

DATE: September 28, 2020  
TO: Mayor and City Council  
FROM: Planning Director **KA**  
SUBJECT: Zoning Ordinance Amendment  
Residential Zoning Categories



## SUGGESTED ACTION

**Approval of the amendments as discussed.**

## PLANNING COMMISSION RECOMMENDATION

*The Planning Commission held a scheduled public hearing on September 21, 2020. There were no public comments.*

*Planning Commission recommends APPROVAL of the amendment as presented on September 21, 2020 with changes as follows; Commission Member Jason Jones made a motion to approve Article 4 as amended by staff. Vice Chairman Julie Adams made the second. Motion carried 4-0. Commission Member Jason Jones made a motion to approve Table 4.1 as amended by staff. Vice Chairman Julie Adams made the second. Motion approved 4-0. Commission Member Phil Olsen made a motion to approve Table 9.1 as amended by staff. Commission Member Rosemary Walsh made the second. Motion approved 4-0. Commission Member Phil Olsen made a motion to approve Appendix C as amended by staff, with the additional Commission Member comments and changes. 1. Staff to adjust setbacks for collector streets and major setbacks for Cottage Courts and re-assess all categories to make sure consistent. 2. For Stacked Duplexes, the fourth paragraph, add to last sentence "surface" in between "Maximum and parking." 3. For Multiplex, first paragraph, second sentence, remove "and smaller units shall not exceed half the size of the larger units." Vice Chairman Julie Adams made the second. Motion approved 4-0.*

## DISCUSSION

- Low supply as well as increasing land and development costs are keeping prices elevated. This reinforces the need for us to be more efficient with our land and development infrastructure so that we can preserve our existing community character while adding new supply to the housing market.
- Current regulatory framework is not responsive to growing market segments looking for smaller homes with higher end architectural and interior design on smaller footprint lots.
- If the status quo continues, we may risk pricing out vulnerable residents such as young families, single person households and aging seniors.
- To develop an attached single-family residential project such as townhome or cottage court, our current ordinance requires a multifamily (RM) zoning classification. This is confusing and misleading in the public eye.
- Additionally, the use provisions and dimensional standards of the existing RM zoning district can be overly restrictive for even a simple townhome development.
- Planning staff has conducted a review of the RM zoning district and related requirements and is recommending a more accurate title with reasonable use and development standards facilitating the

development or redevelopment of communities or enclaves of two to four family dwellings, cottage courts or townhomes in appropriate locations in close proximity to activity or employment centers as well as some regional transportation corridors such as Highway 20, Peachtree Industrial Boulevard and Buford Highway.

## ATTACHMENTS

Article 4, Table 4.1 & Article 9 ordinance markup.  
New Appendix C

Additions have been shown in double underline text.

~~Deletions have been shown in stricken text~~

ARTICLE 4.

ZONING DISTRICTS & USE PROVISIONS

Section 400. District Designations.

For the purposes of this Ordinance, the City of Sugar Hill, Georgia is divided into zoning districts designated as follows:

- AF** Agricultural-Forest District provides for agriculture, forestry, very low density residential development, and limited other uses under specific conditions.
- RS-200** Low Density Single-Family Residential District provides for twenty thousand (20,000) square foot minimum lot sizes.
- RS-175** Low Density Single-Family Residential District provides for seventeen thousand five hundred (17,500) square foot minimum lot sizes.
- RS-150** Low Density Single-Family Residential District provides for fifteen thousand (15,000) square foot minimum lot sizes.

The three (3) Low Density Single-Family Residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. The regulations for these districts are designed to encourage low density one-family residential development, protected from the depreciating effects of small lot development and excessive density.

- RS-100** Medium Density Single-Family Residential District provides for ten thousand (10,000) square foot minimum lot sizes. This district includes areas of medium density residential development. The regulations for this district are designed to take advantage of the greater economy and convenience afforded by more intensive development but still retain some of the open aspects of a detached dwelling unit district.
- RS-72** Medium Density Single-Family Residential District provides for seven thousand two hundred (7,200) square foot minimum lot sizes. This district includes areas of medium density residential development. The regulations for this district are designed to encourage more compact development in appropriate transitional areas particularly between existing residential and non-residential development.

**RMR36** Medium Density Mixed Residential Residential Multi-Family District provides for one and two family dwellings, attached dwellings or small-

~~scale multiple dwellings in close proximity to activity or employment centers as well as regional transportation corridors such as Highway 20, Peachtree Industrial Boulevard and Buford Highway multi-unit structures which are attached housing at a net density not to exceed eight (8) units per acre, and high density single family residential, providing eight thousand (8,000) square foot minimum lot sizes. Includes areas where higher density and/or multifamily development is appropriate.~~ The regulations for this district are designed to provide an area where individuals and families may establish homes in an environment which satisfies their needs for convenience and economy.

This zoning district is to be located where public water supply and waste water treatment facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways. The purpose of this district is to promote better-more efficient utilization of land and freedom-ofcreativity in architectural and engineering design favoring traditional neighborhood design principles without maximizing density.

**MH** Mobile Home Park District provides for the transient and permanent uses of residential mobile home units within the City in mobile home parks located on un-subdivided parcels which have single ownership control. Mobile home subdivisions are not permitted.

**OI** Office-Institutional District provides for limited commercial and institutional land uses where traffic, noise and congestion are minimized. This district is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings. Distributive functions such as loading, unloading, storage, packaging and un-packaging shall be limited to ten (10) percent of the total building area and five (5) percent of the total lot area.

**HSB** Highway Service Business District provides for limited uses of commercial land adjacent to major traffic arteries. Established to provide locations for retail trade establishments compatible with surrounding residential and office-institutional areas, and for business activities which primarily cater to the traveling public. The HSB District requires individual free-standing structures, larger yard areas, greater setbacks, and lower building densities than are permitted in the General Business District.

**BG** General Business District provides for a wide range of retail land service establishments in a central business environment. Intended to provide adequate space in appropriate locations along major streets, thoroughfares and at intersections for various types of business use. These uses should include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several

	<p>3. Along the entire road frontage (except for approved access crossings), provide a three-foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The landscaped berm shall consist of a staggered double row of evergreen and semi-evergreen trees and shrubs; must not contain more than 30% of a single species and shall provide an effective visual screen of at least 20' at maturity. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.</p>
<p>Crematorium.</p>	<p>The facility shall not be located within 1,000' of any property used or zoned for residential use.</p>
<p>Dwelling, Attached; Dwelling, Multiple; Dwelling, Single Family; and Dwelling, Two-Family.</p>	<ol style="list-style-type: none"> <li>1. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and balconies to provide expressive character over excessive articulation of building massing and shape. Roof lines shall not be overly complex and should typically not overlap. The overall length:height ratio on facades shall be simple proportions 1:1, 2:1, 3:2 or 4:3.</li> <li>2. Windows and façade articulations should be placed in a regular pattern and relate to doors, columns, and other façade articulations.</li> <li>3. If used, shutters shall be sized exactly half the size of the window. Curved shutters must match the curve of the window. Shutters must be mounted directly to the casing with proper shutter hardware.</li> <li>4. The following architectural design conditions are prohibited: Material changes on outside corners. Recessed front porches. More than two principal building materials. Chimneys on outside walls that do not extend completely to the ground.</li> <li><u>5.</u> Attached front entry garage doors shall be recessed from the building line a distance of at least 1/4 the depth of the principal building and shall be no more than 9' in width.</li> <li><u>6.</u> <u>Architecture and building arrangement shall generally conform to the design guidelines published in Appendix C.</u></li> </ol>

	<p><u>7. Minimum of 15% greenspace shall be incorporated into the common areas of developments over five (5) acres. Stream buffers and wetlands may be counted toward the required greenspace. Required greenspace shall include a minimum tree density of 8 units per acre.</u></p> <p><u>8. Permitted exterior building and cladding materials shall be limited to brick, stone, fiber cement siding, hard coat stucco, and cedar or other durable hardwood siding.</u></p>
Equipment rental, sales and service (Commercial & Industrial).	1. Equipment or rental vehicles shall not be parked or stored in the required front yard.
	2. The storage area for the vehicles or equipment to be rented shall be screened by an opaque fence at least six (6) feet high.
	3. The storage areas shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained.
Farmer's market or fruit and vegetable stand.	For the sale of products and commodities produced on the premises provided that any structure for such sales shall be located no closer than 35 feet to any property line.
Fruit and vegetable stand, Temporary.	Shall not exceed 3 months.
Fuel pumps.	No closer than 15 feet to the right of way and not closer than the existing setback of any residential structure on abutting lots on either the frontage or a side street.
Fur farm.	Provided than no animal quarters are located closer than 200 feet to any property line.
Growler Shop	Subject to all local, state and federal regulations and licensing requirements. Shall be limited to a business establishment for the sale or refilling of malt beverages, craft beers or hard cider for consumption at a location other than the licensed premises.
Kennel.	Provided than no animal quarters are located closer than 200 feet to any property line.

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	Zoning Districts												
	AF	RS150, RS175, RS200	RS100	RS72	RS36	MH	OI	HSB	BG	LM	HM1	HM2	
Adult day center.							A-R	A-R	A-R	SU-R	SU-R	SU-R	
Adult entertainment establishment.											A-R	A-R	
Agricultural building, customary.	A-R												
Agricultural use, customary.	A-R												
Agriculture and horticulture except the raising of livestock.										A	A	A	
Aircraft factory.												A	
Alcoholic beverage plant or distillery.												A	
Appliance repair shop.									A	A	A	A	
Art gallery.							A	A	A	A	A	A	
Art shop.									A	A	A	A	
Asphalt plant.												SU	
Assembly plant (durable goods).												A	
Assembly plant (non-durable goods).										A	A	A	
Automatic teller machine (freestanding).								SU		A	A	A	
Automobile body repair shops.											A	A	
Automobile inspection services.								SU	SU	A	A	A	
Automobile repair shops or tire stores.											A	A	
Automobile sales lots (new or used).								SU	SU				
Automobile service station.											A	A	
Baking plants.										A	A	A	
Banks and other financial institutions.							A	A	A	A	A	A	
Barber and beauty shops.		SU	SU		A			A	A				
Boarding and rooming houses.					SU				A				
Body art establishment.									SU-R				
Book or stationery stores.								A	A				
Brew pub.									A-R	A-R	A-R	A-R	
Building material sales with outdoor storage.								SU-R	SU-R	A	A	A	
Building material yard including milling operations.											A	A	
Building supply, indoor retail store.									A				
Bulk storage tanks (argon, carbon dioxide, helium and nitrogen).											SU-R	SU-R	
Bulk storage tanks (including natural gas or fuel storage).												SU-R	
Bulk storage tanks (oxidizer gases).											SU-R	SU-R	

Table 4.1 - Permitted Uses

Amended 11-13-18

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	AF	RS150, RS175, RS200	RS100	RS72	R36	MH	OI	HSB	BG	LM	HM1	HM2
Cabinet shops and furniture manufacturing.										A	A	A
Car wash.								SU-R	SU-R	A-R	A-R	A-R
Cattery.	A-R											
Cemetery.	SU-R											A
Charitable or non-profit event.	T-R						T-R	T-R	T-R	T-R	T-R	T-R
Check cashing service.								SU	SU			
Chemical plant.												A
Child care facility.				A-R	A-R	SU-R	A-R	A-R	A-R	A-R	A-R	A-R
Christmas tree sales.	T-R							T-R	T-R	T-R	T-R	T-R
Church, temple and synagogue, restricted.	A-R	A-R	A-R	A-R	A-R							
Church, temple and synagogue, unrestricted.	SU	SU	SU	SU	SU	A	A	A	A	A	A	A
Cold Storage Plant or commercial cold storage.									SU	A	A	
Composting facility, wood chipping and shredding and yard trimmings.										SU-R	A-R	
Concrete or masonry plant.												A
Contractor office (e.g. building, construction, HVAC, electrical, etc).									A	A	A	A
Convenience retail store (with or without fuel pumps).								A	SU-R			
Crematorium.												A-R
Cultural facility.						A	A	A				
Dance studio.								A	A	A	A	A
Department store.									A			
Depot or passenger terminal (bus, rail).										A	A	A
Distribution center.										A	A	A
<b>Dwelling, Attached (townhouse).</b>				A-R	A-R							
<b>Dwelling, Multiple (apartment house and condominium).</b>				SU-R	A-R							
<b>Dwelling, Single-Family.</b>	A	A	A	A-R	A-R	A-R						
<b>Dwelling, Two-Family (Duplex).</b>				A-R	A-R							
Dye casting works.												A
Electronic sales and service.								A	A			
Equipment rental, indoor sales and service (Home and Garden).										A	A	A
Equipment rental, sales and service (Commercial & Industrial).											A-R	A-R
Explosives, plant or storage.												SU

Table 4.1 - Permitted Uses

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	<div style="display: flex; justify-content: space-between;"> <span>AF</span> <span>RS150, RS175, RS200</span> <span>RS100</span> <span>RS72</span> <span>RS36</span> <span>MH</span> <span>OI</span> <span>HSB</span> <span>BG</span> <span>LM</span> <span>HM1</span> <span>HM2</span> </div>												
	SU-R	SU-R							SU	SU	SU	SU	SU
Event facility.	SU-R	SU-R							SU	SU	SU	SU	SU
Farmers' market or fruit and vegetable stand.	A-R												
Feed processing facility.													A
Fertilizer plant.													A
Fishing club.	A												
Fireworks sales.								SU-R					
Fitness center, health club.									A	A	A	A	A
Florist.								A	A				
Foster home.				A									
Fruit and vegetable stand.								T-R	T-R				
Funeral home.													A
Fur farm.	A-R												
Furniture rental or sales establishments.								A	A				
Garden supply center and greenhouse.								A	A	A	A	A	
Gift shop.								A	A				
Golf course & golf driving range (except mini golf).	A												
Grocery store, food store.								SU	A				
Group and congregate personal care home.							SU	A	A				
Group day care home.	SU	SU											
Growler Shop.								A-R	A-R	A-R	A-R	A-R	
Half-way house.				A									
Hardware store.								A	A	A	A	A	
Hobby shop.								A	A				
Hospital, clinic, convalescent home.										A	A	A	
Hotel, motel.							SU	A	A	A	A	A	
HVAC equipment dealer.										A	A	A	
Ice cream shop.								A	A				
Ice manufacturing or packing plant.										A	A	A	
Industrialized home. (Refer to "Mobile home" in Section 405.)						A-R							
Institutional house for the handicapped.				A									
Interior decorating shop.								A	A				
Jewelry store.								A	A				

Table 4.1 - Permitted Uses

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	Zoning Districts												
	AF	RS150, RS175, RS200	RS100	RS72	R36	MH	OI	HSB	BG	LM	HM1	HM2	
Kennel.	A-R									A	A	A	
Laboratory, medical or dental.										A	A	A	
Laboratory, research and testing.										A	A	A	
Landfill.												SU-R	
Lodge, dormitory, fraternal and social organization with housing.					A-R								
Lodge, fraternal and social organization, no housing.							A	A	A	A	A	A	
Machine shop.										A	A	A	
Manufactured home. (Refer to "Mobile home" in Section 405.)					A-R								
Manufacturing, outdoor.												A	
Massage establishment.								SU	SU				
Mausoleum.												A	
Meat processing or packaging except slaughtering, poultry killing, packing and dressing.											A	A	
Metal smelting, forging works.												A	
Microbrewery.									SU-R	A-R	A-R	A-R	
Mini-warehouse, personal storage warehouse.								SU	SU	A	A	A	
Mobile building.								A-R	A-R	A-R	A-R	A-R	
Mobile home.						A-R							
Mobile home park.						A-R							
Mobile home or mobile building leasing or sales (new and used).											A	A	
Mortuary.												A	
Movie studio.										A	A	A	
Museum.							A	A	A	A	A	A	
Music store.								A	A				
Music studio.								A	A				
Newspaper and printing facility.									A	A	A	A	
Nursing and convalescent home.							A	A	A				
Office, professional or business.							A	A	A	A	A	A	
Orphanage.					A								
Outdoor storage yard, except junkyard or salvage operation.											A-R	A-R	
Paper or pulp mill.												SU	
Park and other similar public and semi-public building and land use.	A	A	A	A	A	A	A	A	A	A	A	A	

Table 4.1 - Permitted Uses

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	Zoning Districts												
	AF	RS150, RS175, RS200	RS100	RS72	RS36	MH	OI	HSB	BG	LM	HM1	HM2	
Parking lot and garage.							SU	SU	SU	SU	SU	SU	
Pawn Shop.									SU				
Pest control or extermination business.										A	A	A	
Petroleum refinery or processing plant.												SU	
Pharmacy.								A	A	A	A	A	
Photo processing plant.										A	A	A	
Photography shop and studio.								A	A	A	A	A	
Plant nursery (wholesale or retail).										A	A	A	
Plant nursery providing lawn and garden supplies and plants.								A	A				
Plastics extrusion plant.										A	A	A	
Plumbing equipment dealer.										A	A	A	
Plumbing, electrical, pool and home building supply showroom and sales center (provided there is no outdoor storage associated with the use).									A				
Printing, bookbinding, publishing plant.										A	A	A	
Psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance or related commercial practice.									A				
Quarry.												SU-R	
Radio and television repair shop.								A	A				
Radio or television station and transmitter.										A	A	A	
Radio, recording or television studio, broadcasting station and facility.									A				
Railroad repair and storage yard.												A	
Railroad sidings, maintenance and terminal facility.										SU	SU	A	
Recording or rehearsal studio.								A	A	A	A	A	
Recovered material processing, recycling station.											A-R	A-R	
Recreation facility, indoor.							SU	SU	A	A	A	A	
Recreation facility, outdoor (e.g. miniature golf, driving range, water slides, drive in theater).							SU	SU	SU				
Rental, moving trucks and vans (E.g. Ryder and U-Haul).											A-R	A-R	
Rental, passenger vehicles (Cars, trucks and vans).								SU	SU		A	A	
Research and testing facility.							A	A	A				
Restaurant.								A	A				

Table 4.1 - Permitted Uses

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	Zoning Districts												
	AF	RS150, RS175, RS200	RS100	RS72	R36	MH	OI	HSB	BG	LM	HM1	HM2	
Retail business and service stores except food store.								A	A				
Retail sales showroom and warehouse store.										A	A	A	
Retail shopping center over 50,000 square feet gross floor area.								A	A	A	A	A	
Retirement community (To include nursing home, cafeteria, care facilities and accessory uses).					A		SU	SU	SU				
Rubber tire retreading plant.													A
Salvage operation or junk yard.													SU-R
School, Business college or business school operated as a business enterprise.							A	SU	SU	A	A	A	
School, Educational facility, trade or vocational school.							A	SU	SU	A	A	A	
Scrap tire processing plant.													SU
Shelter, commercial.									SU-R				
Shelter, residential and community.					SU		SU	SU		A	A	A	
Shoe store and shoe repair shop.								A	A				
Shopping center, including food store.								SU	A				
Small appliance repair shop.								A	A	A	A	A	
Soft drink bottling and distribution plant.											A	A	
Spa establishment.								SU	SU				
Solid waste transfer station.													SU
Stadium, concert hall, amphitheater. (County Board of Education Schools excepted)											SU	A	
Sugar refinery.													A
Tannery, leather processing.													A
Taxi or limousine service.									A	A	A	A	
Telephone exchange building.										A	A	A	
Theater and other place of entertainment and amusement enclosed in a building.								A	A				
Title pawn sales.									SU				
Transportation terminal for freight.										SU			
Transportation terminal for passengers.									A				
Truck and bus sales, leasing, repair (heavy truck/tractor trailer).											A	A	
Truck terminal.											A	A	

Table 4.1 - Permitted Uses

Amended 11-13-18

A=Allowed by right  
A-R=Allowed with restrictions

SU=Special use permit required  
SU-R=Special use permit required and subject to restrictions

TU=Temporary use permit required  
T-R=Temporary use and subject to restrictions

Principal Uses	<div style="display: flex; justify-content: space-between; padding: 0 10px;"> <span>AF</span> <span>RS150, RS175, RS200</span> <span>RS100</span> <span>RS72</span> <span>RS36</span> <span>MH</span> <span>OI</span> <span>HSB</span> <span>BG</span> <span>LM</span> <span>HM1</span> <span>HM2</span> </div>													
	Upholstery shop.											A	A	A
Utility office.								A	A					
Utility station including water and wastewater treatment facility, building and grounds for storage of vehicles, equipment, and materials.											A	A	A	
Utility structure.	A-R	A-R	A-R		A-R	A-R	A-R	A-R	A-R					
Veterinary clinic, restricted.									A-R					
Veterinary clinic, office, hospital, and laboratory.							SU			A	A	A		
Veterinary clinic or hospital, agricultural.	SU-R													
Waste incineration facility.													SU	
Weather service station.										A	A	A		
Wholesaling and warehousing.										A	A	A		
Wild animals, raising and keeping.	A-R													
Wine Bar.										A-R	A-R	A-R	A-R	

Table 4.1 - Permitted Uses

ARTICLE 9.

LOT AND BUILDING DIMENSIONAL STANDARDS

Section 900. Purpose.

This section sets out the standards that control lot size, placement of buildings and structures and intensity of development for all lots within the city limits.

Section 901. Lot area and residential density.

All property on which a residential use is to be located shall meet or exceed the lot area and density requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 902. Lot area and non-residential density.

All property on which a non-residential use is to be located shall meet or exceed the lot area requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 903. Floor area provisions.

The minimum building floor area required for a dwelling unit within each zoning district is shown on Table 9.1.

Section 904. Minimum lot width.

The minimum lot width for a lot within each zoning district is shown on Table 9.1.

Section 905. Minimum setbacks, principal buildings.

All principal buildings shall be set back from the right of way and all other lot lines no less than the distance shown on Table 9.1.

Section 906. Minimum setbacks, accessory buildings.

For accessory buildings 240 square feet or less, refer to section 600. Accessory buildings having a gross floor area more than 240 square feet shall be subject to the same setbacks required for principal buildings as shown on Table 9.1.

Section 906. Building and structure heights.

The maximum height of all buildings and structures in each zoning district, except as otherwise noted, shall be as shown on Table 9.1.

Section 907. Maximum Lot Coverage.

The maximum lot coverage by principal and accessory buildings is shown as a percentage of the lot area in Table 9.1.

**Table 9.1 – Lot and Building Dimensional Standards**

Dist.	Min. Lot Area (Sq. Ft.)	Max. Density <sup>(6)</sup> (Units / Acre)	Min Dwelling Unit Size (Sq. Ft.) Single Story / Two Story or more	Min. Lot Width (Ft.)	Setback from			Min. <sup>(5)</sup> Side Yard (Ft.)	Min. <sup>(5)</sup> Rear Yard (Ft.)	Max. Height (Ft.)	Max. % of Lot Coverage <sup>(1)</sup>
					Right-of-way (Ft.) Major Street	Collector Street	Street				
AF	40,000 <sup>(2)</sup>	1.5	2,000 / 2,400	100	60	50	20	35	35	25	
RS-200	20,000 <sup>(2,3)</sup>	1.8	2,000 / 2,400	100	45	35	10	35	35	25	
RS-175	17,500 <sup>(2,3)</sup>	2.1	1,900 / 2,200	100	45	35	10	35	35	25	
RS-150	15,000 <sup>(2,3)</sup>	2.5	1,700 / 2,000	100	45	35	10	35	35	25	
RS-100	10,000 <sup>(2,3)</sup>	3.7	1,600 / 1,800	70	45	35	10	30	35	25	
RS-72	7,200 <sup>(2,3)</sup>	6	1,600 / 1,800	55	45	35	10 <sup>(9)</sup>	30	35	40 <sup>(10)</sup>	
RMR36	<u>N/A</u> Varies. Refer to Appendix C.	8 <sup>(4)</sup>	<u>Varies. Refer to Appendix C.</u> 4,000 / 4,400	<u>Varies. Refer to Appendix C.</u> N/A 45 35 10 20 35 <sup>(4)</sup>						50 <sup>(10)</sup>	
MH	20 Acres	-	600	40	30	20	10	5	35	35	
OI	10,000 <sup>(2)</sup>	-	-	50	50	40	10	30	35	40	
HSB	10,000 <sup>(2)</sup>	-	-	70	50	40	10	30	45	40	
BG	NONE	-	-	60	40	30	10 <sup>(7)</sup>	30 <sup>(7)</sup>	45	75	
LM	43,560 <sup>(2)</sup>	-	-	100	50	50	20	20	50	50	
HM-1	43,560 <sup>(2)</sup>	-	-	100	50	40	20	20	70	75	
HM-2	43,560 <sup>(2)</sup>	-	-	100	50	50	20	20	50	75	

- 1 Includes principal and accessory buildings but not pavement areas.
- 2 No portion of any lot which is flooded by a 100-year recurrence interval storm event may be counted as part of the required minimum lot area.
- 3 No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- 4 The maximum number of stories is two for any multi-family bldg. Maximum density may be increased to twelve (12) units per acre if the project includes driveways and garages with alley access only and at least one on-street parking for 30% of the total number of units.
- 5 Buffer zones are required in addition to side and rear yard where an office-institutional, business, manufacturing or industrial use abuts a residential District and where a multi-family or mobile home use abuts a single-family residential District.
- 6 Density calculations shall exclude 50% of the land that is within a flood hazard area or within an electrical transmission, natural gas or petroleum pipeline easement.
- 7 Side yard required only if abutting a District requiring side yards.
- 8 The minimum setback adjoining a residential Zoning District is one hundred twenty (120) feet.
- 9 Side yard only required between dwellings -which do not share a common wall.
- 10 For fee simple lots surrounded by common property outside of the building footprint the maximum lot coverage applies to the gross land area of the project or subdivision.



## Appendix C

Supplemental use provisions and design guidelines for selected residential building types.

---

City of Sugar Hill,  
Georgia

September 2020

## Cottage Court

A grouping of small houses which are arranged such that each dwelling enters from a common court. Each entry shall connect to the required public sidewalk via minimum six (6) feet wide sidewalk.

An amenity should be incorporated into each project, which promotes wellness and recreation.

Maximum off-street surface parking is 1.5 spaces per unit.

Landscaping shall be installed in a way to enhance the pedestrian experience. Each development shall provided a minimum of three trees per unit across the site.

### Cottage Court Dimensional Standards

Min. Lot Area	600 sq. ft.
Min. Dwelling Unit Size	600 sq. ft.
Setback from Major Street	45 ft.*
Setback from Collector Street	30 ft.*
Minimum Courtyard Width	20 ft.
Min. Side Yard	5 ft. between buildings
Min. Rear Yard	15 ft.
Max. Height	18 ft. to eave

*\*Setbacks may be reduced by condition of zoning if vehicle parking is not proposed in the front yard to promote alley access.*



## Townhouse



The vertical plane of each dwelling unit's primary front and rear façade shall modulate back and forth a minimum of 2 ft. from the vertical plane of the dwelling unit(s) to either side.

Each dwelling unit shall be provided at least 120 sq. ft. of useable private outdoor space.

Minimum fenestration shall be 30% on all front facades.

Each entry shall connect to the required public sidewalk via minimum six (6) feet wide sidewalk.

Units shall be constructed in such a way to create unique character for each dwelling unit in the same building, with cohesive design elements to unify the buildings into the overall development.

Maximum off-street surface parking is 1.5 spaces per unit.

### **Townhouse Dimensional Standards**

Min. Lot Area	1,000 sq. ft.
Min. Dwelling Unit Size	1,000 sq. ft.
Setback from Major Street	45 ft. *
Setback from Collector Street	30 ft. *
Min. Side Yard	20 ft. between buildings
Min. Rear Yard	15 ft.
Max. Height	40 ft. to eave

*\*Setbacks may be reduced by condition of zoning if vehicle parking is not proposed in the front yard to promote alley access.*

## Stacked Duplex/Triplex

Dwelling which consists of two/three dwelling units arranged one above the other, each with an entry from the street. May be arranged in a quad style footprint. Each individual unit shall not exceed 1800 square feet.

Units can be multi-story, not to exceed three stories with a maximum building height of 60 feet.

Off-street parking, if provided, shall not obstruct the common courtyard. Maximum off-street surface parking is 1.5 spaces per unit.

All units shall be accessible by a minimum six (6) foot wide sidewalk, which shall provide access to an adjoining public sidewalk system.

Amenities may be incorporated into the courtyard and applied toward the minimum greenspace, if required.



### Stacked Duplex Dimensional Standards

Min. Lot Area	1,000 sq. ft.
Min. Dwelling Unit Size	600 sq. ft.
Setback from Major Street	45 ft. *
Setback from Collector Street	30 ft. *
Minimum Courtyard Width	20 ft. (if provided)
Min. Side Yard	5 ft. / 15 ft. between buildings
Min. Rear Yard	20 ft.
Max. Height	60 ft. to eave

*\*Setbacks may be reduced by condition of zoning if vehicle parking is not proposed in the front yard to promote alley access.*

## Big-house

Big-house units are designed to present differing size units within a single building and resemble a medium to large single-family home. Larger units shall not exceed 1400 square feet. All units must have a minimum of 600 square feet per bedroom for the unit. Buildings may not be less than 2500 square feet total.

Each unit is required to have a separate entrance, with access to a minimum six foot wide sidewalk, which shall connect to the public sidewalk abutting the nearest public road.

Parking if required shall be arranged to the rear or side of each unit.

All lots shall be landscaped with at least two tree density units per building. At least one tree density unit is required in the front yard.

### Big-house Dimensional Standards

Min. Lot Area	6,000 sq. ft.
Min. Dwelling Unit Size	600 sq. ft.
Setback from Major Street	45 ft. *
Setback from Collector Street	30 ft. *
Min. Side Yard	10 ft.
Min. Rear Yard	20 ft.
Max. Height	50 ft. to eave



**Other, Attached**

Buildings with attached dwelling units which do not fall under the cottage court, townhouse, stacked duplex/triplex and big-house categories may contain up to eight (8) dwelling units per building. All units must be a minimum of 600 square feet per bedroom.

Each unit is required to have an internal sidewalk system which shall connect to the public sidewalk abutting the nearest public road.

**Other Dimensional Standards**

- Min. Lot Area 3,600 sq. ft.
- Min. Dwelling Unit Size 600 sq. ft.
- Setback from Major Street 45 ft. \*
- Setback from Collector Street 30 ft. \*
- Min. Side Yard 10 ft.
- Min. Rear Yard 20 ft.
- Max. Height 50 ft. to eave





## Other, Detached

Detached dwelling units such as zero lot line single family detached are allowed with the following dimensional standards.

### Other Detached

Min. Lot Area	7,200 sq. ft.
Min. Dwelling Unit Size	1,600 sq. ft.
Setback from Major Street	45 ft. *
Setback from Collector Street	30 ft. *
Min. Side Yard	10 ft.
Min. Rear Yard	20 ft.
Max. Height	35 ft. to eave

