minimum Standards and Procedures for Local Comprehensive Planning;

WHEREAS, on February 11, 2019 the Mayor and Council of the City of Snellville, Georgia, by a unanimous vote of 6-0, approved Resolution No. 2019-06 and the adoption of the final draft of the City of Snellville 2040 Comprehensive Plan;

WHEREAS, the 2040 Comprehensive Plan incorporates the City of Snellville's Future Land Use Plan;

WHEREAS, the City of Snellville's Future Land Use Plan has been amended by ordinance since the passage of the 2040 Comprehensive Plan;

WHEREAS, the City of Snellville has consolidated its Zoning Ordinance, Development Regulations, and other regulatory building and development guidelines into a Unified Development Ordinance;

WHEREAS, on October 26, 2020 the Mayor and Council approved Ordinance No. 2020-14 and the adoption of the final draft of the City of Snellville Unified Development Ordinance;

WHEREAS, the Mayor and Council believe it is important for consistency to exist between the current City of Snellville Future Land Use Plan; the 2040 Comprehensive Plan; and the newly adopted Unified Development Ordinance; and,

WHEREAS, the Mayor and Council believe amending Table 2. Future Land Use Categories and Corresponding Zoning Districts (page 53) of the 2040 Comprehensive Plan to *add* Low Density Residential as the *Appropriate* Future Land Use category for the RS-5 (Single-family Residential) District while also amending by changing the Medium Density Residential Future Land Use category from being the

Appropriate future land use category to instead being a *Considered* future land use category for the RS-5 (Single-family Residential) District.

NOW THEREFORE BE IT RESOLVED, by the governing authority of the City of Snellville, Georgia, that the Mayor and Council hereby approve the 2040 Comprehensive Plan to be Amended as follows:

1.

Table 2, Page 53, of the 2040 Comprehensive plan, **Future Land Use Categories and Corresponding Zoning Districts**, is hereby deleted and replaced to read as follows:

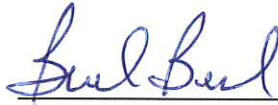
Table 2. Future Land Use Categories and Corresponding Zoning Districts

Zoning District*	Future Land Use Category**									
	Low Density Residential	Medium Density Residential	Commercial Retail	Office/Professional	Industrial Mixed-Use	Public/Institutional	Health Village	Towne Center Mixed Use	Hwy. 78 East Activity Node	North Rd. Redevelopment Area
RS-30: Single-family Residential District	A									
RS-15: Single-family Residential District	A									
RS-5: Single-family Residential District	A	C					C			
R-DU: Duplex Residential District		A								
R-TH: Townhouse Residential District		C					A	A	A	A
RM: Multifamily Residential District							C	C	C	C
RX: Mixed Residential District		C								
RO: Residential for Older Persons District	A	C					C	A		
TC-R: Towne Center Residential District								A		
MU: Mixed-Use District									A	
CI: Civic/Institutional District				A		A	A	A	A	
OP: Office Professional District			A	A	A	A	A	C	A	A
BG: General Business District			A		A			C	A	
HSB: Highway Service Business District			A		A					
LM: Light Manufacturing District					A					
FH: Flood Hazard District										
NR: North Road District										A
TC-MU: Town Center Mixed-Use District								A		

* Three (3) zoning districts in existence at the time of the Comp Plan's adoption in February 2019 were not included in this table: PRC - Planned Residential Conservation District, COS - Conservation Overlay District and RVD - Residential Village Overlay District. These districts were repealed on 10-26-2020 with the 10-26-2020 adoption of the Unified Development Ordinance (UDO) and should not be applied to any additional parcels. The Towne Center Overlay District was excluded as it does not govern use and are not applicable.

** Three FLU categories were not included in this table: Park/Recreation, Conservation, and Transportation/Communication/Utilities. Properties with these FLU categories are intended for public use or should remain undeveloped. They should not be rezoned to more intensive uses.

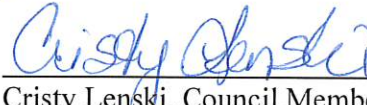
RESOLVED this 25th day of February, 2022.



Barbara Bender, Mayor



Dave Emanuel, Mayor Pro Tem



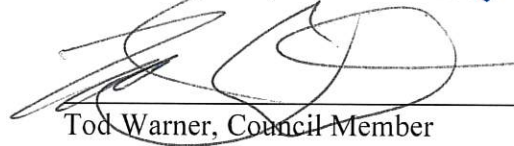
Cristy Lenski, Council Member



Solange Destang, Council Member

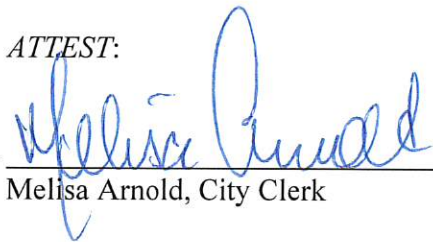


Gretchen Schulz, Council Member



Tod Warner, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



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

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2022-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 3.30± ACRE TRACT OF LAND LOCATED IN LAND LOT 39 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 2165 NORTH ROAD, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; 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:	#RZ 22-01
REQUEST:	Rezoning and Request for Variances
LOCATION:	2165 North Road, Snellville, Georgia
SIZE:	3.30± Acres
TAX PARCELS:	5039 220 and 5039 273
CURRENT ZONING:	BG (General Business) District
REQUESTED ZONING:	OP (Office Professional) District
CURRENT FUTURE LAND USE MAP:	North Road Redevelopment Area
DEVELOPMENT/PROJECT:	2-Story, 20,000 SF Office Building
PROPERTY OWNER:	PLG Partners, LLC Duluth, Georgia 30097
APPLICANT/CONTACT:	Tyler Lasser Alliance Engineering and Planning Alpharetta, Georgia 30009 770-225-4730 x819 or TylerL@allianceco.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 3.30± acre tract of land located at 2165 North Road, Snellville, Georgia (Tax Parcels R5039 220 and R5039 273) for a two-story, 20,000 sq. ft. office building and associated parking; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from the buffer requirements of Sec. 207-2 Buffers and Screening of Article 7 of Chapter 200 of the Snellville Unified Development Ordinance; and,

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend and repeal certain conditions of zoning from the 9-27-2004 Mayor and Council approved rezoning for case no. LUP 04-06 RZ 04-08 and 10-12-2009 Mayor and Council approved change in conditions for case no. RZ 09-03; 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. The Official Zoning Map for the City of Snellville, Georgia for the 3.30± acre tract of land as shown on the rezoning site plan entitled “Site Zoning Plan for Scenic Hwy 124 Tract, 2165 North Road SW”, sealed and dated 12-13-2021 (stamped received 12-14-2021, in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from BG (General Business) District to OP (Office-Professional) District.

Section 2. Conditions (1-12) for Tract 2 of case no. LUP 04-06 RZ 04-08 approved on 9-27-2004 by the Mayor and Council; and conditions (1-5) of case no. RZ 09-03 approved on 10-12-2009 by the Mayor and Council are hereby repealed and instead, this action is subject to the attachment of the following approved variances (1-2) and new conditions (1-6):

VARIANCES:

1. Variance from UDO Sec. 207-2.C.5. to reduce the 20-foot undisturbed buffer to zero (0) feet when a non-residential use is separated from a residential district by a public right-of-way that is sixty (60) feet wide or less.
2. Variance from UDO Sec. 207-2.C.5. to allow access through the undisturbed no-access buffer.

CONDITIONS:

1. The property shall be developed in accordance with the zoning site plan entitled "Site Zoning Plan for Scenic Hwy. 124 Tract", dated 12-13-2021 (stamped received 12-14-2021), 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.
2. As a condition of variance approval to eliminate and reduce the twenty (20) foot undisturbed buffer to zero (0) feet where adjacent to North Road, the applicant shall provide a twenty (20) foot enhanced landscape strip containing

a staggered row of mixed evergreen trees a minimum of eight (8) feet in height at time of planting, where adjacent to North Road, beginning at the southernmost corner of the property and running north approximately two-hundred-fifteen (215) feet then taper down to a ten (10) foot front landscape strip for the remaining three-hundred (300) feet, less the areas containing the full-access drive and two sidewalk connections.

3. The existing street trees located within the planter strip and North Road right-of-way shall not be removed and shall be protected from equipment damage during project construction.
4. In accordance with UDO Sec. 401-5.1.D. (Dedication of Street Right-of-way) applicant shall dedicate to Gwinnett County D.O.T. additional right-of-way along the property frontage on North Road in accordance with the width requirements in UDO Table 401-5.2. for streets classified as 'Minor Collector' or as required by the Gwinnett County D.O.T.
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. Signs higher than 15 feet or larger than 225 square feet are prohibited.
7. Architectural design to be approved by Director of Planning and Development.
8. No electronic signage allowed on the site.
9. Existing trees along the rear of the property shall be maintained and protected.

Section 3. The changes in zoning classification are 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 4. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

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. Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed


Section 8. This Ordinance was adopted on Feb - 28, 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 28 day of Feb. 2022
~~April, 2021.~~

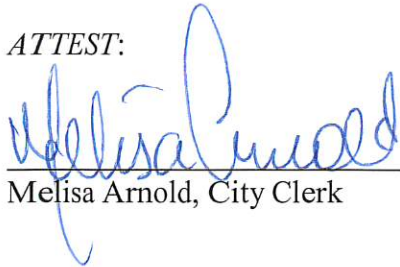


Barbara Bender, Mayor



Dave Emanuel, Mayor Pro Tem

ATTEST:



Melisa Arnold, City Clerk



Cristy Lenski, Council Member

APPROVED AS TO FORM:



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

Solange Destang, Council Member

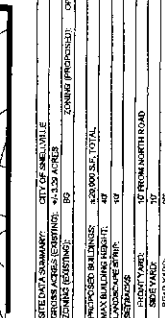


Gretchen Schulz, Council Member



Tod Warner, Council Member

EXHIBIT "A"



REQUEST APPLICANT CONTACT:
LA PARTNERS, LLC
BRIAN PAIR
781 716 2781

PROPERTY ADDRESS:
105 NORTH ROAD,
BOSTON, MA 02114

THE UNDERTAKER SHALL BE RESPONSIBLE FOR
ANY CONFLICTS WITH EXISTING UTILITIES.

FORMAL USER NOTE:
CONVARIATION TO BE MANAGED
ON-SITE.

OTHER NOTE:
GRAVITY SEWER PROVIDED BY UNMANNED
DUNTY AVAILABLE ON THE PROPERTY.

THE KEY

- 25' STATE STREAM BUFFER
- 50' COUNTY STREAM BUFFER
- 75' MAGNETIC SENSITIVE ZONE

LINE TABLE	
LINE	MEASUREMENT
L1	27.67
L2	22.2
L3	22.5
L4	26.88
L5	22.84
L6	62.83
L7	27.19
L8	34.76
L9	84.01
L10	24.43
L11	24.66

RESOLUTION NO. 2022-02

**STATE OF GEORGIA
COUNTY OF GWINNETT**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
SNELLVILLE, GEORGIA, OPPOSING HB 1093 AND SB 494 AND OPPOSING
LIMITATIONS ON A MUNICIPALITY'S AUTHORITY TO MAKE
HOUSING, LAND USE AND ZONING DECISIONS WITHIN A LOCAL
GOVERNMENT'S GEOGRAPHICAL BOUNDARIES**

WHEREAS, Mayor and Council for the City of Snellville, Georgia ("City") have reviewed HB 1093 and SB 494 ("Bills"), currently being considered in the Georgia General Assembly; and

WHEREAS, the Bills would prohibit local governments from addressing newly developed corporate rental subdivisions through any regulation, restriction or condition that is not the same for single-family residential areas; and

WHEREAS, the Bills are aimed at allowing unlimited access for corporations to develop "build to rent" subdivisions which vary greatly in price, quality, management and tenant protections; and

WHEREAS, the City opposes the Bills for a number of reasons, including the fact that the Georgia Constitution recognizes zoning and land use decisions are core functions of local governments, and housing is a large component of those decisions; and

WHEREAS, local elected officials are responsible for ensuring affordable, predictable housing options within their respective communities; and

WHEREAS, such housing and land use decisions are best made at the local level through comprehensive planning and citizen input; and

WHEREAS, to ensure vibrant and sustainable communities, local governments require flexibility to decide what is appropriate for their community's neighborhoods; and

WHEREAS, home ownership and the growing equity value it provides is a source of capital for families to start businesses, send children to college, build retirement nest eggs, provide financial resources during financial emergencies, offer an asset to provide services such as assisted living or nursing care or cover a myriad other financial and economic resources to weather life challenges; and

WHEREAS, these and other benefits are why preserving opportunities for homeownership has long been a high priority of public policy in the United States; and

WHEREAS, good public policy requires a balance of housing options to meet individual needs; however, the Bills remove local decision making from the type and mix of housing available; and

WHEREAS, the superiority of local determination of the type of housing available in a community is one reason why local governmental control of zoning and land use is enshrined in Georgia's State Constitution; and

WHEREAS, the removal of local oversight and the negating of local policy goals inherent in the proposed Bills allows outside forces to determine the type of housing available in a community with no need to work with existing community stakeholders wishing to have a voice in the process; and

WHEREAS, protecting property rights is an important component of good public policy, but good public policy also takes into consideration the property rights, property values and the neighborhood characteristics that purchasers relied on when investing their lifesavings in their current home;

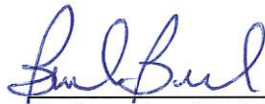
NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE Mayor and Council of the City of Snellville, Georgia, that this governing body hereby objects to and opposes any legislation or act limiting a local government's authority to make land-use and zoning decisions within its geographical boundaries; and

BE IT FURTHER HEREBY RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing the City of Snellville, and made available for distribution to the public and the press.

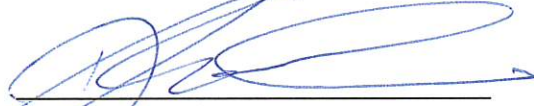
ADOPTED, this 28th day of February, 2022.

[SIGNATURES ON FOLLOWING PAGE]

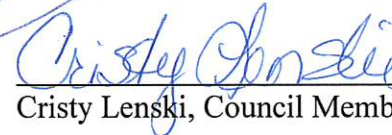
RESOLVED this 28th day of February, 2022.



Barbara Bender, Mayor



Dave Emanuel, Mayor Pro Tem



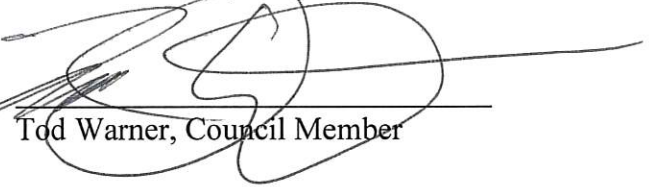
Cristy Lenski, Council Member



Solange Destang, Council Member

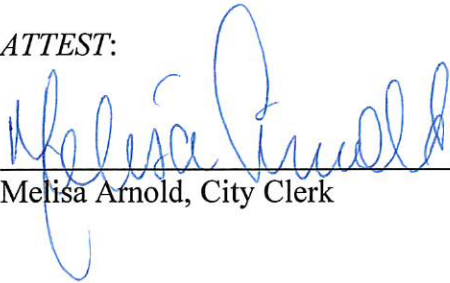


Gretchen Schulz, Council Member



Todd Warner, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



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