

Buildings and structures exceeding the height limitations contained in this UDO, and which have not been granted approval by the City Council through a related zoning action, require variance approval by the Board of Appeals.

D. Height Encroachments

The maximum height limits of the district do not apply to:

1. Cupolas, weathervanes, chimneys, parapets and similar architectural features, or satellite dishes or other necessary mechanical rooftop appurtenances provided they do not exceed the height limit by more than 20 feet.
2. Steeples, domes, belfries or ornamental towers, if they are 100 feet in height or less.
3. Barns, silos, and similar agricultural structures, if they are 75 feet in height or less.
4. Water towers, smokestacks, conveyors, derricks, and similar industrial structures, if they are 75 feet in height or less.
5. Flagpoles, if they are 80 feet in height or less.
6. All other structures, except buildings and signs, if they are 50 feet in height or less.
7. The height of transmission towers, radio or television towers and antennas and other telecommunication facilities, which are regulated in Sec. 205-4.3.D (Telecommunications Antenna and Tower).

201-1.12. Street Classification

For purposes of this UDO, all of the streets, roads, and highways are classified in the current adopted Gwinnett County 2040 Unified Plan or Long-Range Transportation Plan.

201-1.13. Fenestration

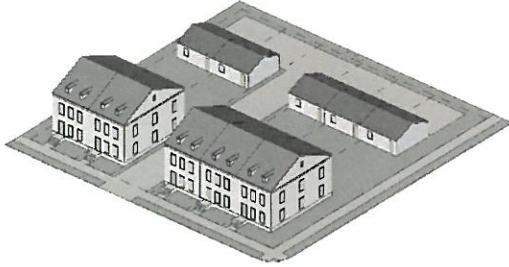
- A.** Fenestration is the minimum percentage of window and door glass that must cover a façade.
- B.** Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.
- C.** Fenestration is measured from the top of the finished floor to the top of the finished floor above.
- D.** When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.
- E.** Window signs must conform to the coverage restrictions of Sec. 206-6 (Signs).

201-2.6. Townhouse

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

A. Defined

A building type that accommodates three or more dwelling units where each unit is separated by a common sidewall. Units may not be vertically mixed. Not for nonresidential use.



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 street
Walkway width:	3 ft. min. / 5 ft. max.
Front porch or stoop:	Required
Parking Location and Access	
<u>Rear-entry garages and driveways with access from alley only. Front-entry garages prohibited.</u> 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:

Chapter 200. Zoning and Land Use | Article 1. Rules for All Zoning Districts DRAFT Amend #8 1-22-2025
Sec. 201-3.General Architectural Standards

201-3.3. Small Residential Building Standards

A. Applicability

The following applies to:

1. New single-family detached dwellings not in subdivisions;
2. New single-family detached dwellings in new subdivisions approved after the effective date of this UDO;
3. New single-family detached dwellings in existing subdivisions where no dwelling units were issued a certificate of occupancy before the effective date of this UDO and where there are no valid approved or pending building permits per the transitional provisions of Sec. 101-1.4.
4. New two-family dwellings; and
5. New single-family attached dwellings.

B. Alternative Standards

The City Council may approve alternative standards to this subsection in a new subdivision.

C. Prohibited Exterior Wall Finish Materials

The following exterior wall finish materials (excluding architectural accents, windows, and doors) are not allowed:

1. Vinyl;
2. Concrete;
3. Metal, except that aluminum clapboard siding is allowed;
4. EIFS;
5. Concrete masonry units;
6. Plywood (including T1-11); and
7. Cementitious panels, except that cementitious clapboard is allowed.

D. Building Colors

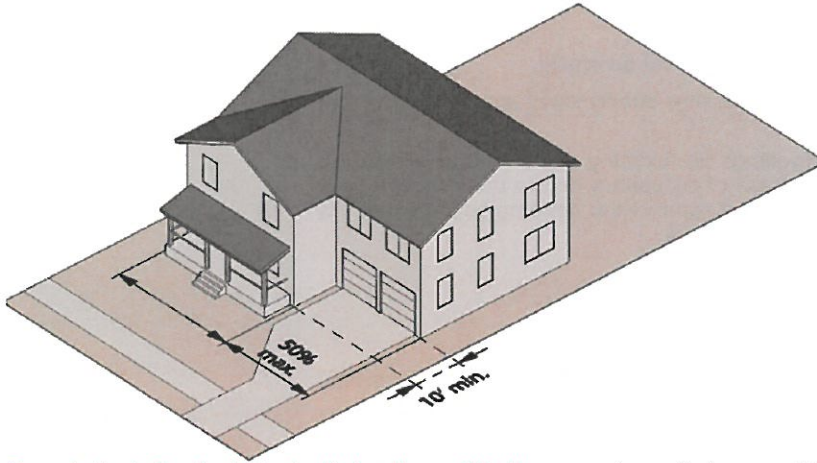
All exterior wall finish, foundations, windows, and door material colors must use hues from or equivalent to any historic palettes from any major paint manufacturer, except that primary and fluorescent colors are not allowed.

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. Except single-family (attached) dwellings. All 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, unless a greater setback is required to meet the 30-foot minimum driveway length, measured from right-of-way to garage door, required in the Build to Rent districts.
- 4.5. Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22-foot setback from alley.
- 5.6. 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.

F. Building Massing

1. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be sloped no less than 2:12.
2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Sec. 206-2.2.C (Screening, Roof Mounted Equipment).

G. Roofs

All roofs must have a minimum 25-year roof life (per manufacturer's warranty) and must have no visible roll roofing.

Sec. 201-4. Enhanced Architectural Standards

201-4.1. General

A. Applicability

This section applies in the TCO, TC, MU, and NR districts.

B. Alternative Standards

The City Council may approve alternative standards to this section as a condition of rezoning.

C. Application Requirements

1. Building plans submitted as an application for a building permit must clearly indicate the proposed building materials and colors for each facade as described in this section. The plans must clearly show the location and calculate the percentages of all building materials per facade.
2. Groups of buildings on the same site may be reviewed and permitted as a single application. This is encouraged to minimize the number of reviews required and to allow for originality and design flexibility.

D. Relief

1. The Director is authorized to grant administrative variances to the requirements.
2. Administrative variances may only be granted to permit a practice that is not consistent with a specific provision of these regulations, but is justified by the following:
 - a. The purpose of the applicable district;
 - b. The policies of the Comprehensive Plan; and
 - c. The policies of other officially City plans, programs, and projects.
3. Administrative variances relating to a physical element or numeric measurements must be based upon credible submitted evidence demonstrating that:
 - a. Approval, if granted, would not offend the purposes of the applicable district;
 - b. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of the regulations would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant;
 - c. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties; and
 - d. That the public safety, health, and welfare are secured, and that substantial justice is done.

201-4.2. Basic Standards

A. Applicability

1. The following applies to all buildings, except as provided by clauses 2 and 3 below.
2. Detached houses, carriages houses, cottage courts, semi-detached houses, and townhouses must comply with either the following or Sec. 201-4.3 (Small Residential Building Standards) at the discretion of the applicant.
3. Commercial houses must comply with Sec. 201-4.3 (Small Residential Building Standards).

B. General

1. Permanent mounted exterior neon lights are not allowed.
2. Back-lit awnings, roof-mounted lights, and roof-mounted flag poles are not allowed. Satellite dishes must be located and painted to blend with the background as much as practical.

C. Exterior Wall Finish Materials

Exterior wall finish materials (excluding foundations, architectural accents, windows, and doors) are limited to the following and Table 201-4.2.D:

1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
2. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone, and unpainted terra cotta;
3. True hard coat stucco;
4. Concrete block, which must be painted;
5. Split-face block and painted concrete masonry units (CMU);
6. Wood, including natural wood or cement-based artificial wood siding; and
7. Shingles, including wood or cement-based shakes and shingles.
8. No more than two identical materials (including color) may be used on a single building unless the façade is designed to give the appearance of many smaller buildings.

D. Exterior Wall Finish Material Combinations.

Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in Table 201-4.2.C. This does not apply to architectural accents.

Table 201-4.2.C. Enhanced General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter	True Hard Coat Stucco
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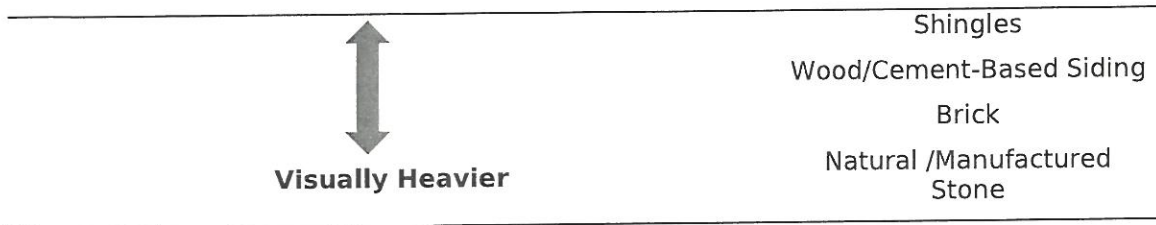


Table. 201-4.2.D. Enhanced Allowed Building Materials Table

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

Building Type	Brick	Stone	True Hard Coat Stucco		Concrete Block		Split-Face Block, CMU		Wood		Shingles	
			Front	Side, Rear	Front	Side, Rear	Front	Side, Rear	Front	Side, Rear	Front	Side, Rear
Shopfront, mixed-use building, general building, civic building	Yes	Yes	Max. 30% per façade [1]	Max. 50% per façade	No	Max. 25% per façade [1]	No	Max. 25% per façade [1]	No	Max. 50% per façade	No	Max. 50% per façade
Detached house, carriage house, semi-detached house, cottage court, walk-up flat, stacked flat	Yes	Yes	Max. 50% per façade	Max. 50% per façade	No	Max. 25% per façade [1]	No	Max. 25% per façade [1]	Yes	Yes	Yes	Yes

Table Note:

[1] Along facades that abut an alley and are not visible from a civic space or street (not including the alley), the maximum percentage restriction is 50% per façade.

E. Architectural Accent Materials

Architectural accents are limited to the following:

1. Any allowed exterior wall finish materials;
2. EIFS, provided the total combined area of EIFS and the other materials identified under “3” below may not exceed 15% of total wall area per façade; and
3. Small amounts of other materials, provided the total combined area of these accents may not exceed 10% of the total wall area per façade.

F. Foundation Materials

Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, true hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

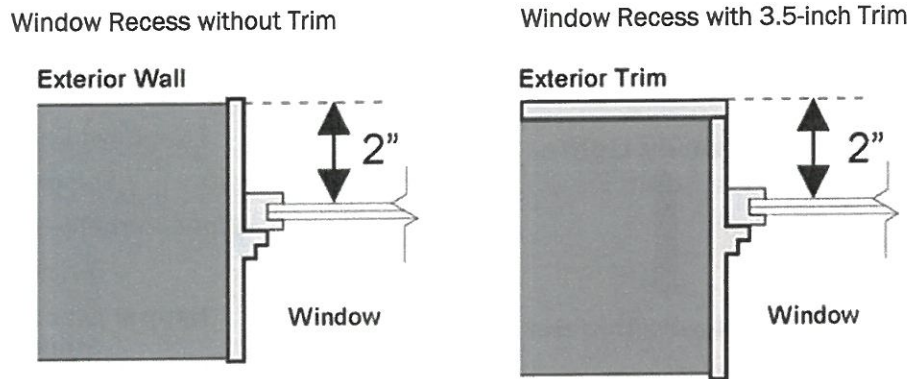
G. Building Colors

1. All exterior wall finish, foundations, windows, and door material colors must use hues from or equivalent to any historic palettes from any major paint manufacturer, except that primary and fluorescent colors are not allowed.
2. Colors other than those allowed by clause 1 above may be used for accents but may not exceed 10% of the total façade wall area.

H. Building Façades

Façades facing a street or civic space must comply with the following:

1. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
2. Façades must provide visual divisions between the ground floor and second story through architectural means such as courses, awnings, or a change in materials.
3. Façades must delineate all stories above the ground floor with windows, belt courses, balconies, cornice lines, or similar architectural detailing.
- ~~3.4.~~ Except townhouses, all garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk.
5. Garages and driveways serving townhouses must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22-foot setback from alley.
- 4.6. _____ Windows above the ground floor must be equally sized and equally spaced rectangles with a height greater than width and arranged in a grid pattern.
- 5.7. _____ Windowpanes must be recessed as follows:
 - a. On ground floors, panes must be recessed a minimum of 3 inches from the adjacent exterior wall.
 - b. On floors above the ground floor, panes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim at least 3.5 inches wide is provided).



I. Building Massing

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total individual façade length.
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual facades exceeding 100 continuous linear feet must be varied in height and projection at least once every 100 feet and must use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details.

201-4.3. Small Residential Building Standards

A. Applicability

The following applies to detached houses, carriage houses, cottage courts, semi-detached houses, townhouses, walk-up flats, stacked flats, and commercial houses in a TC District.

B. Exterior Wall Finish Materials

Exterior wall finish materials (excluding architectural accents, windows, and doors) are limited to the following:

1. Unpainted brick, except that veneers intended to simulate brick is not allowed;
2. Unpainted natural stone and unpainted cast stone with the appearance of natural stone;
3. True hard coat stucco but not EIFS;
4. Natural wood or cement-based artificial wood clapboard siding; or
5. Natural wood or cement-based artificial wood shakes and shingles.

C. Exterior Wall Finish Material Combinations

Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in Table 201-4.3.C. This does not apply to architectural accents.

Table 201-4.3.C. Enhanced Residential Building Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter



Visually Heavier

True Hard Coat Stucco

Shingles

Wood/Cement-Based Siding

Brick

Natural /Manufactured Stone

D. Architectural Accent Materials

Architectural accents are limited to the following:

1. Any allowed exterior wall finish materials; and
2. Small amounts of other materials, provided the total combined area of these accents may not exceed 10% of the total wall area per facade.

E. Foundation Materials

Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, true hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

F. Building Colors

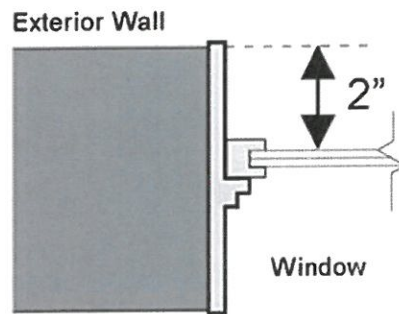
1. All exterior wall finish, foundations, windows, and door material colors must use hues from or equivalent to any historic palettes from any major paint manufacturer, except that primary and fluorescent colors are not allowed.
2. Colors other than those allowed by clause 1 above may be used for accents but may not exceed 10% of the total façade wall area.

G. Building Façades

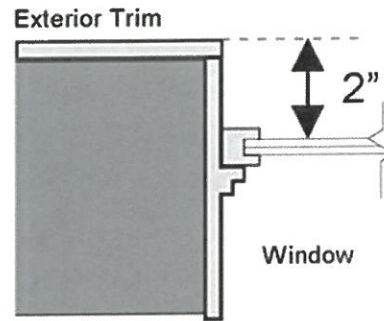
Façades facing a street or civic space must comply with the following:

1. Doors and windows that operate as sliders are prohibited.
2. Where used, shutters must match one half of the width and shape of the window opening to which they are adjacent.
3. Windows must include sills of wood, masonry, stone, cast stone, or terra cotta.
4. Windowpanes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim of at least 3.5 inches wide is provided).

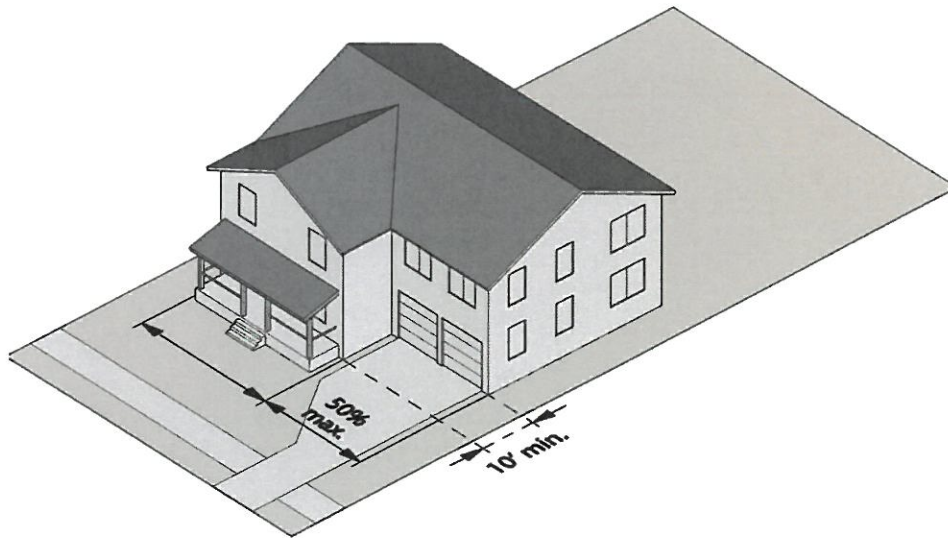
Window Recess without Trim



Window Recess with 3.5-inch Trim



5. Awnings are not allowed.
6. ~~Except townhouses, all garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk.~~
7. ~~Garages and driveways serving townhouses must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22-foot setback from alley.~~
- ~~6.8. Garage doors facing a street must be located at least 10 feet behind the front wall plane, not including front porches.~~
- 7.9. Garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.



- ~~8.10. Garage doors facing a street must observe a minimum 22-foot front and side (street) setback.~~

H. Building Massing

1. Pitched roofs, when provided, must be symmetrically sloped no less than 5:12, except that front porch roofs and attached shed roofs may be no less than 2:12.

Sec. 202-6. R-TH Townhouse Residential

202-6.1. Purpose

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

202-6.2. Use Provisions

See Sec. 205-2 (Allowed Use Table).

202-6.3. Building Types

No building type requirements apply in R-TH.

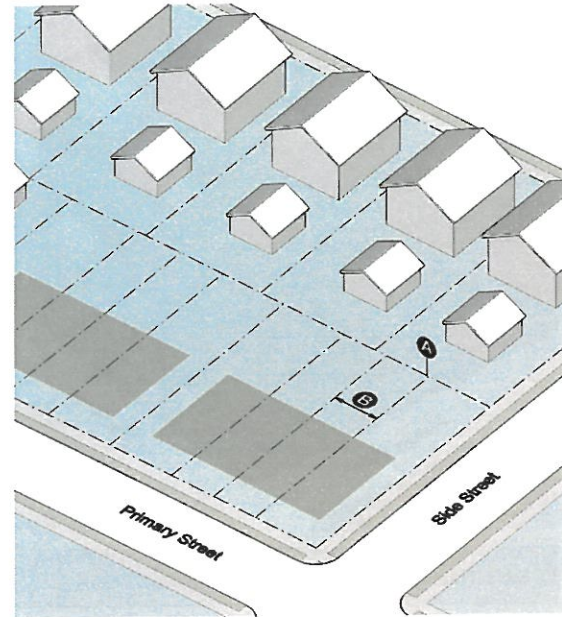
202-6.4. Architectural Standards

- A. See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards); and
- B. See Sec. 202-6.9 (TH Design Standards).

202-6.5. Site Development Standards

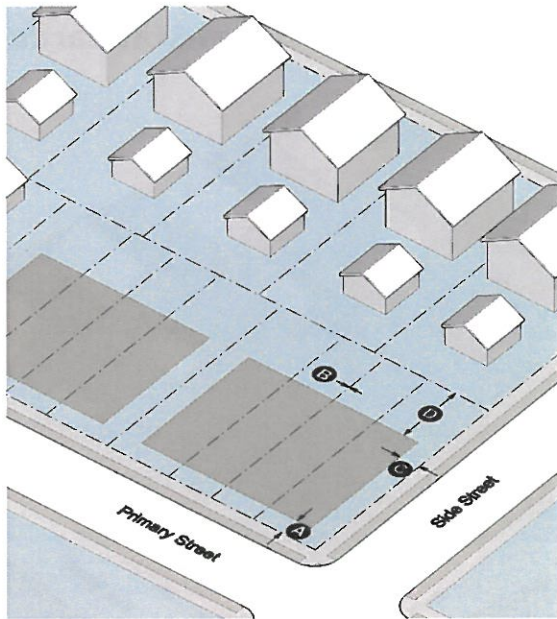
- A. See Chapter 200 Article 6 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.
- B. See Sec. 202-6.9 (TH Design Standards).

202-6.6. Dimensional Standards



Site Standards	
Density:	8 u/a max.
Open space requirement:	20% of site min.
External street frontage:	50 ft. min.
Site setback (along streets):	50 ft. min. and planted per Sec. 206-3
Site setback (not along streets):	40 ft. min.
Lot Standards	
	(A) Area (B) Width
All Lots:	No min. No. min.

202-6.7. Building Placement



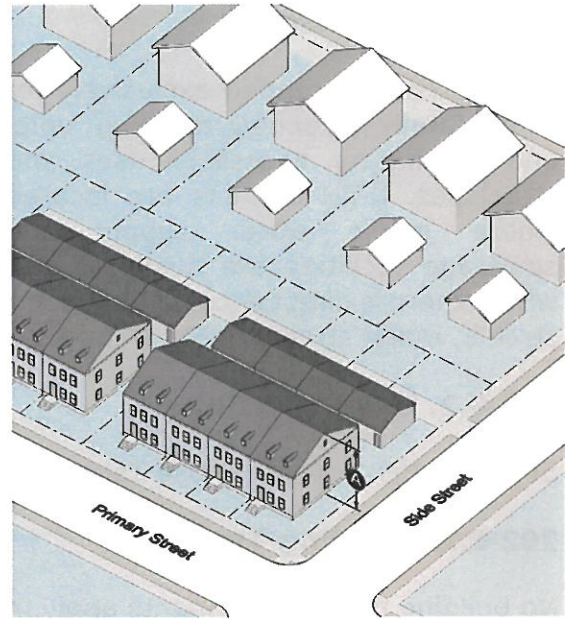
Building Setbacks

(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.
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202-6.8. Bulk and Mass



Building Height

(A) Height:	35 ft. max.
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Building Size

Unit floor Area:	1,200 sf. min.
Garage size per dwelling unit:	1-car min. [1]
Max. single-family attached units per building:	8

Table Note:

[1] See Sec. 206-1.2.B for required vehicular parking spaces.

202-6.9. R-TH Design Standards

- A.** A minimum 2-hour rated firewall is required between each attached dwelling unit. A 4-hour rated firewall is required between every fourth attached dwelling units. The 4-hour rated firewall may be reduced to a 2-hour rated firewall if approved residential sprinkler systems or similar fire prevention measures, as approved by the Gwinnett County Fire Marshal, are installed in each unit. Firewalls must be constructed in accordance with applicable building codes of the City and Gwinnett County.
- B.** A continuous paved pathway or sidewalk system must be provided to connect on-site open spaces, on-site dwelling units, sidewalks along public streets bordering the site.
- C.** The site setback along a front and side (street) lot lines may incorporate natural vegetation and must include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. 30 feet on-center).
- D.** Exterior wall finish materials are limited to:
1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
 2. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone;
 3. True hard coat stucco but not EIFS; and
 4. Cement-based artificial wood siding; shakes and shingles.
- The primary material on the front facade must also be used on all other facades. At least two of the above-listed materials must be used on each facade.
- E.** No more than three adjacent attached units may have the same façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.
- F.** Garages and driveways must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22-foot setback from alley. Garage doors facing an internal or exterior street must use decorative design treatments to enhance their appearance, including, but not limited to, carriage-style doors or window inserts.
- G.** Buildings with garages abutting an alley must have garage doors facing and accessible from said alley.
- H.** All units must have a front door providing pedestrian access and a minimum 4-foot wide walkway, constructed of concrete or decorative pavers, must extend from the front door to the pathway or sidewalk system required by paragraph B above.

- I. Front doors must have either a glass element in the door, or sidelights and a transom around it.
- J. Columns on the front elevation or otherwise visible from the public view shall have a minimum 2-foot base constructed of brick or stone to match the front façade.

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

202-15.1. Purpose

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

202-15.2. Use Provisions

See Sec. 205-2 (Allowed Use Table).

202-15.3. Building Types

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

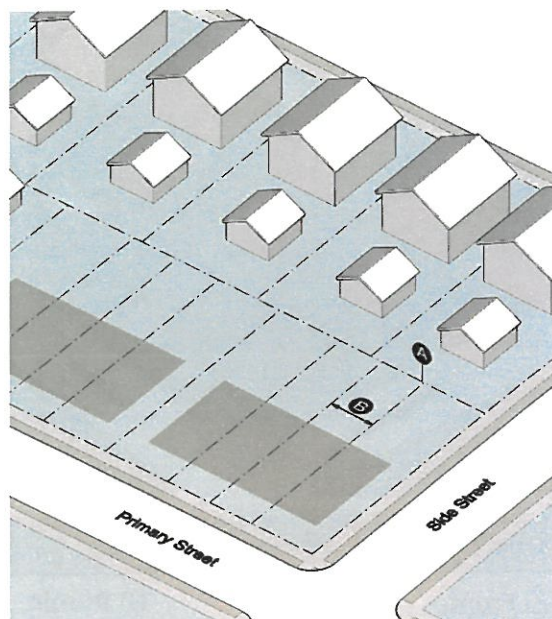
202-15.4. Architectural Standards

- A. See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards); and
- B. See Sec. 202-6.9 (TH Design Standards).

202-15.5. Site Development Standards

- A. See Chapter 200 Article 6 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.
- B. See Sec. 202-6.9 (TH Design Standards).

202-15.6. Dimensional Standards



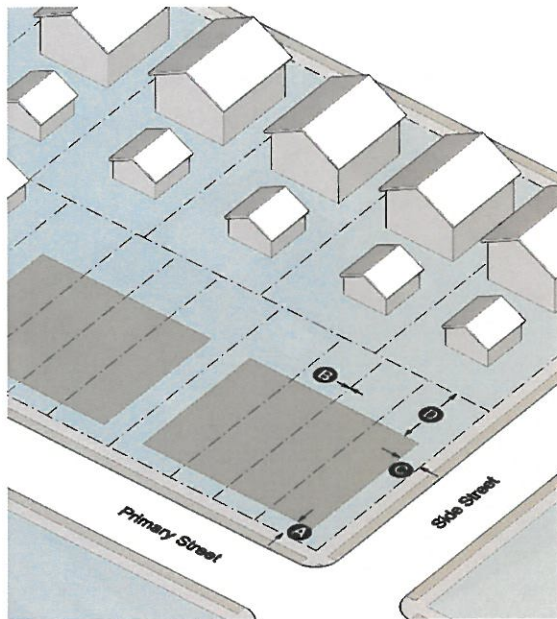
Site Standards

Density:	8 u/a max.
Open space requirement:	20% of site min.
External street frontage:	50 ft. min.
Site setback (along streets):	50 ft. min. and planted per Sec. 206-3
Site setback (not along streets):	40 ft. min.

Lot Standards

	(A) Area	(B) Width
All Lots:	No min.	No. min.

202-15.7. Building Placement



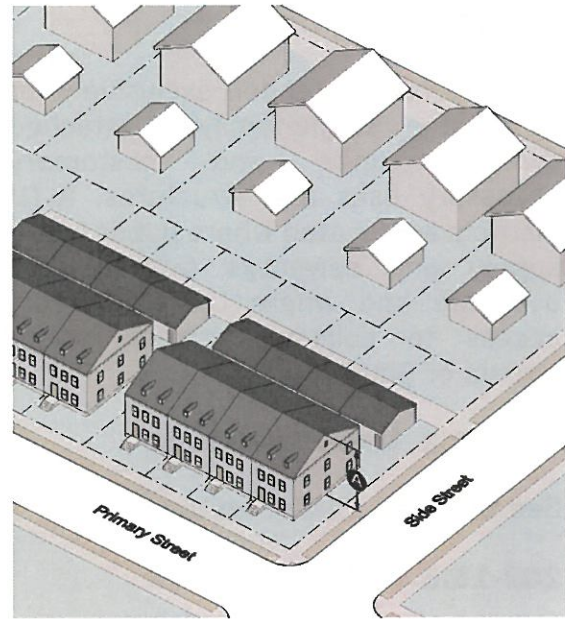
Building Setbacks

Ⓐ Front:	10 ft. min.
With garage door facing a Street:	30 ft. min.
Ⓑ Side (interior):	0 ft. min.
Ⓒ Side (street):	5 ft. min.
Ⓓ Rear:	30 ft. min.

Building Separation

Min. separation between principal buildings:	20 ft. min.
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202-15.8. Bulk and Mass



Building Height

Ⓐ Height:	35 ft. max.
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Building Size

Unit floor Area:	1,200 sf. min.
Garage size per dwelling unit:	2-car min. [1]
Max. single-family attached units per building:	8

Table Note:

[1] See Sec. 206-1.2.B for required vehicular parking spaces.

202-15.9. R-TH-BTR Design Standards

- A.** A minimum 2-hour rated firewall is required between each attached dwelling unit. A 4-hour rated firewall is required between every fourth attached dwelling units. The 4-hour rated firewall may be reduced to a 2-hour rated firewall if approved residential sprinkler systems or similar fire prevention measures, as approved by the Gwinnett County Fire Marshal, are installed in each unit. Firewalls must be constructed in accordance with applicable building codes of the City and Gwinnett County.
- B.** A continuous paved pathway or sidewalk system must be provided to connect on-site open spaces, on-site dwelling units, sidewalks along public streets bordering the site.
- C.** The site setback along a front and side (street) lot lines may incorporate natural vegetation and must include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. 30 feet on-center).
- D.** Exterior wall finish materials are limited to:
1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
 2. Stone, including unpainted natural stone, unpainted cast

stone with the appearance of natural stone;

3. True hard coat stucco but not EIFS; and
4. Cement-based artificial wood siding; shakes and shingles.

The primary material on the front facade must also be used on all other facades. At least two of the above-listed materials must be used on each facade.

- E.** No more than three adjacent attached units may have the same façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.
- F.** Garages and driveways must be rear-entry with access provided from an alley. Front entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22-foot setback from alley. Garage doors facing an internal or exterior street must use decorative design treatments to enhance their appearance, including, but not limited to, carriage-style doors or window inserts.
- G.** Buildings with garages abutting an alley must have garage doors facing and accessible from said alley.
- H.** All units must have a front door providing pedestrian access and a minimum 4-foot wide walkway, constructed of concrete or decorative pavers, must extend from the front door to the pathway or sidewalk system required by paragraph B above.

- I. Front doors must have either a glass element in the door, or sidelights and a transom around it.
- J. Columns on the front elevation or otherwise visible from the public view shall have a minimum 2-foot base constructed of brick or stone to match the front facade.

202-15.10. Additional Requirements

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

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for

all ground maintenance in the development.

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

KEY: P = Permitted Use L = Limited Use S = Special Use '...' = Use Not Permitted																											
Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business			Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
All special event facility (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.3	
All hotels, motels, extended stay hotels	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.4	
All indoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Amusement center, game/video arcade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Assembly hall, auditorium, meeting hall	--	--	--	--	--	S	--	S	--	--	--	--	--	S	--	S	S	S	--	--	S	--	--	S	Sec. 206-5.5.A		
Billiard hall, pool hall	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Bowling alley	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Convention center, arena, indoor stadium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	S	Sec. 206-5.5.A	
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Extreme sports facility such as BMX, skateboarding or rollerblading	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Gym, health spa, or yoga studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.5.B	
Ice or roller skating rink	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Indoor sports facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Inflatable playground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Meditation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A	
Miniature golf facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
School for the arts	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.5.C	
Indoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A	
Theaters	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.5.D	
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A		
Ambulatory surgical center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	P	Sec. 206-5.6.B	
Blood plasma donation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	
Chiropractor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Dental office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Emergency medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Kidney dialysis center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	--	--	P	Sec. 206-5.6.A
<u>Medical cannabis dispensary</u>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	<u>Sec 206-5.6.D</u>
Medical clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical or dental laboratory	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical practitioner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Mobile health wellness and screening	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	L	Sec. 206-5.6.C
Ophthalmologist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Optometrist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Osteopath	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Physician's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Urgent care	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A
All office, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A, Sec. 206-5.7.H
Accountant, bookkeeper, auditor office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Advertising office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Architect office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Attorney's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Banks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Business management consulting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Business school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.7.G
Business services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Call center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Collection agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Commercial art	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Computer or data processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Counseling in office setting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A

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Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI	
	Fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G	
	Funeral home, mortuary (without crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	Sec. 206-5.10.A	
	Funeral, mortuary (with crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	S	--	--	--	--	Sec. 206-5.10.A	
	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	--	Sec. 206-5.10.A	
	Psychic, fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G	
	Tailor or milliner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
	Tanning salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
	Tattoo parlor or body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H	
	Taxidermist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.A	
	Tutoring service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
	Upholster, non-vehicle	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F	
	Veterinary clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
	All restaurants, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	Sec. 206-5.11.A, Sec. 206-5.11.FE	
	Bar	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B	
	Brewpub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.FE	
	Coffee shop, donut shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	Sec. 206-5.11.A, Sec. 206-5.11.FE	

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	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Drive-in restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	-	-	-	-	-	-	Sec. 206-5.11.D, Sec. 206-5.11.E
Drive-thru facility (as an accessory use)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	L	S	L	-	-	Sec. 206-8.9
Hookah bar or lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206.5.11.B <u>Sec. 206.5.11.F</u>
Ice cream shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	L	L	-	L	-	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Juice shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	L	L	-	L	-	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.11.B
Nightclub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.11.B
Pizza delivery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	-	-	L	-	-	-	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Restaurant, drive-thru	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	-	-	S	-	-	-	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Restaurant, take-out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Tavern	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.11.B
Tea shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
Yogurt shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, <u>Sec. 206-5.11.FE</u>
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

KEY: P = Permitted Use L = Limited Use S = Special Use '-' = Use Not Permitted		Residential							Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards						
Use Category	Specific Use	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI	
	Bicycle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
	Book store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
	Bottle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E	
	Building supply (no outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.F	
	Building supply (with outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F	
	Camera store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
	<u>CBD store</u>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	<u>Sec. 206-5.12.G</u>	
	Check cashing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.L	
	Clothing store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
	Consumer fireworks retail sales facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	--	--	--	Sec. 206-5.12.HG	
	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	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business			Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Hobby store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Home building supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.A
Home improvement supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.B
Household products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Jewelry store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Lawnmower shop and other small engine (sales, rental, repair)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.H
Meat market	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.12.K
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 store, distilled spirits	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	Sec. 206-5.12.L
Package shipping (UPS)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Pawn broker	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206- 5.12.M
Pawn shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206- 5.12.M
Pet store and supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Pharmacy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	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.N
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

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Use Category	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/Standards							
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Smoke shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.12.ON
Souvenir shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P	P	-	-	Sec. 206-5.12.B
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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	P	-	-	-	-	Sec. 206-5.12.F	
Title pawn	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	Sec. 206-5.12.ML	
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.ON	
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, recreational vehicle, utility or enclosed trailer sales, rental, or service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	-	-	Sec. 206-5.13.C	
Car wash, self-serve, full-service, detailing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	S	-	P	-	-	-	-	Sec. 206-5.13.D	
Gas station (with convenience store). No vehicle repair or service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	-	-	-	-	Sec. 206-5.13.E	
Internet vehicles sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	L	L	-	-	L	L	-	-	Sec. 206-5.13.F	
Public parking (for off-site uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	Sec. 206-5.13.G
Remote parking (for off-site uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	-	S	S	-	S	Sec. 206-5.13.H
Vehicle rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	-	-	-	-	Sec. 206-5.13.I	
Vehicle sales, rental, or auction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	-	-	-	-	Sec. 206-5.13.J	
Vehicle repair (minor), including the following:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	P	S	-	-	-	Sec. 206-5.13.K	

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business					Towne Center		Definition/ Standards						
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU		NR	LM	TCO [1]	TC-MU	TC-R	CI
Prefabricated building manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
Pulp materials or products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
Rubber and plastic products, rubber manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
Rubber materials or products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
Sawmill, log production facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
Stone materials or product	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
Tobacco materials or products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-6.2
All light industrial uses, as listed below																										Sec. 206-6.3.A
Ambulance service (with on-site storage or parking)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	-	-	-	Sec. 206-6.3.B
Baking plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Brewery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	S	S	-	-	Sec. 206-6.3.C
Carpet cleaning plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Contractors storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	-	-	-	Sec. 206-6.3.D
Distillery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	S	S	-	-	Sec. 206-6.3.C
Dry cleaning plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Food and beverage production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
<u>Food truck (base of operation)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	<u>Sec. 206-6.3.E</u>
Land-intensive outdoor sales and services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Laundry cleaning plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Limousine service (with on-site storage or parking)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Manufactured building sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Mobile home sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Sec. 206-6.3.A
Non-emergency transport service (with on-site storage or parking)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	-	-	-	Sec. 206-6.3.A
Repair or services of business, industrial, machinery, equipment or products by	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	-	-	Sec. 206-6.3.A

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Use Category Specific Use	Residential							Residential Build-to-Rent				Mixed-Use & Business			Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
providing centralized services for separate retail outlets																										
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	--	Sec. 206-6.3.FE
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.3.A
Winery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	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
Pharmaceutical manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Printing plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Publishing plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Sheet metal shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Stone, clay, glass or concrete products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Tool repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Welding shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Woodworking shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Storage Uses																										
Contractors equipment storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.5.A
Equipment storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.5.A

205-5.3. Special Event Facility (Indoor)**A. Defined**

An indoor facility, other than a private residence, hotel, motel, other lodging place, private club, restaurant, bottle shop, lounge, night club or bar used by a for-profit host which serves as rental space for group functions for the purposes of honoring a person or an event, such as wedding, wedding reception, bridal shower, retirement party, holiday party, award dinner or luncheon, bar/bat mitzvah, celebration of life or similar type of function, with or without live entertainment, with the catering of food and drink for consumption on-premises by persons in attendance. This definition shall not include a place of worship, or non-profit civic associations and facilities in which the predominant activities or events are publicly accessible without pre-invitation, such as operations consistent with that of a restaurant, lounge, nightclub, bar or late-night establishment. "Publicly accessible" means that entry is available to the general public, whether or not admission is free or dependent on payment by the individual attendees. A facility available for lease by private parties or special events, such as weddings.

B. Use Standards

Where a special event facility (indoor) is allowed as a special use it is subject to the following:

1. Use agreement. The special event facility is subject to a use agreement between a private group or individual and the unrelated special event facility business owner/operator.
2. Pre-planned events: Scheduled events shall not be advertised or accessible to the general public, and shall be restricted to predetermined invited guests.
3. Entrance: The main entrance of the facility shall be clearly visible from a public space or the traveling public.
4. Parking requirements: 1 space per 3 seats (rooms with fixed seating) plus 1 space per 200 sq. ft. of gross lease area (areas with no fixed seating). When a site or location is used in combination of uses (i.e. strip center), the parking requirements are the sum of the requirements for each use, and no parking space for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 207-1.3 (Shared Vehicle Parking).
5. Change in occupancy classification: If the occupancy classification of any existing building or structure is changed, the building, electrical, gas, mechanical and plumbing systems must be made to conform to the intent of the construction codes as required by the Building Official.
6. Fire Marshal Certificate of Occupancy: a current and valid Certificate of Occupancy issued by the Gwinnett County Fire Marshal's Office is required.
7. Restroom facilities: must meet the minimum required number of bathroom (toilet) facilities based on the occupancy classification and occupant load for the facility.

8. Security cameras: The special event facility shall have live camera coverage around the exterior perimeter and retain footage for no less than 10-days following end of each event.
9. On premises security: Must provide on premises privately contracted security equal to: one (1) security personnel for events with 25 to 75 event attendees. Two (2) contracted security personnel for events having more than 75 event attendees. Security personnel shall be required to be on the premises at all times and shall not be a participant in the special event festivities.
10. Event attendees shall not congregate outside of the special event facility including event parking areas and area businesses.
11. Noise control: Noise standards shall be regulated in accordance with Article II (Noise Control) of Chapter 26 of the Snellville City Code.
12. Food and beverage service: the special events facility itself cannot possess an alcohol license, and food may not be prepared on-site. Neither the special events facility nor its employees shall provide any food or beverages, including alcoholic beverages to guests. Rather only the caterer or its employees may do so. Caterers must obtain the necessary permits from the State of Georgia as well as from their County of origin to provide food and beverage services at the event or gathering. Only a licensed alcoholic beverage caterer shall be permitted to sell alcoholic beverages for consumption at a catered special event or function, subject to the licensing and other requirements for alcoholic beverage caterers in Chapter 6 (Alcoholic Beverage Ordinance) of the city code.
13. Closing time: Any special events facility event or gathering must conclude by 12:30 a.m., at which time all event attendees and guests must vacate the premises.

205-5.4. Hotel, Motel, Extended Stay Hotel

A. Defined

1. **Hotel/motel.** A facility consisting of one or more buildings, with more than five dwelling units with provisions for transient living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary lodging of 30 days or less is offered for pay to persons, is not intended for long-term occupancy, and does not otherwise meet the definition of an extended-stay hotel defined in this subsection.
2. **Extended stay hotel.** A facility consisting of one or more buildings, with more than five dwelling units with provisions for living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay to (a) persons for extended-stays and/or stays longer than 30 days, regardless of the presence of rentals or leases for shorter periods of time; or (b) for stays longer than 15 days in rooms equipped with kitchen facilities. Or, where more than 5% of the guest rooms therein contain fixed cooking appliances.
3. **Hotel.** See “motel/hotel” in clause 1 above.

6. Medical, dental office or chiropractor, osteopath, physician, medical practitioner, ophthalmologist, and optometrist.

B. Ambulatory Surgical Center

1. Defined

A health care facility focused on providing same-day surgical care, including diagnostic and preventive procedures.

2. Use Standards

Where an ambulatory surgical center is allowed as a limited use, it is subject to the following:

- a. Maximum lot size cannot exceed 2.99 acres.

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).

D. Medical Cannabis Dispensary

1. Defined

Any business establishment that is granted a license by the State of Georgia for the sale and distribution of medical cannabis products, as defined in O.C.G.A. § 16-12-190 or related products as defined in O.C.G.A. § 16-12-200(15). This definition shall not include any bona fide full-service pharmacy that holds a dispensing license as authorized by O.C.G.A. § 16-12-206(b).

2. Use Standards

1. State license required prior to application. All applicants wishing to open a medical cannabis dispensary in the City shall first obtain a valid dispensary license from the State of Georgia. It shall be unlawful for any person or legal entity to receive an occupation tax certificate from the City or to operate a medical cannabis dispensary in the City under any other circumstance.
2. Number of licenses limited. No more than two (2) licenses for every ten thousand (10,000) residents of the City, may be in effect at a time. The City shall not issue a license for a medical cannabis dispensary that would result

in more such establishments being licensed to operate simultaneously than is allotted by the population of the City as determined by the most current Census data. Exceptions to this rule are as follows:

- a. Any transfer, sale or relocation of the establishment shall void the current license, except that upon the death or incapacity of a licensee or a co-licensee of a medical cannabis dispensary, any heir or devisee of the deceased licensee, or any guardian of an heir or devisee of a deceased licensee, may continue the business of an establishment for a reasonable period of time not to exceed sixty (60) days to allow for an orderly transfer of the license. For the purpose of this provision, if the business is a corporation or LLC, a sale or transfer of at least fifty (50) percent of a stock of a corporation or fifty (50) percent of the membership certificates of an LLC, shall constitute transfer of a dispensary.
3. Size limitations. No dispensary may be greater than five-thousand (5,000) square feet in gross floor area.
4. No medical cannabis dispensaries shall be allowed:
 - a. Within two-thousand (2,000) feet of any residential dwelling, residential substance abuse diagnostic or treatment facility, any licensed drug or alcohol rehabilitation facility, religious institution or Place of Worship, Early Care and Education Program as defined in O.C.G.A. § 20-1A-2, Public or Private School, College or University, Governmental facility or Park.
 - b. Within two (2) miles of another medical cannabis dispensary.
 - c. Distance shall be measured by a straight line without regard to intervening structures or objects, from the front door of the medical cannabis dispensary to the closest point on a boundary of any parcels containing a residential dwelling, Church, Temple or Place of Worship, Early Care and Education Program, School, College, University, Government Facility or Park, or another Medical Cannabis Dispensary.
5. All medical cannabis dispensaries shall adhere to all applicable state and local laws, rules, regulations, and ordinances, including, but not limited to, O.C.G.A. §§16-12-200 to 16-12-236 and the rules and regulations promulgated by the Georgia Access to Medical Cannabis Commission.

205-5.7. Office

A. Defined

A facility used for activities conducted in an office setting and generally focusing on business professional or financial services. Office includes the following:

1. Bank, Savings and Loan Institution.
2. Business services including, but not limited to, advertising, business management consulting, computer or data processing, graphic design, commercial art or employment agency.

A facility whose primary use is the retail sale of art glass, clothing, furniture, ceramics, jewelry, packaged food and beverages, and other handcrafted items, where the facility includes an area for the production of the items being sold.

2. **Use Standards**

Where an artisan shop is allowed as a limited use, no equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal human senses, off the premises.

D. Bakery

1. **Defined**

A facility whose primary use is the retail sale of breads, cakes, cookies, pastries, and other baked goods that have been produced on-site or off-site to the general public.

E. Bottle Shop, Growler Shop

1. **Defined**

A facility specializing in the sale of beer and/or wine for consumption off-premises; however, such establishments may also offer by-the-drink on-premises consumption in conjunction with a special use permit obtained in Article VI of Chapter 6, Alcoholic Beverages of the City Code of Ordinances.

F. Building Supply Store

1. **Defined**

A facility specializing in the sale, lease, or rental of one of the following: plumbing supplies, electrical supplies, swimming pools, or home building supplies.

G. CBD Store

1. **Defined**

A facility involved in the principal retail sale of cannabidiol (CBD) products that are derived from hemp (cannabis sativa L. plant, or any derivative) and contain less than 0.3% tetrahydrocannabinol (THC) content. The cultivation and production of medical hemp is prohibited.

G.H. Consumer Fireworks Retail Sales Facility

1. **Defined**

The meaning provided for by NFPA 1124, as a permanent or temporary building or structure that is used primarily for the retail display and sale of consumer fireworks; provided, however, that such term does include a tent, canopy or membrane structure. As used in this UDO, any business that has fireworks sales in excess of 10% of the business's total annual on-site sales will also be considered a consumer fireworks sales facility.

- iv. The applicant must obtain a permit for conforming, non-temporary wall signage for the building storefront for the duration of the lease period.

H.I. Drug store, Pharmacy

1. Use Standards

Where a drug store, pharmacy is allowed a limited use, it must be accessed through and associated with medical clinics, doctors' offices, or dental offices.

H.J. Lawnmower Shop

1. Defined

A facility involved in the sale, lease, rental, and repair of lawnmowers, chain saws, leaf blowers, snowblowers, string trimmers, woodchippers, and other similar small engine or electric landscaping equipment.

J.K. Meat Market

1. Defined

A facility whose primary use is the sale of meat for human consumption and which may also include the cutting, grinding, and processing of meat to be sold.

2. Use Standards

Where a meat market is allowed as a limited use, there may be no killing, eviscerating, skinning, plucking, or smoking of food products on the premises.

K.L. Package Store (Distilled Spirits)

1. Defined

A retail business establishment that sells unbroken sealed bottles or other sealed containers of alcoholic beverages, malt beverages (beer), wine and distilled spirits (liquor) only at retail to consumers and not for resale for off-premises consumption:

- a. Which derives from such retail sale of alcoholic beverages in unbroken packages at least 75 percent of its total annual gross sales from the sale of a combination of distilled spirits, malt beverages, and wine; and
- b. That is not a beverage store, bottle shop, convenience store, drug store, grocery store, or growler shop, or other retail outlet that is not permitted to sell distilled spirits for off-premises consumption.

The store may also sell non-alcoholic beverages, mixers, ice, garnishes, premium cigars and pipes, pipe tobacco and other pipe products, but not sell lottery tickets, magazines, cigarettes, cigarette-like devices, or vaping products.

2. Use Standards

Where a package store is allowed as a limited use, it is subject to the following:

- a. The premises shall not be within:

- i. 500 yards of another licensee authorized to sell distilled spirits by the package.
- ii. 100 yards of any place of worship building, or
- iii. 130 yards of any school building, school grounds, or college campus.
 - a. For purposes of this requirement, distance shall be measured by the most direct route of travel on the ground and shall be measured in the following manner;
 1. From the main entrance of the establishment from which alcoholic beverages are sold or offered for sale;
 2. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 3. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 4. To the main entrance of the place of worship, school building, or nearest portion of the school grounds or college campus.
- b. The premises must contain a minimum of 10,000 square feet of heated and air-conditioned space, must be a free-standing building, and it must be located on property that is a minimum of one-half acre in size with a minimum of 100 feet of road frontage on a Principal Arterial roadway or within 350 feet of the Principal Arterial public right-of-way, as classified on the latest update of The Gwinnett County Long Range Road Classification Map.
- c. Each building in which the business will be located shall contain sufficient lighting so that the building itself and premises on all sides of the building shall be visible at all times from the front of the street on which the building is located. The lighting shall reveal the inside retail area of the building and shall reveal all of the outside of the building.
- d. The premises shall allow ingress and egress for customers and their purchases through a door opening to the outside and facing a public street or public pedestrian area.
- e. The premises must have access to a traffic light either directly from the premises parking lot or through access easements through adjacent properties.
- f. All deliveries shall be made at the rear of the store building and all loading areas, dumpsters, recycling bins, and compactors shall be screened from ground view.
- g. The premises shall not sell lottery tickets, magazines, or cigarettes, cigarette-like devices, or vaping products. Premium cigars and pipes, pipe tobacco and other pipe products are allowed.

3. Alcoholic Beverage Licensing Requirements

Property owner and/or owner operator shall comply with applicable regulations of Chapter 6 (Alcoholic Beverage Ordinance) of the Code of Ordinances of the City of Snellville, Georgia.

L.M. Pawn Shop, Pawn Broker, Title Pawn, Check Cashing

1. Defined

- a. **Pawn Shop.** A facility wherein a substantial part thereof is to take or receive, by way of pledge, pawn, consignment or exchange, any goods, wares, merchandise, or any kind of personal property, or the title to any goods, wares, merchandise, or any kind of personal property whatever, as security for the repayment of money lent thereon.
- b. **Pawn Broker.** A person engaged in whole or in part in the business of lending money on the security of pledged goods, or in the business of purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, or in the business of purchasing tangible personal property from persons or sources other than manufacturers or licensed dealers as part of or in conjunction with the business activities described in this paragraph K.
- c. **Title Pawn.** A pawn shop.
- d. **Check Cashing.** A facility that provides one or more of the following and has general retail sales constituting less than 75% of the total annual revenue generated on the premises:
 - i. An amount of money that is equal to the face of the check or the amount specified in the written authorization for an electronic transfer of money, less any fee charged for the transaction;
 - ii. An agreement not to cash a check or execute an electronic transfer of money for a specified period of time; or
 - iii. The cashing of checks, warrants, drafts, money orders, or other commercial paper for compensation by any person or entity for a fee.

2. Use Standards

Where pawn shop, pawn broker, title pawn, or check cashing is allowed as a special use, the business may not be licensed or operated within 1,000 feet of any residential district, public or private school or college, place of worship, library, day care facility, public park or playground, massage establishment, tattoo studio, existing pawnshop, title pawn shop, check cashing or adult entertainment establishment. For purposes of this requirement, distance is measured by the most direct route of travel on ground in the following manner:

- a. From the main entrance of the proposed pawn shops/broker, title pawn, or check cashing establishment;
- b. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
- c. Along such public sidewalk, walkway, street, road or highway by the nearest route;

- d. To the main entrance of the existing establishment identified above, or zoning line for properties in a residential district.

M.N. Plant Nursery

1. Defined

A facility in which the primary operation is the sale of seeds and organic and inorganic materials, including, but not limited to, trees, shrubs, flowers, and other plants for sale or transplanting, mulch, pine straw, and other organic products for landscaping purposes, and other limited retail accessory products for gardening and/or landscaping.

N.O. Smoke or Vape Shop

1. Defined

A facility whose principal use involves the sale or on-site use of tobacco products, alternative nicotine products, vape juice, or any combination of these. For the purposes of this definition, "alternative nicotine products" refer to any products or devices that employ an electronic heating element, power source, electronic circuit, battery, or other electronic, chemical, or mechanical means to produce a vapor that delivers nicotine to the person inhaling from the device, including electronic cigarettes, electronic cigars, electronic hookahs, electronic bongos and electronic pipes, whether manufactured, distributed, marketed, or sold as an electronic cigarette, electronic cigar, or electronic pipe. For the purposes of this definition, "vape juice" refers to any liquid that contains compounds containing pharmaceutical grade vegetable glycerin, propylene glycol, nicotine, food-grade flavoring, and water, and can be used for vaping by means of an alternative nicotine product. For purposes of this definition, "principal use" means that the combined total sales of tobacco products, alternative nicotine products, and vape juice constitute at least 25% of the business's aggregate sales. "Principal use" also means that any amount of on-site use of sold tobacco products, alternative nicotine products, vape juice, or any combination of these occurs on the premises. A business will be deemed a smoke or vape shop when either or both of these "principal use" meanings are met.

2. Use Standards

Where a smoke or vape shop is allowed as a limited use, it is subject to the following:

- a. An operational indoor sprinkler system is required.
- b. One thousand linear feet of separation must exist between said business and any public or private school, day care, parking, place of worship, or playground. For purposes of this requirement, distance is measured by the most direct route of travel on ground in the following manner:
 - i. From the main entrance of the proposed smoke or vape shop;

10. Rubber and plastic products, rubber manufacturing.

205-6.3. Light Industrial

A. Defined

A facility that involves conducting food and beverage production; land-intensive outdoor sales and services; or repair or servicing of industrial, business, or consumer machinery, equipment, or products mainly by providing centralized services for separate retail outlets. Contractors storage and similar uses perform services off-site. Light industrial includes the following:

1. Ambulance service (with on-site storage or parking of vehicles).
2. Baking plant.
3. Brewery, winery, distillery.
4. Contractors storage.

5. Food truck (base of operation/commissary)

~~5-6.~~ _____ Laundry, dry-cleaning, and carpet cleaning plant.

~~6-7.~~ _____ Manufactured building, mobile home sales.

~~7-8.~~ _____ Sale, rental, or repair of machinery, heavy equipment, or special trade tools.

~~8-9.~~ _____ Taxicab, limousine, or non-emergency transport service (with on-site storage or parking of vehicles).

B. Ambulance Service

1. Defined

A facility providing emergency medical transport, but not including transport by helicopter or aircraft.

C. Brewery, Winery, Distillery

1. Defined

An industrial facility where malt beverages, distilled spirits, or wine are produced on the premises and then sold or distributed for off-premises consumption in compliance with State law and Department of Revenue licensing requirements. The sale, by a retail licensee, of beverages manufactured at the facility is permitted from the premises. Restaurants and event facilities are also permitted within the facility as accessory uses.

D. Contractors Storage

1. Defined

A facility engaged in the provision of offsite contractor activities, including, but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, exterminating and landscaping and other such activities, including the storage of material and the overnight parking of commercial vehicles.

E. Food Truck (Base of Operation/Commissary)

1. Defined

A fixed location with a food service permit from which a mobile food service unit, extended food service unit, "pop-up" food service operation, or catering food service establishment operates. Exception: Mobile food service units operating in conjunction with a restaurant or food service establishment.

2. Use Standards

a. Must obtain a food service permit from Gwinnett County Health Department.

b. Must provide a grease trap if required by Gwinnett County Water Resources.

E.F. Sale, Rental, or Repair of Heavy Equipment

1. Defined

A facility involved in the sale, rental, repair, service, washing or accessory installation for commercial vehicles, including box trucks, 18-wheelers and construction or other heavy equipment.

205-6.4. Light Manufacturing

A. Defined

A facility conducting light manufacturing operations within a fully enclosed building. Light manufacturing includes the following:

1. Clothing, textile or apparel manufacturing.
2. Facilities engaged in the assembly or manufacturing of scientific measuring instruments; semiconductor and related devices, including but not limited to clocks, integrated circuits, jewelry, medical, musical instruments, photographic or optical instruments or timing instruments.
3. Pharmaceutical or medical supply manufacturing.
4. Printing, bookbinding, or publishing plant.
5. Sheet metal, welding, machine shop, tool repair.
6. Stone, clay, glass, or concrete products.
7. Woodworking, cabinet makers, or furniture manufacturing.

205-6.5. Storage Lot

A. Defined

A facility used entirely for:

1. Contractors equipment storage.
2. Equipment storage.
3. Fleet storage.

6. The Board of Appeals may consider variances to the requirements of clauses 1 through 5 above when the roofed accessory structure is accessory to a country club or 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.

205-8.27. Satellite Dish Antennas

A. Use Standards

1. Satellite dish antennas are only allowed in rear yards unless it can be documented that reception is impaired by such a location. In this case, an antenna will be allowed in all side yards, but not a front yard.
2. Satellite dish antennas larger than 18 inches in diameter may not be located on the roof of a residential structure.

205-8.28. Swimming Pool, Hot Tub, Spa, and Koi Pond

A. Use Standards

Above-ground and in-ground swimming pools, hot tubs, spas, koi ponds, and similar features must conform to the barrier and enclosure requirements of Section 303 of the International Property Maintenance Code.

205-8.29. Unroofed Accessory Structure

A. Defined

An unroofed accessory structure such as, but not limited to, tennis courts, trampolines, playground equipment, fences, walls, walkways, flagpoles, retaining walls, gardens, decks and patios, fire pits, trellises, pergolas, clotheslines, amateur radio receive-only antennas under 75 feet in height, and similar uses not otherwise defined in this UDO.

206-8.30. Temporary Shelter

A. Defined

A tent, canopy, shade, sukkah 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, holiday or religious celebration etc.).

B. Use Standards

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

1. Structure may not be erected for more than ten (10) days within any 60-day calendar period. ~~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.

Common Name	Botanical Name	Min. Height (at planting)	Max. Spacing within Rows (on-center)	Notes	Form
<i>Myrica cerifera</i>	Southern Wax Myrtle	6 ft.	10 ft.	Sun, drought tolerant	Understory
<i>Osmanthus americanus</i>	Devilwood	6 ft.	8 ft.	Semi-shade	Understory
<i>Prunus caroliniana</i>	Carolina Cherry Laurel	6 ft.	8 ft.	Sun to semi-shade, drought tolerant	Understory
<i>Loropetalum chinense</i>	Loropetalum	3 ft.	5 ft.	Semi-shade	Shrub
<i>Agarista populifolia</i>	Florida leucothoe	3 ft.	5 ft.	Shade	Shrub
<i>Illicium floridanum</i>	Florida Anise	3 ft.	8 ft.	Shade	Shrub
<i>Illicium parviflorum</i>	Small Anise-Tree	3 ft.	8 ft.	Semi-shade to full shade	Shrub
<i>Pyracantha koidzumii</i>	Formosa Firethorn	3 ft.	8 ft.	Sun, drought tolerant	Shrub

H. Maintenance

Buffer plantings must be guaranteed for the life of commercial, industrial, office, mixed-use, or residential developments. Necessary trimming and maintenance must be performed in accordance with ANSI standards to maintain the health of the plant materials, to provide an aesthetically pleasing appearance, and to assure that the buffer actually serves the purpose for which it is intended. Any dead, diseased, or dying landscape must be replaced with similar species that conform to the minimum size requirements for new plantings required by this section.

206-2.2. Screening

A. Applicability

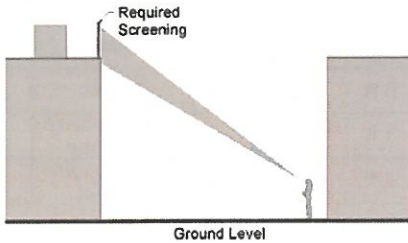
This subsection applies to any development permit or substantial building permit.

B. Service Areas and Dumpsters

1. Trash and recycling collection, dumpsters, and other similar service areas must be located to the side (interior) or rear of buildings and may not be between a building and the street.
2. Service areas and dumpsters must be screened on three sides by a wall a minimum of 8 feet in height and minimum width based on the dumpster size and number of dumpster bays and on the 4th side by a solid gate at a minimum of 8 feet in height.
- 2-3. Dumpsters for construction and debris materials are allowed for 30 days or with an active building permit and are exempt from screening requirements.

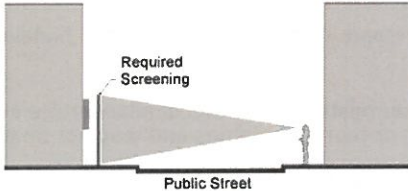
4. The wall must be opaque and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or true hard coat stucco over standard concrete masonry blocks.
- 3-5. A 3'-0" opaque door is required in the side wall for access to the dumpster side access opening. Door shall be maintained in good working order at all times.
6. The gate must be opaque, self-locking, and maintained in good working order at all times.
- 4-7. Service areas and dumpster enclosures shall be kept free of overflowing trash and maintained in a clean and sanitary condition.

C. Roof-Mounted Equipment

1. Rooftop mechanical equipment (such as exhaust fans and rooftop mechanical units) and satellite dishes must be screened from ground-level view on all sides. A reduction in screening may be considered by findings of a sight-line study that demonstrates the mechanical units and satellite dishes are otherwise not visible from ground level.

2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground-level view.
3. For buildings with no or low parapet walls, roof-mounted equipment must be screened from ground-level view on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

D. Wall-Mounted Equipment

Wall-mounted equipment more than 2 feet in height or length and satellite dishes of any size must conform to the following:

1. Wall-mounted equipment and satellite dishes located on any surface that is visible from a public street (not including an alley) must be fully screened by an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.

2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

E. Ground-Mounted Equipment

3. In determining the required number of parking spaces, fractional spaces are rounded to the nearest whole number, with one-half or more counted as an additional space.
4. Unless otherwise noted, the parking requirement is based on the floor area of the building devoted to the particular use specified.
5. Parking requirements also include outdoor dining areas that exceed 25% of a restaurant's floor area.

B. Required Vehicle Parking Spaces

1. Unless specifically otherwise stated in this parking section, vehicle parking spaces must be provided in accordance with Table 207-1.2.B.
2. Alternative parking requirements apply to shopping centers (see Sec. 206-1.2.C)

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	2 ¹ per garage unit + 1 per 4 units located in street and/or common area
Single-family (detached) dwelling	2 per garage 3 per garage (Build-to-Rent)
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.