

Sec. 203-4. MU Mixed-Use District

203-4.1. Purpose

The purpose of this district is to provide for compact, mixed-use development in Snellville's activity centers, in conformance with the Comprehensive Plan.

203-4.2. Use Provisions

A. Allowed Uses

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

B. Mixed-Use Requirement

1. At least 25% of the total floor area of every development must be residential uses and at least 25% of the total floor area of every development must be nonresidential uses.
2. No certificates of occupancy may be issued for more than 100 dwelling units in a development until certificates of occupancy have also been issued for at least 10,000 square feet of nonresidential floor area on the same development.
3. No certificates of occupancy may be issued for more than 10,000 square feet of nonresidential floor area on a development until certificates of occupancy have been issued for at least 100 dwelling units on the same development.

203-4.3. Building Types

Building type requirements apply in the MU district and the following types are allowed:

- A. Detached house
- B. Carriage house
- C. Cottage court
- D. Semi-detached house
- E. Townhouse

- F. Walk-up flat
- G. Stacked flat
- H. Commercial house
- I. Shopfront
- J. Mixed-use building
- K. General building
- L. Civic building

203-4.4. Architectural Standards

See [Sec. 201-4](#) (Enhanced Architectural Standards).

203-4.5. Site Development Standards

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

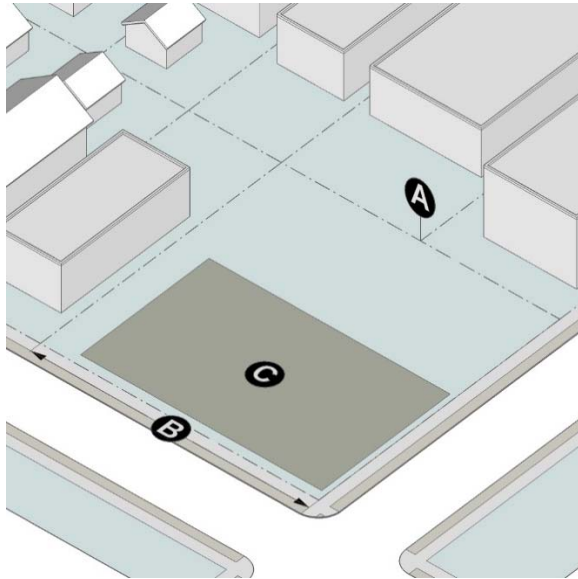
203-4.6. Blocks

See [Sec. 401-3.2](#) for block standards.

203-4.7. Inter-parcel Access

See [Sec. 401-3.4.H](#) (Inter-parcel Access).

203-4.8. Dimensional standards



Site Standards

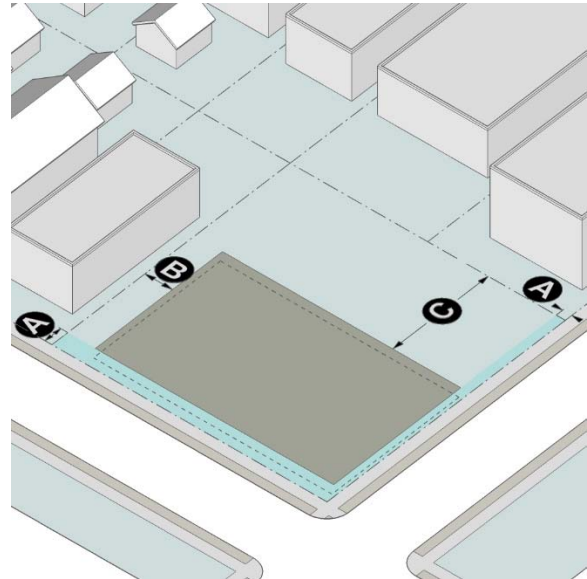
Density:	12 u/a max.
Amenity Space Requirement:	5% of site min. (all sites)
Civic Space Requirements:	10% of site min. (sites over 5 acres)
Site setback (along rights-of-way):	15 ft. min. and planted per Sec. 207-3
Site setback (not along rights-of-way):	10 ft. min. and planted per Sec. 207-3

Lot Standards	(A) Area	(B) Width
Detached House:	2,500 sf. min.	25 ft. min.
Carriage House:	Same as principal structure	
Cottage court	1,200 sf. min.	20 ft. min.
Semi-Detached House:	2,500 sf. min.	25 ft. min.
Townhouse:	800 sf. min.	20 ft. min.
All other building types:	2,500 sf. min.	25 ft. min.

Lot Coverage

(C) All building types:	90% max.
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203-4.9. Building Placement



Building Setbacks [1]

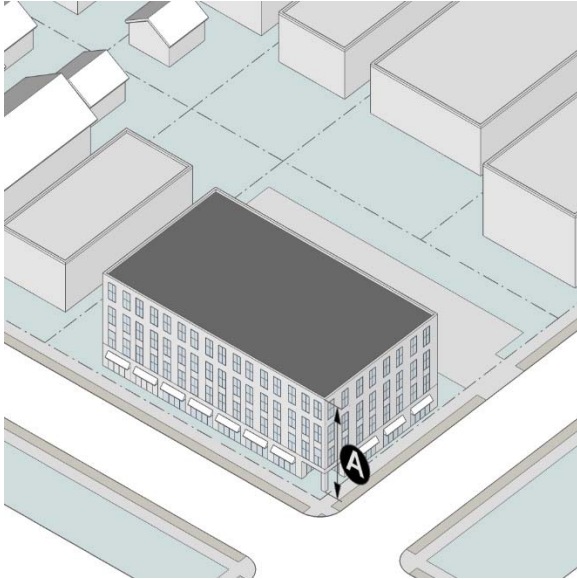
(A) Front and side (street) (State route):	15 ft. min.
(A) Front and side (street) (other):	5 ft. min.
(B) Side (interior):	0 ft. min.
(C) Rear (no alley):	6 ft. min.
(C) Rear (alley):	3 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

Table Note:

[1] Greater site setbacks also apply per [Sec. 203-4.8](#).

203-4.10. Bulk and Mass



Building Height

Ⓐ Min. Height:	2 stories or 24 ft., whichever is greater.
Ⓐ Max. height:	5 stories or 75 feet, whichever is less