

**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				Max. Height (Ft.)	Max. % of Lot Coverage <sup>(1)</sup>
					Right-of-way (Ft.) Major Street	Collector Street	Min. <sup>(5)</sup> Side Yard (Ft.)	Min. <sup>(5)</sup> Rear Yard (Ft.)		
AF	40,000 <sup>(2)</sup>	1.5	2,000 / 2,400	100	60	50	20	35	35	30
RS-200	20,000 <sup>(2,3)</sup>	1.8	2,000 / 2,400	100	45	35	10	35	35	40
RS-175	17,500 <sup>(2,3)</sup>	2.1	1,900 / 2,200	100	45	35	10	35	35	40
RS-150	15,000 <sup>(2,3)</sup>	2.5	1,700 / 2,000	100	45	35	10	35	35	40
RS-100	10,000 <sup>(2,3)</sup>	3.7	1,600 / 1,800	70	45	35	10	30	35	40
RS-72	7,200 <sup>(2,3)</sup>	6	1,600 / 1,800	55	45	35	10 <sup>(9)</sup>	30	35	80 <sup>(10)</sup>
R36	Varies, Refer to Appendix C.	8 <sup>(4)</sup>	Varies, Refer to Appendix C.	Varies, Refer to Appendix C.						80 <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	N/A
HSB	10,000 <sup>(2)</sup>	-	-	70	50	40	10	30	45	N/A
BG	NONE	-	-	60	40	30	10 <sup>(7)</sup>	30 <sup>(7)</sup>	45	N/A
LM	NONE	-	-	100	50	50	20	20	50	N/A
HM-1	NONE	-	-	100	50	40	20	20	70	N/A
HM-2	43,560 <sup>(2)</sup>	-	-	100	50	50	20	20	50	N/A

- 1 Includes principal and accessory buildings but not pavement areas. Not applicable (N/A) to non-residential zoning categories. Maximum % lot coverage shall be controlled by engineering and site design requirements found in the city's Subdivision Regulations and other applicable land use policies.
- 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 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.
- 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.

**Section 1002. CENTRAL BUSINESS DISTRICT OVERLAY**

The following provisions shall apply to all property inside the Central Business District (CBD) as delineated on the Central Business District Boundary Map, which is attached as Exhibit 2 and incorporated by reference.

The CBD is an overlay zoning district. The land use regulations applicable to the Town Center Overlay District (TCO), the Central Business District (CBD), as well as the underlying zoning remain in full force and effect except where superseded herein. When there is a provision not expressed in the TCO or underlying zone, or where a provision hereof is in conflict with the TCO or underlying zone, the provision of the CBD overlay district shall govern.

**A. Purpose and Intent**

To further the goals of the Downtown Sugar Hill LCI Study and to foster development of the city center that contributes to the function and feel of traditional small town business districts prominent throughout this region during the late 19<sup>th</sup> century to the early 20<sup>th</sup> century. To recreate this feeling by using traditional block patterns characterized by common side walls, building fronts abutting the sidewalk and on street parking; breaking up large blocks; optimizing multi-modal connectivity and incorporating small public gathering spaces.

In order to establish a regulatory framework that creates this traditional small town urban character; promotes compact mixed use growth; supports community development and the need for walkable, pedestrian oriented public and commercial spaces; provides incentives and removes barriers to redevelopment, rehabilitation and revitalization of vacant and underutilized properties in the area this section establishes an overlay zoning district for Sugar Hill that provides for an appropriate mix of uses, establishes standards of development to facilitate urban forms and sets up a design review process for any new construction or material change in appearance to existing structures within the CBD.

**B. Exceptions**

Variances shall be processed in accordance with Article 15 of the City of Sugar Hill Zoning Ordinance.

**C. Severability**

Any requirement set forth herein deemed unconstitutional, vague, illegal and/or otherwise unenforceable in a court of law shall not invalidate the remainder of this Section and all other provisions and requirements of this Section shall remain in full force and effect.

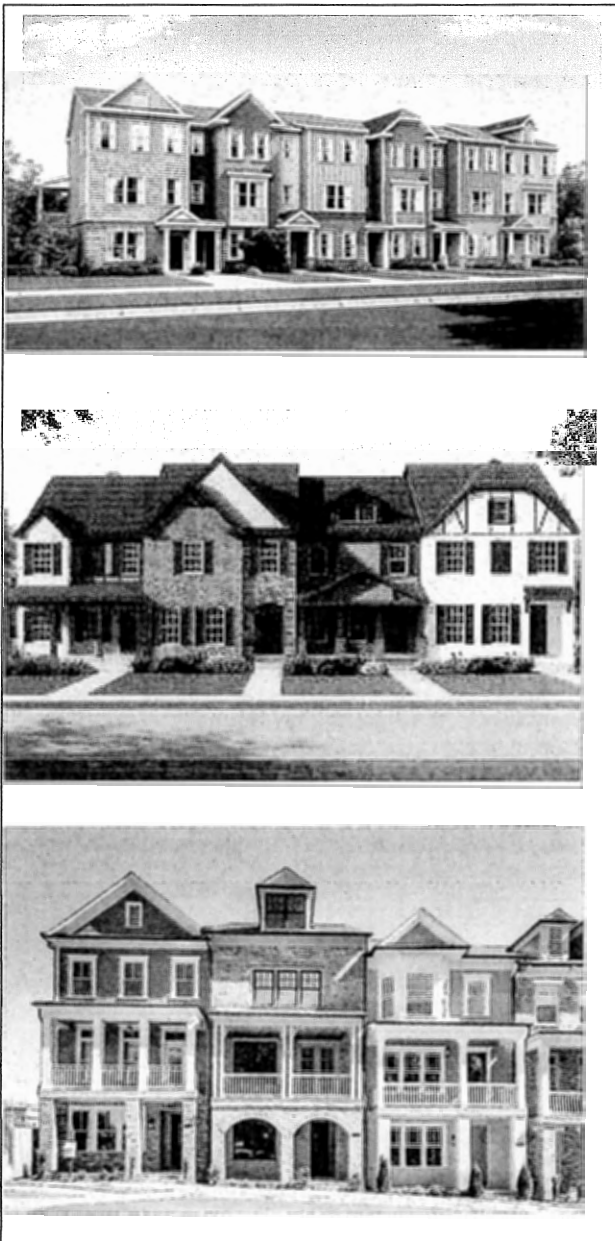
**D. Use Provisions.**

1. **Maximum Building Height.** Maximum building height shall be a maximum of 70 feet except as shown below:



- 2. Prohibited Uses. Unless otherwise noted, the following uses shall be prohibited within the CBD: Adult entertainment businesses/facilities; automotive sales lots and associated service facilities; automobile repair shops and tire stores including lubrication or tune up centers; truck stops; service stations; boarding and rooming houses; contractors equipment depot; restaurants with drive-through service; equipment rental; facilities engaging in the business, trade, or profession of psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance, or related practices; adult novelty retail stores; pawn shops; body art establishment; cannabidiol store; vape store; vehicle or emission inspections; warehousing; mini-warehouse/personal storage facilities; moving van or truck rental and taxi/limousine queue lots. If any of the above listed uses exist within the CBD prior to the adoption of this Ordinance, those uses shall, upon the adoption of this Ordinance become non-conforming uses, shall comply with and be governed by Article 8 of the Zoning Ordinance

## 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

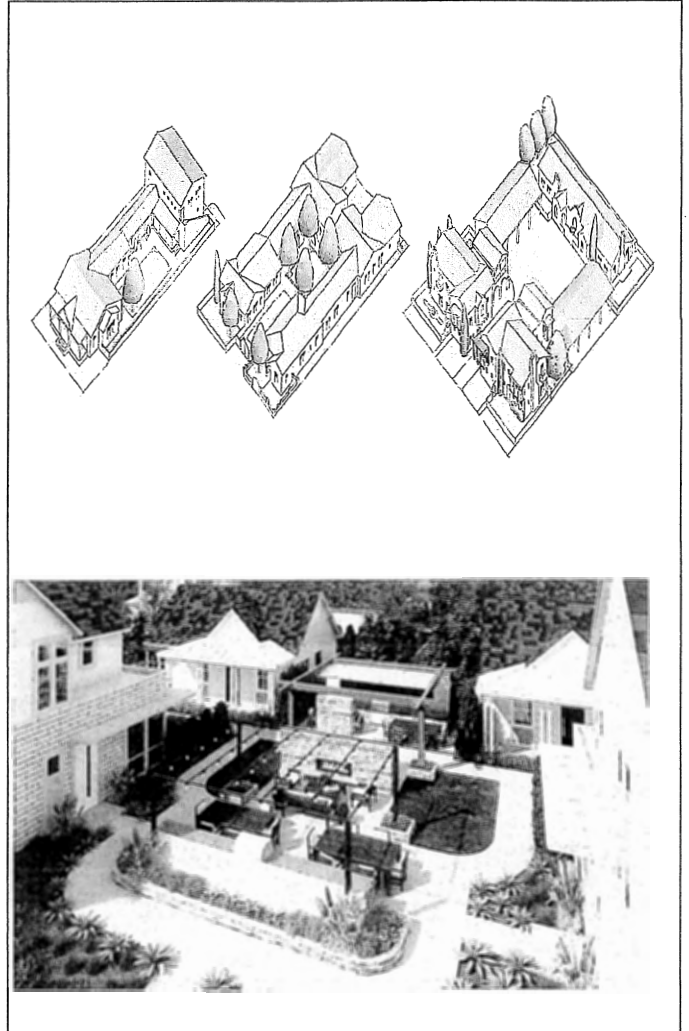
Dwelling which consists of two/three dwelling units arranged one above the other, each with an entry from the street. May be arranged in a quad style footprint. Each individual unit shall not exceed 1800 square feet.

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