



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 13, 2026

Publication Date: July 9, 2026

TIME: 6:30 p.m.

DATE: July 13, 2026

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

**II. REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING
AGENDA ITEMS**

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Update of Ongoing Projects [Bender]
- b) Discussion of the Highway 78 Wall [Hardrick]
- c) Addressing the Youth Homeless Crisis [Brown]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 13, 2026

Publication Date: July 9, 2026

TIME: 7:30 p.m.

DATE: July 13, 2026

PLACE: Council Chambers

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE TO THE FLAG
- IV. CEREMONIAL MATTERS
- V. MINUTES
Approve the Minutes of the June 22, 2026 Meetings
- VI. INVITED GUESTS
- VII. COMMITTEE / DEPARTMENT REPORTS
- VIII. APPROVAL OF THE AGENDA
- ~~IX. PUBLIC HEARING~~

- a) 2nd Reading - UDO 26-01 Consideration and Action on a Text Amendment to the Text of the Unified Development Ordinance for the City of Snellville, Georgia ("UDO"), Adopted 10-26-2020 and Last Amended 3-10-2025. the Proposed Amendment is to Chapter 100, Article 1 (Introductory Provisions; Article 2 (Definitions); and Article 3 (Administration) and to Chapter 200, Article 1 (Rules for All Zoning Districts); Article 2 (Residential Districts); Article 6 (Use Provisions); and Article 7 (Site Development)

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- b) 1st Reading – SUP 26-01 – Consideration and Action on application by Shane Swezey, Principal, Parkview Christian School (applicant) and John Weldon, Pastor, Westside Baptist Church (property owner) requesting a Special Use Permit to operate a Private K-8 Christian School within the existing Church facility on the 4.402 +/- acre site; and variance from Sec. 206-4.1.J. (Use Standards) of Article 6 Chapter 200 of the Snellville Unified Development Ordinance for the property zoned RS-30 (Single Family Residential) District, 2925 Main St W, Snellville, Georgia (Tax Parcel 5007 004A)
- c) 1st Reading – CIC 26-01 – Consideration and Action on application by SPG Planners + Engineers (applicant) and Shifa Real Estate Investments LLC (property owner) requesting a Change in Conditions from the 7/22/2024 approved rezoning and Special Use Permit (RZ 24-03 SUP 24-01) for a 171-unit multi-family Towne Center Flat development to increase the number of units for a total of 239 units on a 2.677 +/- acre site, zoned TC-R (Towne Center Residential) District for a proposed 5-story, Towne Center Flat residential building with 239 mix of one-, two-, three-bedroom units located in the Towne Center Overlay District at 2380 Wisteria Dr, Snellville, Georgia (Tax Parcel 5038 133)

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

XII. NEW BUSINESS

- a) RES 2026-03 – Resolution opposing the Gwinnett County Rezoning of 1160 Athens Highway [Bender]
- b) Consideration and Action on Surplus of Public Works Jetter Vacuum Truck [Bender]
- c) Mayor's Nomination and Council Confirmation of Tod Warner to the Downtown Development Authority Post 4 with an Expiration date of June 30, 2028 [Bender]

XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

- Section 2-53
Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

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- **Decorum**
You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
JULY 13, 2026

July 13

Council Meeting

Monday, July 13, 2026

6:30 p.m. Work Session – Conference Room 145,
City Hall

7:30 pm Meeting - Council Chambers, City Hall

July 27

Council Meeting

Monday, July 27, 2026

6:30 p.m. Work Session – Conference Room 145,
City Hall

7:30 pm Meeting - Council Chambers, City Hall

July 14

Board of Appeals Meeting - Canceled

Tuesday, July 14, 2026

City Hall

July 28

Planning Commission Meeting - Canceled

Tuesday, July 28, 2026

7:00 pm Work Session – Conference Room 145,
City Hall

7:30 pm Meeting - Council Chambers, City Hall

July 15

Downtown Development Authority Meeting

Wednesday, July 15, 2026

4:00 p.m. – 2nd Floor Conference Room 259, City
Hall

July 16

Downtown Tunes Concert in the Grove

Thursday, July 16, 2026

6:00 p.m. – 9:00 p.m. – The Grove

July 18

Snellville Farmers Market

Saturday, July 18, 2026

8:30 am to 12:30 pm

Towne Green

July 18

Live on the Lawn Concert

Saturday, July 18, 2026

6:00 pm to 9:00 pm

Towne Green

July 19

Broadcast of the July 13, 2026 Meeting

Sunday, July 19, 2026

6:30 p.m. - Comcast Channel 25

July 25

Snellville Farmers Market

Saturday, July 25, 2026

8:30 am to 12:30 pm

Towne Green



**WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JUNE 22, 2026**

Present: Mayor Barbara Bender, Mayor Pro Tem Norman A. Carter Jr., Council Members Richelle Brown, Catherine Hardrick, Kerry Hetherington and Shaunt'e Pitt. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney John J. Crowley with Tallant Howell, Chief Greg Perry, Interim Public Works Director Javier Gonzalez, Parks and Recreation Director Lisa Platt, Planning and Development Director Jason Thompson, City Planner Josh Ferguson, Zoning Administrator Daniel Smith, Code Enforcement Officers Johnny Greene and Tori Fobb-Moore, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:34 p.m.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

The regular agenda was reviewed and discussed. Mayor Bender asked that the discussion about the Unified Development Ordinance (UDO) amendment be moved to the bottom of the agenda for more time to review.

REVIEW CORRESPONDENCE

Mayor Bender reminded everyone about a Gwinnett Key Leadership event coming up soon.

CITY ATTORNEY'S REPORT

Attorney Crowley said an executive session is needed.

The UDO amendment was discussed. Planning Director Thompson gave a brief overview of the changes that affect policy. Consensus was to table the item until the July 13th meeting to give the Mayor and Council more time to review the proposed changes.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Pepper showed two new R-cut options from the Georgia Department of Transportation for the intersection of Crestview and Highway 78. After discussion consensus was that they would be emailed out to Mayor and Council for future consideration and discussion.

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City Manager Pepper explained that the old library building on Marigold Road has developed a significant roof leak and stated he has obtained three quotes for repair/replacement. All three were above the City Manager's financial approval limit. Due to the severity of the situation, the summer camp program using the location, and the fact that the bidding process could take several months the Mayor and Council were asked about using the emergency purchasing procedures for this. After discussion the consensus was for City Manager Pepper to follow up with the low bidder about their qualifications since they appear to be mainly residential contractors and get one more quote from a commercial roofing company then make a decision.

EXECUTIVE SESSION

Mayor Bender announced that due to time constraints the executive session will be held after the public hearing and regular meeting.

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Hardrick; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:29 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



**PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JUNE 22, 2026**

Present: Mayor Barbara Bender, Mayor Pro Tem Norman A. Carter Jr., Council Members Richelle Brown, Catherine Hardrick, Kerry Hetherington and Shaunt'e Pitt. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney John J. Crowley with Tallant Howell, Chief Greg Perry, Code Enforcement Officers Johnny Greene and Tori Fobb-Moore, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:33 p.m.

INVOCATION

Council Member Brown gave the invocation.

PLEDGE TO THE FLAG

Chief Perry led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2026-12 – Honoring Daye Kebe of the Snellville Youth Council

Mayor Bender read the proclamation into the record and presented it to Mr. Kebe.

MINUTES

Approve the Minutes of the June 8, 2026 Meetings

Mayor Pro Tem Carter made a motion to approve the minutes of the June 8, 2026 meetings, 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

Snellville Youth Council

Esther Ndewa, the former Youth Director, provided an overview of the Council's activities for February through June of 2026.

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APPROVAL OF THE AGENDA

Mayor Pro Tem Carter made a motion to approve the agenda, 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

2nd Reading - UDO 26-01 Consideration and Action on a Text Amendment to the Text of the Unified Development Ordinance for the City of Snellville, Georgia ("UDO"), Adopted 10-26-2020 and Last Amended 3-10-2025. the Proposed Amendment is to Chapter 100, Article 1 (Introductory Provisions; Article 2 (Definitions); and Article 3 (Administration) and to Chapter 200, Article 1 (Rules for All Zoning Districts); Article 2 (Residential Districts); Article 6 (Use Provisions); and Article 7 (Site Development)

Council Member Hetherington explained that more time is needed to review the proposed changes to the UDO and made a motion to table the 2nd reading and public hearing until July 13, 2026; 2nd by Mayor Pro Tem Carter; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

2nd Reading – ORD 2026-04 - An Ordinance of the City of Snellville, Georgia to Regulate the Parking of Vehicles; to Provide for Restrictions on Overnight Parking; to Provide for the Removal of Vehicles that are Parked Overnight; to Provide for Regulations as to Use of Parking Facilities; to Provide for an Effective Date; and for Other Purposes [Bender]

Mayor Bender explained this ordinance will allow the City to be able to address abandoned vehicles on public property.

Council Member Hetherington made a motion to approve ORD 2026-04, 2nd by Council Member Brown.

Council clarified specifics about the ordinance regarding the Tomlin apartments and the timeframe involved before a vehicle would be towed.

The motion was voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2026-04 is attached to and made a part of these minutes.)

Consideration and Action on Award of Bid for the Annual Christmas Decoration Services for the City of Snellville [Bender]

Mayor Bender explained it is a 3-year contract that includes the installation of the pole mount decorations, Christmas decorations, and trees wrapped in lights.

Mayor Pro Tem Carter made a motion to approve award of the bid to Grant Lawn and Décor in an amount not to exceed \$100,000, 2nd by Council Member Hetherington.

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Council spoke about reporting any maintenance issues with the decorations so they can be addressed.

The motion was voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Extension of the Red Speed Contract [Bender]

Mayor Bender explained that new State legislation was passed that says any new or extended contracts after July 1, 2026 would require a referendum. This extension would allow for the contract to run through November of 2027 at which point a referendum could be held in conjunction with the regular election cycle.

Council Member Hetherington made a motion to approve the extension of the Red Speed contract, 2nd by Mayor Pro Tem Carter.

Council spoke about the school zone camera system.

The motion was voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Update of the Solid Waste Fee Schedule [Bender]

Council Member Hetherington made a motion to approve the updated fee schedule, 2nd by Council Member Brown.

Mayor Bender explained the new fee schedule will align with the new contract that goes into effect on July 1, 2026.

The motion was voted 6 in favor and 0 opposed, motion approved. (A copy of the updated solid waste fee schedule is attached to and made a part of these minutes.)

Mayor's Nomination and Council Confirmation on Re-Appointment of the Following Board of Appeals Board Member [Bender]

Post 1 – Bobby Howard – Term Expiration June 30, 2028

Mayor Bender nominated Bobby Howard to Post 1, confirmed by Council 6 in favor and 0 opposed, nomination approved.

COUNCIL REPORTS

Council Members Hardrick, Brown, Pitt, Hetherington and Mayor Pro Tem Carter each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

Mayor Bender announced that an Executive Session will be called after public comments, however, there will be no action following the session.

PUBLIC COMMENTS

The following person came forward to speak:

Curtis Hairston, 575 Fair Road, Atlanta.

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EXECUTIVE SESSION

Mayor Bender read the closed meeting notice into the record as follows:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).

Upon a motion by Council Member Hetherington, 2nd by Mayor Pro Tem Carter, the meeting was closed, with all Council Members and the Mayor present and voting in favor.

The meeting was closed at 8:34 p.m.

The meeting was reconvened at 8:48 p.m.

ADJOURNMENT

Council Member Hetherington made a motion to adjourn at 8:48 p.m., 2nd by Council Member Brown; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:48 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

STATE OF GEORGIA
COUNTY OF GWINNETT

ORDINANCE NO. UDO 26-01

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

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia, the governing body of the City of Snellville, Georgia, desire to amend Article 2 (Definitions) and Article 3 (Administration) of Chapter 100 (General Provisions); and Article 1 (Rules for All Zoning Districts), Article 2 (Residential Districts), Article 6 (Use Provisions), Article 7 (Site Development) of Chapter 200 (Zoning and Land Use);

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1.

Chapter 100, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by adding the following to Section 101-2.1:

Residential Districts (Build-to-Rent)

<u>RS-30-BTR</u>	<u>Single-Family Residential Build-to-Rent</u>	<u>New</u>
<u>RS-15-BTR</u>	<u>Single-Family Residential Build-to-Rent</u>	<u>New</u>
<u>RS-5-BTR</u>	<u>Single-Family Residential Build-to-Rent</u>	<u>New</u>
<u>R-DU-BTR</u>	<u>Duplex Residential Build-to-Rent</u>	<u>New</u>
<u>R-TH-BTR</u>	<u>Townhouse Residential Build-to-Rent</u>	<u>New</u>
<u>RO-BTR</u>	<u>Residential for Older Persons Build-to- Rent</u>	<u>New</u>

Section 2.

Chapter 100, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by adding the following terms and definitions as follows:

Cabana - A shaded structure used for temporary shelter, comfort and privacy of occupants located in close proximity to a swimming pool.

Carport - A structure, open on at least two sides, consisting of a roof and either walls or columns for the purpose of housing vehicles. The structure shall be considered a roofed accessory structure when detached from the principal building and as a part of the principal building when attached to the principal building along one or more sides of the carport or principal building.

Garage, detached - A roofed structure with three walls for vehicle parking and storage that is completely separate from the principal structure.

Pool house - Is a detached roofed accessory structure, that is not an accessory dwelling unit, located near a swimming pool designed to complement outdoor living by providing functional amenities such as changing rooms, bathrooms, lounging areas, and storage.

Setback, site - Minimum required distance between nearest point of principal and/or accessory building and an external property line. Structures such as driveways, streets, sidewalks, stormwater management facilities, and other non-buildings may be located within the site setback.

Structure, prefabricated - A building or component manufactured off-site in a factory-controlled setting, then transported and assembled on-site. Unlike traditional construction, these structures are built in sections (modules, panels or kits) and assembled on-site.

Section 3.

Chapter 100, Articles 3 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 103-3.1 (A) and replacing it with the following:

A. Permit Required, Exemptions

No disturbance of the land, including clearing, grubbing, or grading activities, may begin or continue except in accordance with this UDO, unless the activity is for the construction of an individual single-family detached or duplex residence on a buildable lot of record and after receiving an approved building permit.

Section 4.

Chapter 100, Articles 3 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 103-6.4 (F) (3) and replacing it with the following:

F. Certificates and Statements

3. Final plat approval:

The Director of Planning and Development of the City of Snellville, Georgia, certifies that this plat complies with the City of Snellville Unified Development Ordinance, and that it has been approved by all other operational City and county departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and the City of Snellville.

DATED THIS ____ DAY OF ____, 20__.

Planning and Development Director or Designee

Section 5.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by adding Section 201-1. (D) and replacing it with the following:

D. Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the location of the boundaries of any Zoning District in the City of Snellville, Georgia, the following rules shall apply.

1. Where a Zoning District boundary line is shown as approximately following a corporate limits line, a land lot line, a lot line or the centerline of a street, a county road, or a state highway or such lines extended, then such lines shall be construed to be the Zoning District boundary lines.
2. Where a Zoning District boundary line is shown as being set back from a street, a county road, a state highway, and approximately parallel thereto, then such Zoning District boundary line shall be construed as being at the scaled distance from the centerline of the street, county road, or state highway, and as being parallel thereto.
3. Where a Zoning District boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the Zoning District in which the greater portion of the lot lies shall apply to the balance of the lot, unless otherwise determined by conditions of zoning.
4. Whenever any street, alley or other public way is vacated or abandoned by official action of the City, the zoning district adjoining each side of the street, alley or public way will be automatically extended to the center of the street, alley or public way.
5. Where a boundary line is shown and its location is not fixed by any of the rules of this sub-section, its precise location is determined by scaling from fixtures, objects, or other structures shown on the map.

Section 6.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by adding Section 201-1.3 (K) and replacing it with the following:

K. One Principal Building on a Lot

Only one (1) single-family (detached) or two-family (detached) residential structure and permitted accessory building(s) may be erected on any one (1) zoning lot. The number of townhomes, villas, multi-family, commercial or industrial structures per zoning lot is limited to the space limits, density, and/or parking provisions of the UDO.

Section 7.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-1.6 and replacing it with the following:

201.1.6- Accessory Uses and Structures - Residential District

The following applies in residential and TC-R zoning districts.

A. General Accessory Use and Structure Locations

1. No accessory structure except driveways and individual mailboxes may be in a public right-of-way.
2. Landscaping may not be in a public right-of-way of a City street unless approved by the Director.
3. No accessory structure in a public right-of-way may create a sight hazard to the traveling public. See Sec. 201-1.8 (Intersection Visibility).
4. Accessory uses and structures are only allowed in rear yards, except as shown in Table 201-1.6 or otherwise allowed in this UDO.
5. Accessory uses and structures are subject to the additional buffer setback requirements of Sec. 201-1.9 (Buffer Setbacks), which apply even when a lesser setback is otherwise allowed by this subsection.
6. When an accessory use or structure is allowed in a specific yard, it has no setback requirements, except as shown in Table 201-1.6, clause 5 above, or otherwise in this UDO.

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

Accessory Use or Structure A = Allowed in yard " - " = Not allowed in yard	Front Yard	Side Yard (street)	Side Yard (interior)	Rear Yard	Additional Setbacks Standards	Additional Standards
Amateur radio (receive-only) tower & antenna (less than 75-feet in height)	--	--	A	A		
Basketball goal	A	A	A	A		May not be located in the right-of-way
Bee keeping	--	--	A	A	See Sec. 206-8.6.B	See Sec. 206-8.6.B
Cabana	See Roofed Accessory Structure					
Canopy and covered entrance	A	A	A	A	See Sec. 201-1.6.C	
Canopy (shade, tent, and other temporary shelters)	A	A	A	A	See Sec. 201-1.6.B	See Sec. 206-8.30

Clothes line	--	--	--	A		
Covered mail kiosk	A	A	--	--	See Sec. 201-1.6.B	See Sec. 206-8.26
Carport	--	--	A	A	See Sec. 201-1.6.B	See Sec. 206-8.27
Carport, pre-fab metal	--	--	--	--		
Deck (uncovered)	--	--	A	A	See Sec. 201-1.5.B	
Deck (covered or enclosed)	Considered a building addition – See applicable district regulation space limits					
Decorative landscaping, such as steppingstones, fountains, birdbaths, birdhouses, light posts, statuary, and bridges	A	A	A	A		
Driveway	A	A	A	A	See Sec. 201-1.6.D	
Dumpster	--	--	A	A	See Sec. 201-1.6. B	See Sec. 206-8.10
Electric vehicle (EV) charging station	--	--	--	--		See Sec. 206-8.31
Fence and wall (includes gate)	A	A	A	A		See Sec. 207-2.3
Fire pit	--	--	A	A		
Flagpole	A	A	A	A		
Front porch, stoop, balcony	A	A	--	--	See Sec. 201-1.5.B	

Garage, detached	See Roofed Accessory Structure					
Gatehouse	A	A	--	--		
Gazebo	--	--	A	A	See Sec. 201-1.6	See Sec. 206-8.26
Greenhouse	--	--	A	A	See Sec. 201-1.6	See Sec. 206-8.26
Handicap ramp	A	A	A	A	See Sec. 201-1.5.B	
Koi pond	A	A	A	A	See Sec. 201-1.6.B	See Sec. 206-8.28
Lamppost	A	A	--	--		
Mailbox	A	A	--	--		
Mechanical equipment	A	A	A	A	See Sec. 201-1.6.F	See Sec. 207-2.2
Modular office/classroom	--	--	A	A	See Sec. 201-1.6.B	See Sec. 206-8.17
On-site parking	A	A	A	A	See Sec. 201-1.6.G	See Sec. 206-8.18

Parking of business vehicles	See Sec. 206-8.21					
Parking of recreational vehicles	See Sec. 206-8.22					
Parking of watercraft	See Sec. 206-8.23					
Patio (unenclosed and/or uncovered)	--	--	A	A	See Sec. 201-1.5.B	
Patio (enclosed and/or covered)	Considered a building addition – See applicable district regulation space limits					
Pavilion, covered	See Roofed Accessory Structure					
Pergola	--	--	A	A	See Sec. 201-1.6.B	See Sec. 206-8.29
Playground equipment	--	--	--	A	See Sec. 201-1.6.B	See Sec. 206-8.29
Pool house	See Roofed Accessory Structure					
Portable accessory structure (PODS)	A	A	A	A	See Sec. 201-1.6.B	See Sec. 206-8.24
Roofed accessory structure, except as shown in this table	--	--	A	A	See Sec. 201-1.6.B	See Sec. 206-8.26
Satellite dish antenna	--	--	A	A		See Sec. 206-8.27
Screened porch or sunroom	Considered a building addition – See applicable district regulation space limits					
Sidewalk	A	A	--	--		

Shed, storage	See Roofed Accessory Structure					
Sign	A	A	--	--		See Sec. 207-6
Solar energy system (hybrid)	--	--	--	--		See Sec. 206-8.32
Stormwater infrastructure	A	A	A	A	See Sec. 201-1.6.H	
Swimming pool, hot tub, spa, and associated decking	--	--	A	A	See Sec. 201-1.6.B	See Sec. 206-8.28
Tennis, pickleball, badminton, or shuffleboard court	--	--	--	A	See Sec. 201-1.6.I	See Sec. 206-8.29
Trampoline	--	--	--	A	See Sec. 201-1.6.B	See Sec. 206-8.29
Trellis/Arbor	A	A	A	A		
Unroofed accessory structure (not listed herein)	--	--	--	--		See Sec. 206-8.29
Vegetable garden under 100 sf. in combined area	A	A	A	A	See Sec. 201-1.6.B	

Vegetable garden 100 sf. or more in combined area	--	--	A	A	See Sec. 201-1.6.B	
Walkway	A	A	A	A		

B. Accessory Use and Structure Setback Requirements

1. Up to 120 square feet in area: min. 5-foot setback
2. 121 to 300 square feet: min. 10-foot setback.
3. 301 to 500 square feet: min. 15-foot setback.
4. Over 500 square feet: min. 20-foot setback

C. Canopies and Covered Entrances

Canopies and covered entrances for places of worship may encroach:

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

D. Driveways

1. For single-family residential (detached), no more than 35% of the front yard area or side (street) yard may be used for driveways or authorized on-site parking. 50% maximum allowance for RS-5 and RS-5-BTR districts. See paragraph G below.
 - a. The Director is authorized to grant administrative variances to the requirement of this section, in order to meet the requirements of Sec. 201-1.6.D.2. or Sec. 201-1.6.D.3.
2. All garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk in all residential districts.
3. Build to Rent residential districts require a minimum 24-foot wide driveway and minimum 30-foot driveway length, measured from right-of-way to garage door,

E. Fences and Walls

1. Fences, walls, and retaining walls are allowed in all yards, except as provided for in
2. Fences, walls, and retaining walls in a front yard or side (street) yard must be placed within 2 feet of the vertical plane of any lot line unless a greater distance is required by Sec. 201-1.8 (Intersection Visibility).

F. Mechanical Equipment

1. Mechanical equipment associated with residential uses, such as HVAC units, swimming pool pumps or filters, and security lighting, may encroach into a side (interior) or rear yard, provided that such extension is at least 3 feet from the vertical plane of any lot line.
2. Mechanical equipment associated with residential uses may only encroach into a front or side (street) yard when less than 30 square feet in footprint.
3. Mechanical equipment not associated with residential uses must conform to Sec. 201-1.7.
4. See Sec. 207-2.2 for screening requirements.

G. On-Site Parking

1. No parked vehicle or any portion of a parked vehicle, including those in driveways, may be within the public right-of-way including sidewalk, except for authorized on-street parking.
2. For single-family (detached) residential, when parking is allowed in the front yard and/or side (street) yard, no more than 35% of the front yard/side (street) yard area may be used for parking or authorized driveways. 50% maximum allowance for RS-5 and RS-5-BTR Districts.
3. When parking is allowed in the rear yard, no more than 20% of the rear yard area may be used for parking, and the parking must be screened from view of adjacent residential uses.

H. Stormwater Infrastructure

Stormwater infrastructure may only encroach into a front or side (street) yard when:

1. The infrastructure is completely covered by ground; or
2. The infrastructure consists exclusively of management practices, such as normally dry storage and retention facilities or ponds always maintaining water. These must be designed by a qualified professional as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design.

Section 8.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-1.7(B) and replacing it with the following:

B. Setback Requirements

When shown in Table 201-1.7, accessory uses and structures must observe the following setback requirements adjacent to all lot lines, except when the required principal building setback is less than the following distance:

1. Up to 120 square feet in area: min. 5-foot setback
2. 121 to 300 square feet: min. 10-foot setback.
3. 301 to 500 square feet: min. 15-foot setback.
4. Over 500 square feet: min. 20-foot setback

Section 9.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by adding Section 201-3(E) and replacing it with the following:

201-3.1. General

E. Building Color (Existing Commercial and Residential Buildings, except Single-family Detached)

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 not allowed by clause 1 above, may be used for accents but may not exceed 10% of the total façade wall area.

Section 10.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-3.2 (F) and replacing it with the following:

F. Building Color

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 not allowed by clause 1 above may be used for accents but may not exceed 10% of the total façade wall area.

Section 11.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-3.3 (E) and replacing it with the following:

E. Building Facades

1. The total combined area of all windows and non-garage 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. For lots greater than 15,000 sq. ft. in size, 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 garage doors facing a public or private street must observe a minimum 22 feet front and side (street) setback from sidewalk in all zoning districts, unless a greater setback is required to meet the 30 feet minimum driveway length, measured from right-of-way to garage door, required in the Build to Rent districts.
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 feet setback from alley.
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.

Section 12.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-4.2 (G) and replacing it with the following:

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 not allowed by clause 1 above may be used for accents but may not exceed 10% of the total façade wall area.

Section 13.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-4.3 (F) and replacing it with the following:

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 not allowed by clause 1 above may be used for accents but may not exceed 10% of the total façade wall area.

Section 14.

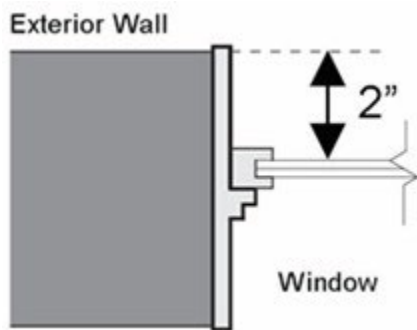
Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-4.3 (G) and replacing it with the following:

G. Building Façades

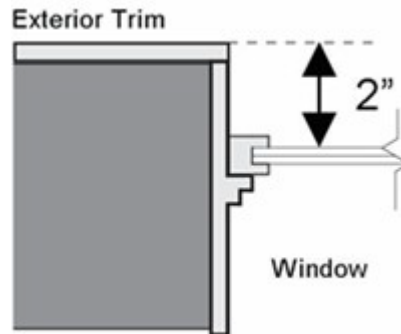
Façades facing a street or civic space must comply with the following:

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 feet 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 feet setback from alley.

Section 15.

Chapter 200, Articles 1 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 201-4.3 (H) and replacing it with the following:

H. Roofs

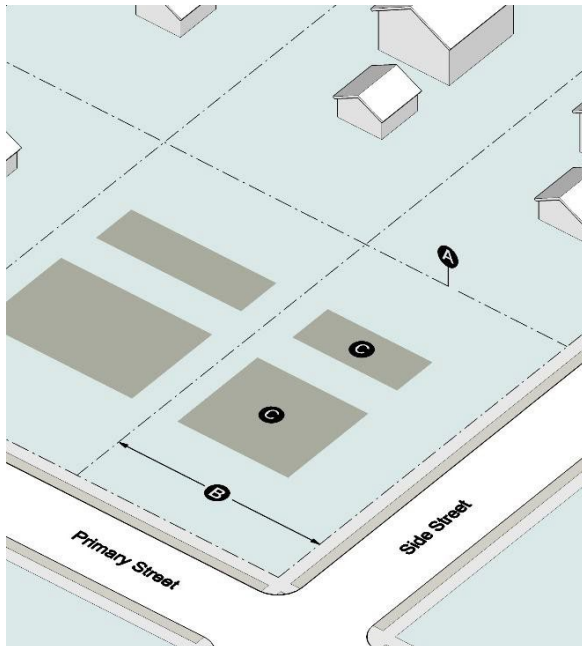
1. Pitched roofs, when provided, must be symmetrically sloped no less than 5:12, except that front porch roofs and attached shed roofs may be no less than 2:12.
2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Sec. 207-2.2.C (Screening, Roof Mounted Equipment).

3. All roofs must have a minimum 25-year roof life (per manufacturer's warranty) and must have no visible roll roofing.
4. Chimneys, where provided, must extend to the ground and must be faced in brick or stacked stone.

Section 16.

Chapter 200, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 202-5.6 and replacing it with the following:

202-5.6. Dimensional Standards



Site Standards

Open space requirement: See Sec. 401-2 (Open Space)

Lot Standards

	Ⓐ Area	Ⓑ Width
Two-family dwellings:	15,000 sf. min. (7,500 sf. min. per unit)	80 ft. min.

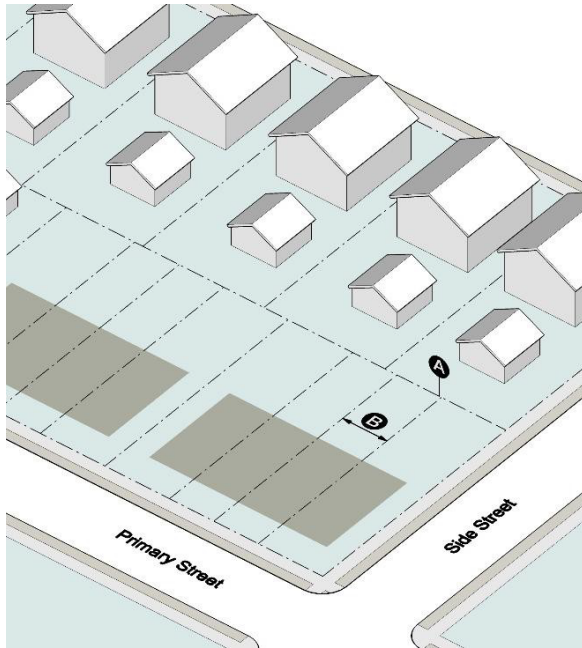
Lot Coverage

Ⓒ All lots: 45% max.

Section 17.

Chapter 200, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 202-6.6, -6.7, -6.8, and -6.9 and replacing it with the following:

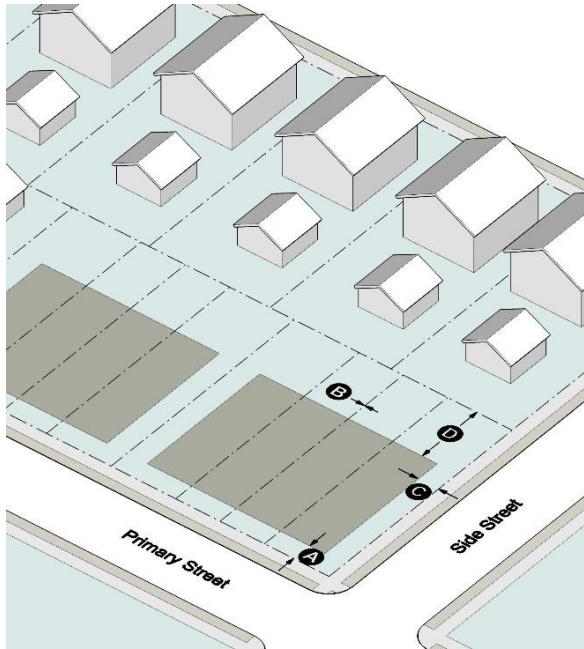
202-6.6. Dimensional Standards



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. 207-3	
Site setback (not along streets):	45 ft. min. ¹	
Lot Standards	Ⓐ Area	Ⓑ Width
All Lots:	No min.	No. min.

202-6.7. Building Placement

¹ Where adjacent to low-density residential land use, site setback in addition to min. required buffer in Sec. 207-2.



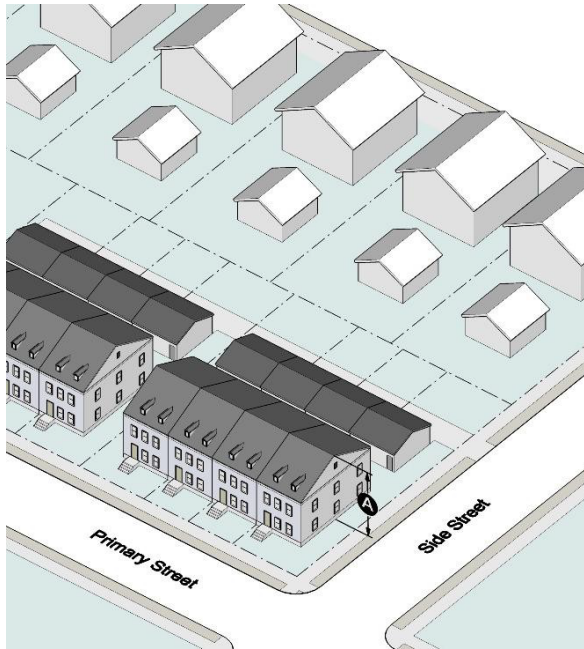
Building Setbacks

Ⓐ Front:	0 ft. min.
Ⓑ Side (common interior):	0 ft. min.
Ⓒ Side (building end unit):	10 ft. min.
Ⓓ Rear:	0 ft. min.[1]

Building Separation

Min. separation between principal buildings:	20 ft. min.
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202-6.8. Bulk and Mass



Building Height

Ⓐ Height: 35 ft. max.

Building Size

Unit floor Area: 1,200 sf. min.

Garage size per dwelling unit: 1-car min.

Max. single-family attached
units per building: 8

Table Notes:

[1] 22-feet min. driveway length, measured from garage door to alley pavement

202-6.9. R-TH Design Standards

A. Site Standards

1. 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).
2. 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.
3. Guest/overflow parking equal to 1 space per 4 units (0.25 spaces per dwelling unit) shall be provided as on-street parallel parking or within separate off-street parking lots and distributed throughout the development.

4. Garages and driveways are required and must be rear-load with access provided from an alley. Front-load garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.
5. Alleys shall provide continuous connection between two streets.
6. Alleys shall be graded to ensure proper drainage, installed on a minimum four-inch gravel aggregate base with a minimum two-inch asphalt topping or other approved surface of concrete, porous concrete or porous asphalt.
7. Joint driveways may be permitted by the Director where appropriate to allow flexible development opportunities.
8. All interior streets must be a minimum width of 27 feet from edge of pavement to edge of pavement, excluding curb and gutter. Streetscapes require a minimum 5 feet wide planter strip with a minimum 4 feet wide sidewalk and planted per Sec. 207-3.4.

B. Building Standards

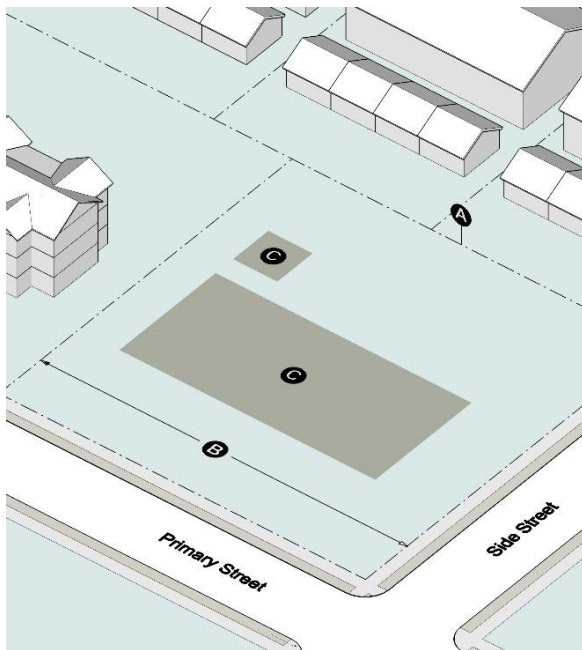
1. A minimum 2-hour rated firewall is required between each attached dwelling unit. A 4-hour rated firewall is required between every fourth attached dwelling units. The 4-hour rated firewall may be reduced to a 2-hour rated firewall if approved residential sprinkler systems or similar fire prevention 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.
2. Exterior wall finish materials are limited to:
 - a. 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;
 - b. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone;
 - c. True hard coat stucco but not EIFS; and
 - d. Cement-based artificial wood siding; shakes and shingles.
3. 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.
4. 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.
5. 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 A.2. above.
6. Front doors must have either a glass element in the door, or sidelights and a transom around it.
7. Building facades facing a street must comply with the following:
 - a. The total combined area of all windows and doors on a front façade may not exceed 40% of the front façade wall area.

- b. A front porch or stoop is required and must conform to Sec. 201-2.14.C. or Sec. 201-2.14.D., as applicable.
- 8. 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.
- 9. Ground mounted electrical, mechanical, utility meters, and other utility equipment shall be screened with materials and finish that is consistent with the materials and finish of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resembled mechanical louvers. Screening height shall be equal to the height of the equipment.

Section 18.

Chapter 200, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 202-7.7 and replacing it with the following:

202-7.7. Dimensional Standards



Site Standards

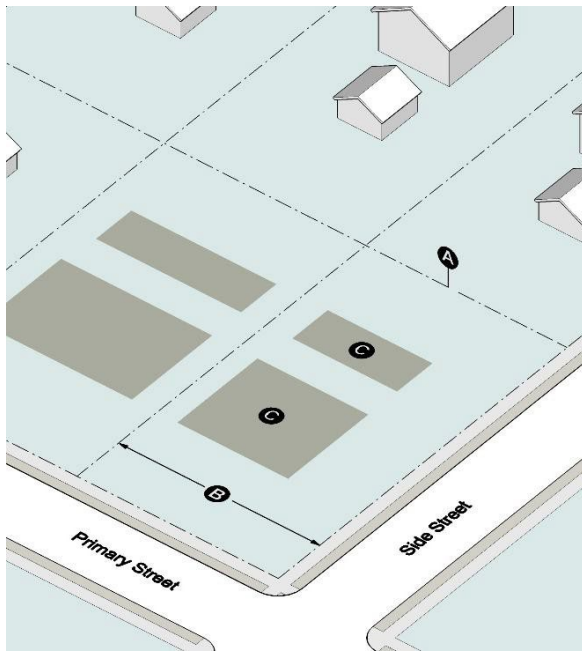
Density:	8 u/a max.
Open space requirement:	See Sec. 401-2 (Open Space)
Site setback (along streets):	Min. 50 ft. and planted per Sec. 207-3

Site setback (not along streets):			40 ft. min. ²
Lot Standards	Ⓐ Area	Ⓑ Width	
Multi-family:	20,000 sf. min. [1]	100 ft. min.	
Lot Coverage			
Ⓒ All lots:			50% max.
[1] At least 12,000 sf. of lot area must be provided for the first unit and at least 4,000 sf. for each			
^[2]Where adjacent to low-density residential land use, site setback in addition to min. required buffer in Sec. 207-2.			

Section 19.

Chapter 200, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 202-14.6 and replacing it with the following:

202-14.6 Dimensional Standards



Site Standards

Open space requirement: See Sec. 401-2 (Open Space)

Lot Standards	Ⓐ Area	Ⓑ Width
Two-family dwellings:	15,000 sf. min. (7,500 sf. min. per unit)	80 ft. min.

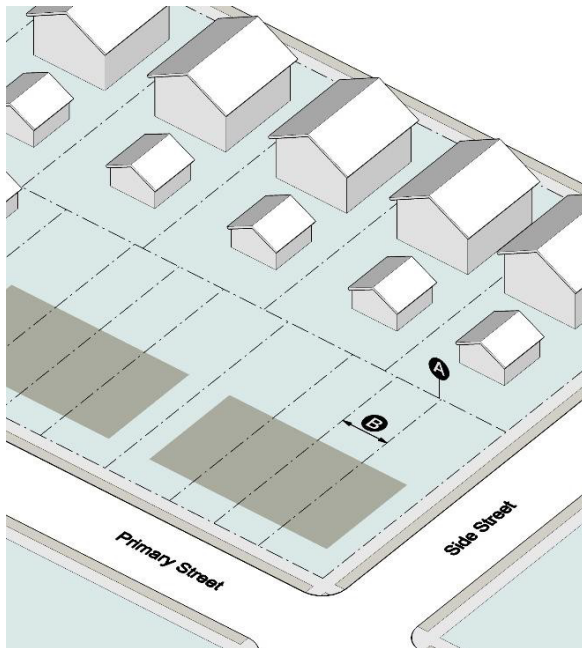
Lot Coverage

Ⓒ All lots: 45% max.

Section 20.

Chapter 200, Articles 2 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 202-15.6, -15.7, -15.8, -15.9, and -15.10 and replacing it with the following:

202-15.6 Dimensional Standards



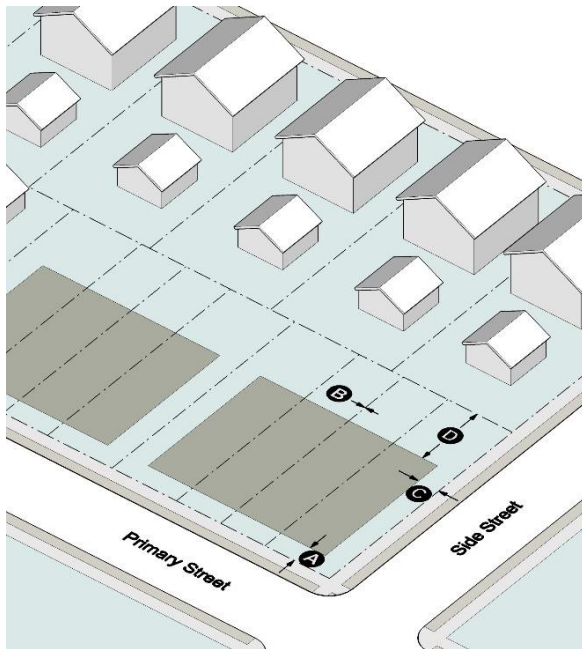
Site Standards

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. 207-3
Site setback (not along streets):	45 ft. min. ³

Lot Standards	Ⓐ Area	Ⓑ Width
All Lots:	No min.	No. min.

3 Where adjacent to low-density residential land use, site setback in addition to min. required buffer in Sec. 207-2.

202-15.7. Building Placement



Building Setbacks

Ⓐ Front: 0 ft. min.

Ⓑ Side (interior): 0 ft. min.

Ⓒ Side (building end): 10 ft. min.

Ⓓ Rear: 0 ft. min.[1]

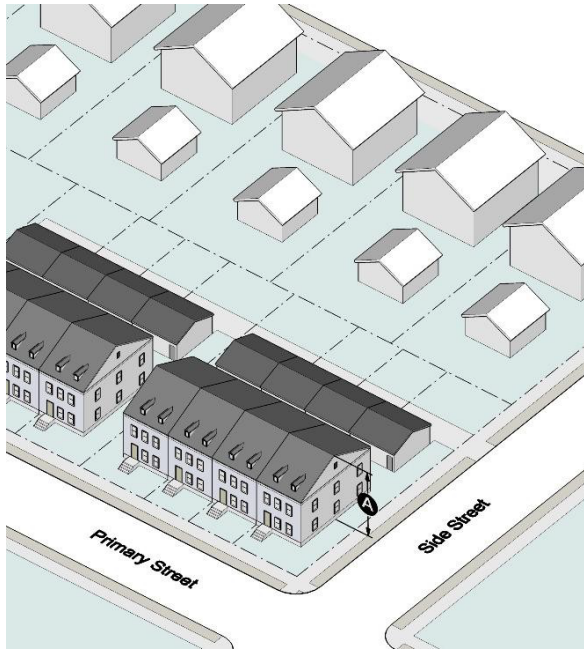
Building Separation

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

Table Notes:

[1] 22-feet min. required driveway length measured from garage door to alley pavement.

202-15.8. Bulk and Mass



Building Height

Ⓐ Height: 35 ft. max.

Building Size

Unit floor Area: 1,200 sf. min.

Garage size per dwelling unit: 2-car min.

Max. single-family attached
units per building: 8

202-15.9. R-TH-BTR Design Standards

Site Standards

1. 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).
2. 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.

3. Guest/overflow parking equal to 1 space per 4 units (0.25 spaces per dwelling unit) shall be provided as on-street parallel parking or within separate off-street parking lots and distributed throughout the development.
4. Garages and driveways are required and must be rear-load with access provided from an alley. Front-load garages and driveways facing a public or private street are prohibited. Driveways must be a minimum width of 24-feet and minimum length of 22-feet, measured from alley to garage door.
5. Alleys shall provide continuous connection between two streets.
6. Alleys shall be graded to ensure proper drainage, installed on a minimum four-inch gravel aggregate base with a minimum two-inch asphalt topping or other approved surface of concrete, porous concrete or porous asphalt.
7. Joint driveways may be permitted by the Director where appropriate to allow flexible development opportunities.
8. All interior streets must be a minimum width of 29 feet from edge of pavement to edge of pavement, excluding curb and gutter. Streetscapes require a minimum 5 feet wide planter strip with a minimum 4 feet wide sidewalk and planted per Sec. 207-3.4.

Building Standards

1. 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.
2. Exterior wall finish materials are limited to:
 - a. 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;
 - b. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone;
 - c. True hard coat stucco but not EIFS; and
 - d. Cement-based artificial wood siding; shakes and shingles.
3. 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.
4. 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.
5. 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 A.2. above.

6. Front doors must have either a glass element in the door, or sidelights and a transom around it.
7. Building facades facing a street must comply with the following:
 - a. The total combined area of all windows and doors on a front façade may not exceed 40% of the front façade wall area.
 - b. A front porch or stoop is required and must conform to Sec. 201-2.14.C. or Sec. 201-2.14.D., as applicable.
8. 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.
9. Ground mounted electrical, mechanical, utility meters, and other utility equipment shall be screened with materials and finish that is consistent with the materials and finish of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resembled mechanical louvers. Screening height shall be equal to the height of the equipment.

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 owner's 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.

Section 21.

Chapter 200, Articles 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 206-2. and replacing it with the table attached hereto as Exhibit A.

Section 22.

Chapter 200, Articles 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 206-3.2 and replacing it with following:

206-3.2. Group Living

A. Defined

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

The Fair Housing Act (42 U.S.C. Section 3604(f)(3)) makes it unlawful to make a dwelling unavailable to a person because of race, color, national origin, sex, familial status, handicap or disability. No policy or practice of this UDO is intended to have a disparate impact on a protected class. Further, in order to avoid prohibited discrimination, if a person or persons identified as a protected class believes a reasonable accommodation can be made to any use restriction, that person or persons must make an application for a special use or zoning text or map change.

Group living includes the following:

1. Assisted living facility.
2. Boarding or rooming house.
3. Collective residence.
4. Nursing facility (skilled).
5. Nursing home.
6. Retirement community (continuing care).
7. Halfway house.
8. Hospice.
9. Monastery or convent.
10. Shelter.

B. Assisted Living Facility

1. Defined

A residential, community-based state licensed facility that provides housing, meals, 24-hour supervision, and personal care services for 25 or more older adults or individuals with disabilities who need help with daily living activities but not intensive skilled nursing care. These licensed facilities promote independence while offering assistance with tasks such as medication management, bathing, and dressing. Facility may also provide specialized memory care.

C. Boarding or Rooming House

1. Defined

A dwelling in which meals, lodging, or both are furnished for compensation to more than two, but not more than ten non-transient persons.

D. Collective Residence

1. Defined

Any residence, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food, one or more personal services, support, care, or treatment exclusively for two but less than twenty-five persons who are not related to the owner or administrator of the residence by blood or marriage and which is licensed as a group home/child caring institution, personal care home, or community living arrangement pursuant to O.C.G.A. § 31-2-4(d)(8). Any residence that Georgia law requires to be licensed as a Community Living Arrangement, Group Home/Child Caring Institution, Personal Care Residence, or any other facility permitted by the State of Georgia to house two or more unrelated persons, but not an Assisted Living Facility, is considered to be a collective residence.

2. Use Standards

Where a collective residence is allowed by a special use permit, it is subject to the following:

- a.** The facility must be licensed by the Department of Human Resources of the State of Georgia. Before applying for a special use permit, the applicant must seek a specific permit from the State of Georgia for operating the collective residence. All details of the State application must be attached to the special use permit application and must be incorporated by reference as a condition of said permit. If the applicant changes the operation of the collective residence from the type disclosed in the State application, the special use permit will be automatically revoked and the applicant must apply for a new special use permit for the new type of community residence. The new application must be judged by the City on its own merits and subject to the full review for a new special use permit, which may be denied based on the required criteria of these use standards. The fact that a different type of community residence has been operated at this same site has no bearing on the new application.
- b.** Following special use permit approval, the facility must apply for and receive an occupation tax certificate/business license from the City before operation. The certificate and license must be revoked if any condition of the special use permit is violated.

- c. The facility must apply for, earn, and maintain nonprofit corporation status in accordance with the requirements of O.C.G.A. § 14-3-120 et seq., unless otherwise stated in these use standards.
- d. The facility must submit annual reports to the City Manager, just as the community residence would for a member under O.C.G.A. § 14-3-1620 et seq.
- e. The facility must comply with all parking requirements, except that no more than six parking spaces are allowed at any community residence unless otherwise allowed or required by the special use permit.
- f. Every bedroom in the residences must contain at least 80 square feet of floor area for each person who sleeps in that room.
- g. Community living arrangements and family personal care homes are subject to the following:
 - i. Special use permits may only be granted for the care of up to six persons without a variance from the City Council.
 - ii. Except as otherwise stated in i above, operations are subject to Sec. 206-8.12 (Home Occupation).
- h. Group homes/child caring institutions are subject to the following:
 - i. The dwelling unit must be licensed by the Department of Human Resources of the State of Georgia as a child caring institution.
 - ii. At least one employee must occupy the premises. Two is the minimum number of employees that must work on the premises.
- i. Family personal care homes are subject to the following:
 - i. The dwelling unit must be the primary and legal place of residence for the owner of the family personal care home.
 - ii. For purposes of these use standards, "owner" of the family personal care home means an individual, not a partnership or corporation, who is an officer in the nonprofit corporation that owns the place of residence at which the personal care home is located. Dwelling and premises must maintain a residential character.
- j. If the use fails to comply with any threshold requirement under these use standards, its special use permit is subject to revocation by the Director pursuant to Sec. 103-10 (Special Use Permits).
- k. Collective residences may not be located within 1,500 feet of each other. This distance is measured by the most direct route of travel on the ground in the following manner:
 - i. From the main entrance of the collective residence;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;

- iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the next closest collective residence.
- I. The application for a special use permit must include the following:
 - i. A full review of fire code compliance and fire access requirements must be made and to the extent that special needs are demonstrated, the special use permit can be conditioned by including additional conditions.
 - ii. All environmental health requirements must be disclosed and modifications to the facility may be required as a condition of the special use permit.
 - iii. A parking plan to accommodate all residents, staff, visitors, and professionals caring for residents, and the granting of a special use permit may be conditioned on compliance with parking requirements of this UDO. Parking in the public right-of-way is prohibited.
 - iv. The real estate that is the subject of the special use permit must be owned at the time of application and during the term of the special use permit by the nonprofit organization operating the facility.
 - v. The application for the special use permit must be in a form prepared by the Director and must incorporate disclosure of all the following:
 - a. All information required to demonstrate compliance with the requirements of these use standards.
 - b. A full and complete financial disclosure by the applicant to include financial statements that reveal how trust funds of residents will be maintained, a balance sheet showing the overall capital structure of the nonprofit organization, and a full capital disclosure targeted at the financial condition of the specific facility to be operated at the site of the special use permit.

E. Retirement Community (Continuing Care)

1. Defined

A managed residential facility for elderly adults that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. These facilities provide distinct levels of care: independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care. As a resident's health needs increase, they transition from one level to the next, all within the same community.

F. Halfway House

1. Defined

A dwelling in which meals, lodging, or both are furnished for compensation to persons with criminal backgrounds or that are on parole to learn (or relearn) the necessary skills to reintegrate into society and better support and care for themselves.

As well as serving as a residence, the halfway house may also provide social, medical, psychiatric, educational, and other similar services.

G. Hospice

1. Defined

A health care facility for the terminally ill that emphasizes pain control and emotional support for the patient and family, typically refraining from taking extraordinary measures to prolong life.

H. Monastery or Convent

1. Defined

A place of residence providing group living accommodations to a community of persons living in seclusion under religious vows.

I. Shelter

1. Defined

A facility providing temporary sleeping facilities for displaced persons.

Section 23.

Chapter 200, Articles 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 206-5.5 and replacing it with following:

206-5.5. Indoor Recreation

A. Defined

A facility, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Indoor recreation includes the following:

1. Amusement center, game/video arcade.
2. Assembly hall, auditorium, meeting hall.
3. Billiard hall, pool hall.
4. Bowling alley.
5. Convention center, arena, indoor stadium.
6. Electric or gas-powered vehicle tracks.
7. Extreme sports facility such as BMX, skateboarding or rollerblading.
8. Gym, health spa, or fitness/yoga studio.
9. Ice or roller skating rink.
10. Indoor sports facility.

11. Inflatable playground.
12. Meditation center.
13. Miniature golf facility.
14. School for the arts.
15. Indoor shooting range.
16. Theaters.

B. Gym, Health Spa, Fitness/Yoga Studio

1. Defined

A facility that for-profit or gain provides as one of its primary purposes, services or facilities which are purported to assist patrons to improve their physical condition or appearance. This definition does not include facilities operated by nonprofit organizations, facilities wholly owned and operated by a licensed physician at which such physician is engaged in the practice of medicine, or any establishment operated by a health care facility, hospital, intermediate care facility, or skilled nursing care facility.

2. Use Standards

Where a gym, health spa, fitness/yoga studio is allowed as a limited use it is subject to the following:

- a. The gross tenant space may not exceed 4,500 sq. ft.

C. School of the Arts

1. Defined

An educational facility not operated by the Gwinnett County Board of Education that offers or provides instruction to more than two students at a time in dance, singing, music, painting, sculpting, fine arts or martial arts.

D. Theater

1. Defined

A movie theater or other indoor theater.

E. Behavioral Health Facility

Defined

An inpatient facility or an outpatient treatment or counseling center, but not a hospital, collective residence, halfway house, or shelter that is a specialized, state licensed medical establishment that provides diagnosis, care, and treatment for individuals with mental health issues, substance use disorders, and developmental disabilities. These facilities offer various levels of care—

ranging from acute inpatient, 24-hour residential treatment, to intensive outpatient services—to manage behaviors affecting overall health.

Section 24.

Chapter 200, Articles 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 206-5.13 (C)(2)(b) and –5.13(J(2)(b) and replacing it with following:

C. Boat, Recreational Vehicle, Utility or Enclosed Trailer Sales, Rental, or Service

2. Use Standards

b. The property must have at least 200 feet of frontage on a street with a minimum classification of Principal Arterial on the current Gwinnett County Long Range Road Classification Map.

J. Vehicle Sales, Rental, or Auction

2. Use Standards

b. The property must have at least 200 feet of frontage along a street with a minimum classification of Principal Arterial on the current Gwinnett County Long Range Road Classification Map.

Section 25.

Chapter 200, Articles 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 206-8.22(B)(1) and replacing it with following:

206-8.22. Parking of Recreational Vehicles

B. Use Standards

1. Vehicles or equipment may only be parked in the side (interior) or rear yard on a concrete or paved surface or approved grassed paving system and which connects to the driveway or in a carport or enclosed roofed accessory structure located in the side (interior) or rear yard.

Section 26.

Chapter 200, Articles 6 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 206-8.26 and replacing it with following:

206-8.26. Roofed Accessory Structure

A. Defined.

A small roofed accessory building, such as a detached garage, carport, shed, gatehouse, gazebo, greenhouse, covered pavilion, pool house, cabana, children’s playhouse and similar accessory use, whether portable or not (except as provided for temporary storage containers),

that are subordinate in use and size to the principal use. Excludes all garages except those serving one dwelling unit and accessory dwelling units.

B. Use Standards

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

- 1.** In all residential districts, accessory buildings shall not be used for any commercial operation whether permanent or part-time or used for any type of human habitation except as part of an approved accessory dwelling unit, as provided in this UDO.
- 2.** Accessory buildings shall not be used for the storage of hazardous materials, waste products or putrescent materials.
- 3.** No commercial vehicles, as defined by this UDO, shall be stored inside an accessory building located within a residential zoning district.
- 4.** The maximum allowed number of roofed accessory structures and cumulative total square footage of all roofed accessory structures is based on the residential lot size as follows:

Lot Size (sq. ft./acres)	Max. No. Roofed Accessory Structures	Total Sq. Ft. of All Roofed Accessory Structures ⁴ (The combined sum of all principal and accessory uses shall not exceed the zoning district maximum lot coverage amount.)
Less than 6,500	1	120
6,501 to 10,500	2	350
10,501 to 0.99 acres	3	750
Over 1.0 acre	4	50% of the conditioned/heated floor area of principal structure up to 2,000 sq. ft. max., excluding any ADU.

- 5.** Roofed accessory structures must observe the following setback requirements adjacent to all lot lines:
 - a.** Up to 120 square feet in area: min. 5-foot setback.
 - b.** 121 to 300 square feet: min. 10-foot setback.
 - c.** 301 to 500 square feet: min. 15-foot setback.

⁴ The combined sum of all principal and accessory uses shall not exceed the zoning district maximum lot coverage amount.

- d. Over 500 square feet: min. 20-foot setback.
- 6. Roofed accessory structures must be located in the side (interior) yard or rear yard.
- 7. Roofed accessory structures 120 square feet or less in floor area may not exceed 10 feet in height in a residential district.
- 8. Roofed accessory structures greater than 120 square feet in floor area must abide by the following, excluding any covered pavilion, greenhouse, cabana, or carport:
 - a. Exterior walls of roofed accessory structures that are accessory to all uses, except single-family detached dwellings, must be finished with brick, stone, cement-based siding, or with materials and colors similar to that of the principal building.
 - b. Exterior walls of roofed accessory structures that are accessory to single-family detached dwellings must be any material listed in sentence (a) above or LP SmartSide or similar engineered wood lap, panel or vertical siding, or factory finished powder-coated metal, except that pre-engineered metal buildings or carports are not allowed.
 - c. Roofing materials and roofing colors must match that of the principal building.
 - d. Internal floors shall be solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel and dirt floors are prohibited.
 - e. Height may not exceed height of the principal dwelling.
- 9. The construction of any roofed accessory structure over 20 square feet in floor area requires a building permit. All permit applications must indicate the proposed use of the structure and must include a scaled drawing (i.e. 1" = 30') that shows the exact location on the property with distance(s) from the adjacent lot line(s).
 - a. Exception: no permit is required to erect a *pre-fabricated*⁵ roofed accessory structure 120 sq. ft. or less in floor area on a developed single-family detached lot that meets all other requirements of Sec. 206-8.26.
- 10. 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 setback .
 - c. Within the Floodplain.
 - d. Within the front yard or side (street) yard.
 - e. On any lot not containing a principal building and use.

Section 27.

⁵ Defined as a building or component manufactured off-site in a factory-controlled setting, then transported and assembled on-site. Unlike traditional construction, these structures are built in sections (modules, panels or kits) and assembled on-site.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by adding Section 207-1.4(D) and replacing it with following:

D. Public Parking

1. Required vehicle parking spaces may be located off-site, provided the public parking spaces are located within 600 feet of the primary entrance of the use served and are located within the same or more intense zoning district as the use served.
2. The distances referred to above is measured in accordance with Sec. 207-1.4.C.4.

Section 28.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-1.8 (B) and replacing it with following:

207-1.8 Vehicle Parking Location

B. Parking Location Limitations

Buildings under 10,000 square feet of floor area, except single-family detached dwellings and two-family dwellings, located on lots that are all or partially within 300 feet of State Route 124 or State Route 10/United States Highway 78, must conform to the following.

1. No more than one double row of parking may be located between a building and abutting public streets.

Section 29.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-1.11 (B) (4) (b) and –1.11 (C) (3) and replacing it with following:

B. Allowed Vehicle Parking

4.

b. Each lot may have additional vehicles, including trailers, parked, stopped, standing, or stored, so long as they are in a safely erected and maintained enclosed shelter, not visible from the public right-of-way or adjoining properties, where the entire floor area under the roof of the enclosed shelter is made of concrete, asphalt, other improved surface.

C. Driveways and Parking Surfacing

3. Except for side-entry garages, the Director of Planning and Development may consider variances to allow construction of additional hard-surface parking areas in a side (interior) or rear yard, adjacent to an existing driveway, for the purposes of overflow parking where,

in their opinion, the intent of this UDO can be achieved and equal performance obtained by granting a variance. Examples of materials that the Board may approve include, but are not limited to, brick, cobblestone, or pavers set in concrete or similar hard surfaces.

Section 30.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Table 207-2.1.B and replacing it with following:

Table 207-2.1.B. Minimum Buffer Strip Requirements

New Project Zoning	Existing Adjacent District (Required Buffer Shown in Feet)										Res (County) [2]
	RS-30 RS-30-BTR	RS-15 RS-15-BTR	RS-5 RS-5-BTR	R-DU R-DU-BTR	R-TH R-TH-BTR	RM	RX	RO RO-BTR	PRC	TC-R	
SP [1]	15	15	15	--	--	--	--	--	--	--	15
RM	15	15	15	--	--	--	--	--	--	--	15
RX	15	15	15	--	--	--	--	--	--	--	15
RO	15	15	15	--	--	--	--	--	--	--	15
R-TH	15	15	15	--	--	--	--	--	--	--	15
R-TH-BTR	15	15	15	--	--	--	--	--	--	--	15
OP	40	40	40	40	40	40	40	40	40	40	40
BG	40	40	40	40	40	40	40	40	40	40	40
HSB	60	60	60	60	60	60	60	60	60	60	60
MU	40	40	40	40	40	40	40	40	40	40	40
NR	40	40	40	40	40	40	40	40	40	40	40
LM	60	60	60	60	60	60	60	60	60	60	60
TC-R	15	15	15	15	15	15	15	15	15	--	15
TC-MU	40	40	40	40	40	40	40	40	40	--	40
CI	40	40	40	40	40	40	40	40	40	40	40

[1] Residential district use allowed by special use

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

Section 31.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-4.2 and replacing it with following:

207-4.2. Applicability

This section applies to any development permit, substantial building permit, or any undeveloped lot that requires a building permit except those involving individual single-family detached and two-family dwellings.

Section 32.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-4.3 (B)(1) and replacing it with following:

1. Survey. The survey must be a to-scale map or site plan that has been prepared and sealed by a registered landscape architect, certified arborist, registered forester, registered surveyor, or registered engineer no more than 12 months before the date of submittal. The survey must show the following:
 - a. The location, species, and size (DBH) of existing specimen and/or heritage trees on the site. Their critical root zone (CRZ) must also be delineated and the spot elevation at the base of their trunk must be indicated. Trees must also be labeled in a way to determine if they are intended for removal or preservation.
 - b. The location, species, and size (DBH) of existing trees which are proposed to be saved on the site with a diameter breast height (DBH) measurement of 4 inches or larger.
 - c. The location, species, and size (DBH) of existing trees within the public right-of-way with a DBH measurement of 3 inches or larger.
 - d. The location, species, and size (DBH) of existing boundary trees with a DBH of 4 inches or larger that have a CRZ that lies anywhere on the site.
 - e. If the area of tree save, excluding required zoning buffers, is greater than 3 acres, the design professional may propose to the Director, an alternate tree sampling survey plan. Tree sampling locations must be pre-approved by the Director and shall be 50 feet by 50 feet, or 2,500 square feet in area, per acre of the site.
 - f. Existing tree save density per acre shall be determined by taking an average of the number of tree inches located in each sample area and multiplying by 17.42.

Section 33.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-4.8 (C) and replacing it with following:

- C. All reasonable efforts must be made to save specimen and heritage trees. Reasonable effort includes, but is not be limited to, alternate building design, building location, parking area layout, parking area location, water retention location, and the like. In order to encourage the preservation of specimen and heritage trees, the removal of these trees requires tree replacement that is in addition to the site's required tree density and in addition to any tree density credit for tree save areas. Specimen and heritage tree replacement requirements must be provided in addition to the regular site tree replacement requirements. When authorized to remove a specimen and/or heritage tree, said trees must be replaced per the following ratios:

1. Specimen tree: 1-inch of DBH removed: 1.5-inch of caliper replaced

Ex: removing a specimen hardwood with a DBH of 32-inch will require 48-inch of replacement caliper

2. Heritage tree: 1-inch of DBH removed: 2-inch of caliper replaced

Ex: removing a heritage hardwood with a DBH of 40-inch will require 80-inch of replacement caliper

Section 34.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-4.9(A) (2) and replacing it with following:

2. No permit may be issued until the required recompense has been made to the Tree Replacement Fund. The amount of the recompense must be determined using the following formula:

$$\$250(\text{Specimen/Heritage/Public ROW Tree Replacement Requirements} + (TDF - (EDF + RDF)))$$

Ex: A 3-acre lot is zoned Office Professional (OP) (90-inch cal./acre required). There are four trees (20-inch elm, 22-inch elm, 22-inch oak, and a 19-inch oak), which are noted to be preserved on the Tree Protection Plan. There is 1 heritage tree on the site (42-inch oak) that is noted to be removed on the Tree Protection Plan. That heritage tree requires a replacement of 84-inch of caliper. No trees within the public right-of-way were removed, destroyed, or lost. The developer is replacing a total of 210-inch of tree caliper back on the site. The developer's owed recompense is calculated below:

$$\begin{aligned} R &= \$250(84 + (270 - (20+22+22+19 + 210))) \\ R &= \$250(84 + (270 - (83 + 210))) \\ R &= \$250(84 + (270 - 293)) \\ R &= \$250(84 + -23) \\ R &= \$250(61) \\ R &= \$15,250* \end{aligned}$$

*Note: The example calculation above is provided as an alternative method for monetary recompense when a development site cannot feasibly support required replacement trees when all reasonable efforts have been made. As outlined in Sec. 207-4.B.C. above, all specimen and heritage trees that are removed, must be replaced at the ratio required and that replacement must be in addition to the site's required tree density and in addition to any density credit for tree save area.

Section 35.

Chapter 200, Articles 7 of the Unified Development Ordinance for the City of Snellville, Georgia is hereby amended by deleting Section 207-5.2, -5.3, -5.4, -5.5, -5.6, and -5.7 and replacing it with following:

207-5.2. Administration

- A. Site Lighting Plan (Required for non-residential, multifamily residential, and single-family attached developments).

1. A site lighting plan must be submitted at a 1 inch = 20-feet scale minimum.
 2. Site lighting plans must include:
 - a. Location and mounting information for each light;
 - b. Illumination calculations showing light levels in foot candles at points located on a ten-foot center grid, including an illustration of the areas masked out per the requirements above regarding points of measurement;
 - c. All non-pedestrian lighting fixtures (luminaries) shall be full-cutoff luminaires whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop Dish Refractors are prohibited. Provide manufacturers drawing details for proposed fixtures and mounting poles.
 - d. Light source shall be Light Emitting Diodes (LED). Alternate light sources shall be submitted to the Director for approval. A single light source type shall be used for any one site. Fixtures must be mounted in such a manner that the cone of the light is not directed at any property line of site.
 - e. The minimum mounting height for a parking lot pole fixture is 12 feet. The maximum mounting height for a parking lot pole fixture is 20 feet.
 - f. The maximum height for a pedestrian walkway pole is 14 feet.
 - g. Photometric calculations must be initial and maintained with aiming diagrams and mounting heights.
 - h. Lighting details shall be in conformity with standards outlines in Sec. 207-5.4.
- B. Site Lighting Plan (Required for single-family detached residential developments).**
1. A site lighting plan must be submitted at a 1 inch = 20-feet scale minimum.
 2. Site lighting plans must include:
 - a. Location and mounting information for each street light;
 - b. Illumination calculations showing light levels in foot candles at points located within a 30-foot radius from each street light. If the proposed residential development includes an amenity area, illumination calculations showing light levels in foot candles at points located on a ten-foot center grid shall be provided;
 - c. Lighting details in conformity with standards outlined in Sec. 207-5.4;
 - d. The minimum mounting height for a parking lot pole fixture is 12 feet. The maximum mounting height for a parking lot pole fixture is 20 feet;
 - e. The maximum height for a pedestrian walkway pole is 14 feet.
- C. Light Level Measuring**
1. Light levels are specified, calculated and measured in foot-candles. All foot-candle values are maintained foot-candles.
 2. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.
- D. Relief**
- Relief from the requirements of this section may be granted by the City Council under the following circumstance:
1. Minimum levels may be less than required by this section, depending on site and traffic conditions.

2. Maximum levels may be more than allowed by this section when the proposed levels strictly conform to the recommended levels within the IESNA Lighting Handbook, the accepted industry standards.
3. All lighting fixtures designed or placed so that the minimum and maximum levels of illumination as measured in foot-candles at any one point meets the standards shown in Table 207-5.6.

207-5.3. Prohibited Lighting

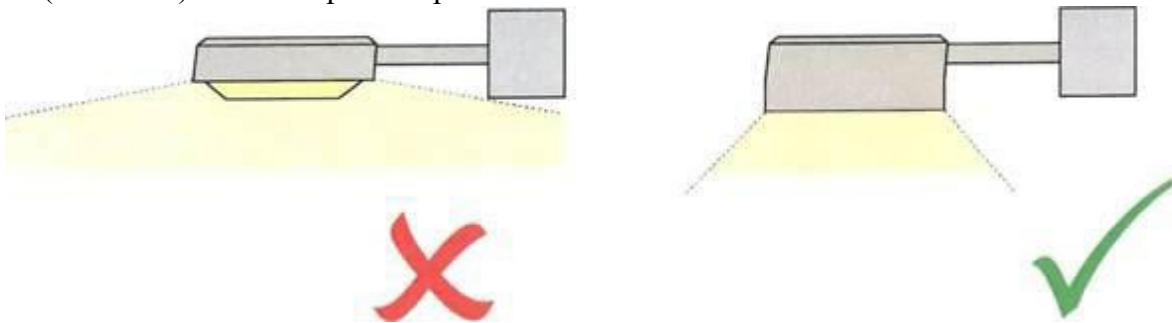
The following lighting systems are prohibited:

- A. Aerial lasers;
- B. Temporary searchlights and other high-intensity narrow-beam fixtures;
- C. Mercury or sodium vapor lamps and other light sources that lack color correction or do not allow for uniform site lighting;
- D. Cobra-head-type fixtures with dished or drop lenses or refractors;
- E. Blinking or flashing lights, rope lights or lights outlining architectural features (other than temporary holiday lighting);
- F. Spotlights or floodlights mounted on any tree (other than temporary holiday lighting);
- G. Any lighting configured in a manner which causes glare or distraction to the public;
- H. Home security lighting directed in a manner which causes glare into an adjoining residence; and
- I. Poles primarily constructed with materials other than painted steel and aluminum.

207-5.4. Lighting Standards, Configuration, and Timing

A. Fixtures:

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



2. Exterior pedestrian lighting, or lighting installed for the purpose of illuminating a walkway or sidewalk where building mounted lighting and parking lot lighting is insufficient, may utilize fixtures other than "full-cutoff". Fixtures must be top-mounted on approved poles and must be "lantern-style" as illustrated (right). Design variations may be submitted for review.
- B. Trees and shrubs may not interfere with the distribution of exterior lighting necessary for security purposes as required by this section.
 - C. Security lighting above building entrances, parking lots, off-street loading areas and service entrances must be LED, unless permitted otherwise during plan review, and incorporated in exterior areas going to and from the building(s) or use(s) within the site.
 - D. All exterior fixtures, when used for security purposes, except for parking lot lighting, shall be illuminated from dusk until dawn, unless otherwise specifically designated on the site plan and

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as approved through the site plan process. All other exterior lighting that is not necessary for security purposes shall be turned off one hour after the close of business.

- E. Any exterior lighting device designed for security lighting must be protected by weather and vandal-resistant covering, a managed light source for controlling the times of illumination and fully shielded and directed down to minimize glare and intrusiveness on adjacent properties or rights-of-way.
- F. Lighting in multi-level parking ramps must be evaluated on a case-by-case basis to maximize safety and to minimize unnecessary glare to adjacent or nearby residential areas.
- G. All poles utilized for mounting light fixtures must be constructed of steel or aluminum, or other material approved by the Director of Planning and Development. Poles must be maintained in good repair and must be painted a black, grey, or brown. Poles must be securely fastened to a concrete base which is sized appropriately for horizontal force demands.

207-5.5. Minimum Illumination Guidelines for Security Purposes

All minimum illumination guidelines for security lighting listed in this section must be maintained from ground level to a height of 6 feet. The minimum to maximum uniformity ratio may range up to 6:1 in acceptable layouts. In some circumstances, customer convenience, closed-circuit surveillance, and commercial entertainment uses may require a higher level of lighting.

207-5.6. Outdoor lighting intensity standards

When outdoor lighting is proposed or required, the following standards in the following table will apply.

Outdoor Lighting Intensity Standards Table		
Light Use	Minimum Horizontal Foot-candles	Maximum Horizontal Foot- candles
Non-residential Parking lots	0.6	10.0

Multi-family Parkng Lots	0.2	10.0
Fuel Center Canopies	10.0	25.0
Security Entrances (Safety)	0.6	15.0
ATM Locations	0.6	25.0
Walkways, Access Drives	0.2	10.0
Loading and Unloading Areas	0.2	10.0
Landscaped Areas	--	5.0

207-5.7. Light Trespass

Areas containing outdoor lighting (except public street lighting) must limit light trespass onto adjacent property, when measured at any point along a lot line, to the requirements set forth below. Compliance shall be achieved by utilizing fixture shielding, directional control designed into fixtures, fixture location, height, or aim, or a combination of these or other factors. Light trespass maximums shall not apply to the right-of-way, provided that all other limiting measures are met.

District Adjoining Subject Property	Maximum Light Spillage to Adjoining Lots Measured in Foot-candles
All residential districts, TC-R, NR	3.0
All nonresidential districts, TC-MU, CI	5.0

Section 36.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 37.

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

Section 38.

This Ordinance was adopted _____, 2026. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE NEXT PAGE]

ORDAINED this _____ day of _____, 2026.

Barbara Bender, Mayor

Norman Carter, Mayor Pro Tem

ATTEST:

Richelle Brown, Council Member

Melisa Arnold, City Clerk

Catherine Hardrick, Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

John J. Crowley, City Attorney
Tallant Howell, Attorneys at Law

Shaunt'e Jermaine Pitt, Council Member

Exhibit A

Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
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	Definition/ Standards	
Residential Uses																											
All household Living, as listed below:																										Sec. 206-3.1.A	
Single-family detached dwelling	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	--	--	--	P	P	--	--	S	S	--	Sec. 206-3.1.B	
Two-family dwelling	--	--	--	P	P	--	P	--	--	--	--	--	P	P	--	--	--	--	P	P	--	--	S	S	--	Sec. 206-3.1.C	
Single-family attached dwelling	--	--	--	--	L	--	L	L	--	--	--	--	--	L	L	--	--	--	L	L	--	--	S	S	--	Sec. 206-3.1.D	
Multiple-family dwelling	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	--	--	Sec. 206-3.1.E	
Towne Center loft	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	Sec. 206-3.1.F	
Towne Center flat	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	Sec. 206-3.1.G	
Mobile home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.1.H	
Live-work	--	--	--	--	--	--	S	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	S	S	--	Sec. 206-3.1.I
All group living, as listed below:																										Sec. 206-3.2.A	
Assisted living facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	--	S	--	S	S	S	P	Sec. 206-3.2.C	
Boarding and rooming house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	Sec. 206-3.2.D
Collective residence	S	S	S	S	S	--	S	--	S	S	S	S	S	S	--	S	--	--	--	S	--	--	S	S	S	Sec. 206-3.2.E	
Community living arrangement	S	S	S	S	S	--	S	--	S	S	S	S	S	S	--	S	--	--	--	S	--	--	S	S	S	Sec. 206-3.2.E	
Group home	S	S	S	S	S	--	S	--	S	S	S	S	S	S	--	S	--	--	--	S	--	--	S	S	S	Sec. 206-3.2.E	
Halfway house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.2.G	
Hospice	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	S	S	S	--	--	--	S	S	P	Sec. 206-3.2.H	
Monastery or convent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	S	P	Sec. 206-3.2.I	
Nursing facility (skilled)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P	Sec. 206-3.2.A	
Nursing home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P	Sec. 206-3.2.A	
Personal care home	S	S	S	S	S	--	S	--	S	S	S	S	S	S	--	S	--	--	--	S	--	--	S	S	S	Sec. 206-3.2.E	
Retirement community (continuing care)	--	--	--	--	--	--	S	S	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	S	Sec. 206-3.2.F	
Shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-3.2.J	
Public/Institutional Uses																											
All civic, as listed below:																										Sec. 206-4.1.A	

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center							
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	Definition/ Standards	
Colleges, public or private	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	Sec. 206-4.1.B	
Community center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	P	P	Sec. 206-4.1.C
Fraternal organization and club, non-profit	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	P	Sec. 206-4.1.D
Museum, library	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	Sec. 206-4.1.E
Non-profit private clubhouse	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	--	--	--	--	L	L	--	Sec. 206-4.1.F
Non-profit private outdoor recreation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	S	S	--	Sec. 206-4.1.G
Place of worship	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	S	S	S	L	Sec. 206-4.1.H	
Public buildings and use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.1.I
Public civic and cultural center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	Sec. 206-4.1.K	
School, public or private	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	S	S	S	--	--	--	--	S	--	P	Sec. 206-4.1.J	
All park and open space, as listed below:																										Sec. 206-4.2.A	
Cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-4.2.B	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.C
Country club, golf course	P	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	Sec. 206-4.2.D
Park, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.E
Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.F
All utility, as listed below:																										Sec. 206-4.3.A	
Minor utility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.B
Small cell facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.C
Telecommunication antenna and tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.D
Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.E
Commercial Uses																											
Adult entertainment establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	--	Sec. 206-5.1
All day care, as listed below:																										Sec. 206-5.2.A	
Adult care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.B
Day care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.C
Family day care home	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	S	P	--	--	S	S	--	--	Sec. 206-5.2.D
All special event facility (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	S	S	--	--	--	Sec. 206-5.3

KEY: P = Permitted Use L = Limited Use S = Special Use --- = Use Not Permitted																											
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
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	Definition/ Standards	
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 fitness/yoga studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	L	--	--	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	
Behavioral health facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	S	Sec. 206-5.6.E	
Blood plasma donation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	
Chiropractor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Dental office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Emergency medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A	
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A	

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	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
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	Definition/ Standards	
Kidney dialysis center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	S	--	--	P	Sec. 206-5.6.A	
Medical cannabis dispensary	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	Sec. 206-5.6.D	
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	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
Employment center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Engineer office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A

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	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
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	Definition/ Standards
Finance company	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.C
Financial services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Graphic design	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance adjuster	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Interior decorator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Investment or brokerage house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lawyer’s office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lender office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Loan office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.7.D
Mortgage agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Office showroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.E
Professional services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Radio, film, recording, and television studios and stations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.F
Real estate agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Sales office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Savings and loan institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Security system services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	L	P	P	--	--	Sec. 206-5.7.A
Trade school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
Travel agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Vocational school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
All outdoor recreation, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Amusement park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Batting cage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Drive-in theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Extreme sports facility (BMX, skateboarding or rollerblading)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Golf driving range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8

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	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
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	Definition/ Standards	
Miniature golf	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor amusements	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor sports field/court	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor stadium, arena	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Water park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
All passenger terminal (no on-site storage or parking of vehicles), including:	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Bus terminal	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Limousine service	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Non-emergency transport	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Taxicab service	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
All personal services, except the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Animal care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B	
Animal hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	--	--	--	Sec. 206-5.10.C	
Beauty salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H
Doggy day care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Dry cleaning	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D
Eyeglass shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Food catering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A
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

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	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
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	Definition/ Standards	
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.F
Bar	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Brewpub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Coffee shop, donut shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	Sec. 206-5.11.D, Sec. 206-5.11.F
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

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	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
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	Definition/ Standards
Ice cream shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Juice shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Nightclub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Pizza delivery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant, drive-thru	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	S	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant, take-out	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Tavern	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Tea shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Yogurt shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
All retail, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Animal supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Antique shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Appliance store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Art and school supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Art gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.12.A
Art studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.12.A
Artisan shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	--	Sec. 206-5.12.C
Baked goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bakery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.D
Beverage store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bicycle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Book store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bottle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E

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	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center							
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	Definition/ Standards	
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	
CBD store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.G	
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.H	
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.I
Dry goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Electronics store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Fabric store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Flower shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Furniture store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Garden supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
General retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Gift and cards	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Grocery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Growler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E	
Guns and ammunition	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Hardware store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Hobby store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Home building supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.A	
Home improvement supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	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						
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	Definition/ Standards	
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.J	
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	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	
Smoke shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.O	
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	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center								
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	Definition/ Standards	
Swimming pool supply store (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F	
Title pawn	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	--	--	--	--	Sec. 206-5.12.M	
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.O	
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
Audio and alarm installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K
Bed-liner installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K
Custom accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K
Emissions testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	--	--	--	--	Sec. 206-5.13.K
Glass repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K
Minor scratch and dent repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K
Quick lubrication facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	--	Sec. 206-5.13.K

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
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	Definition/ Standards	
Vehicle repair (major), including the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L	
Body and paint shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L
Brake repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L
Muffler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L
Tire repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L
Transmission repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L
Industrial Uses																											
All craft manufacturing, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Ceramic products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Clothing products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Electronic goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Food and bakery products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Furniture products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Glass products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Household appliances	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Jewelry products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Leather products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Metalwork	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Non-alcoholic beverages	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Paper products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Printmaking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
All heavy industrial, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Animal processing, packing, treating and storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bone materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bottling plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bulk fuel sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bulk storage of flammable liquids, chemicals, cosmetics, drugs, soap, paints, fertilizers, and abrasive	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center							
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	Definition/ Standards	
products																											
Chemical materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Clay materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Concrete batch plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Explosives materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Fireworks materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Food processing, and related products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Glass materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Leather materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Livestock or poultry slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumber production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumberyard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Metal products, including enameling and galvanizing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Paper materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Petroleum, liquefied petroleum gas and coal products and refining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Plastic materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
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	

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																										
	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center						
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	Definition/ Standards
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
Food truck (base of operation)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.E
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 providing centralized services for separate retail outlets	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	--	--	--	--	Sec. 206-6.3.A
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	--	--	--	--	Sec. 206-6.3.F
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.3.A
Winery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-6.3.C
All light manufacturing, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Bookbinding plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Cabinet makers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Clothing, textile or apparel manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																										
	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center						
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	Definition/ Standards
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
Fleet storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
New and operable used vehicle, boat, or other similar operable vehicle storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
Trailer storage, drop-off lot	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
Storage of soil, mulch, stone, lumber, pipe, steel, and other similar material equipment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
Storage and splitting of logs	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
Towing/impounding of vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
Tractor trailers storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.5.A
All self-storage, as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.7
Indoor multi-story storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	P	--	--	--	--	Sec. 206-6.7.A

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																										
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
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	Definition/ Standards
Mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Warehouse, self-storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Research and Development																										
Laboratories, offices and other facilities used for research and development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	Sec. 206-6.6.A
Pilot plants used to test manufacturing processes	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	Sec. 206-6.6.A
Prototype production facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	Sec. 206-6.6.A
Warehouse and Distribution																										
Building materials storage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Bulk storage, cold storage, frozen food lockers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Distribution of products and merchandise	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Household moving and general freight storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Parcel service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Transfer and storage business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Waste Related																										
Hazardous household materials collection center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Hazardous waste facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Junk yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Recycling processing center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Scrap metal processor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste incinerator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Wholesale, all	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.10.A
Railroad spur tracks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																										
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center					
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	Definition/ Standards
Agricultural																										
All crop and tree farming	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-7.1
Accessory Uses																										
Accessory uses not otherwise listed below, as determined by the Director	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.2
Accessory cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	--	--	--	S	Sec. 206-8.3
Accessory dwelling unit (ADU)	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.4
Automated retail structure	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	L	--	Sec. 206-8.5
Bee keeping	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	Sec. 206-8.6
Caretaker’s residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.7
Donation bin	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.8
Drive-thru facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	L	L	--	L	Sec. 206-8.9
Dumpster	--	--	--	--	L	L	L	L	L	--	--	--	--	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.10
Electric vehicle (EV) charging station	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.31
Heliport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.11
Home occupation	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.12
In-law suite	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.13
Institutional accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.14
Keeping of pets	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.15
Keeping of livestock	L	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.16
Modular offices/ classroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.17
On-site parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.18
Outdoor storage, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	--	Sec. 206-8.19
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-8.20
Parking of business vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.21
Parking of recreational vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	--	--	Sec. 206-8.22
Parking and storage of watercraft	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	L	--	Sec. 206-8.23
Portable accessory structure (PODS)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.24

KEY: P = Permitted Use L = Limited Use S = Special Use ‘--’ = Use Not Permitted																											
	Residential								Residential Build-to-Rent						Mixed-Use & Business						Towne Center						
Use Category	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	Definition/ Standards	
Specific Use																											
Religious accessory uses	L	L	L	L	L	L	L	--	L	L	L	L	L	L	--	--	L	L	L	L	--	L	L	L	L		Sec. 206-8.25
Roofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	L	P		Sec. 206-8.26
Satellite dish antenna	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.27
Solar energy system (ground mounted)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-8.32
Solar energy system (intergrated or roof mounted)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.32
Swimming pool, hot tub, spa, koi pond	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.28
Temporary Shelter	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.30
Unroofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		Sec. 206-8.29

Table Note

[1] TCO use standards do not apply to properties zoned TC-MU or TC-R.

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 13, 2026

CASE: #SUP 26-01 – Private K-8 Christian School

STATUS: 1st Reading

Application by Shane Swezey, Principal of Parkview Christian School, to allow the use of a Private K-8 Christian School to operate within Westside Baptist Church's building and variances from the UDO for a 4.54 acre lot and a currently occupied building to serve as a private school.

Financial Impact: None

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** June 23, 2026 (Approval)

Mayor and Council Meetings: July 13, 2026 (1st Reading)
July 27, 2026 (2nd Reading & Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(5-12-2026\)](#)
- [#SUP 26-01 Special Use Permit Application \(5-12-2026\)](#)
- ['As-built' Site Plan & Survey \(5-12-2026\)](#)
- [Traffic Impact Analysis \(5-12-2026\)](#)
- [School Floor Plan with Photos \(5-12-2026\)](#)

- [June 23 2026 Planning Department Case Summary & Analysis Report \(6-1-2026\)](#)
- [June 23 2026 Planning Commission Case Report \(6-26-2026\)](#)
- [June 26 2026 Planning Department Case Summary & Analysis Report with Planning Commission Case Report \(6-26-2026\)](#)

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: July 13, 2026

CASE: #CIC 26-01 – Adding 68 Units at 2380 Wister Dr, Snellville GA

STATUS: 1st Reading

Application by SPG Planners + Engineers (applicant) and Shifa Real Estate Investments LLC (property owner) requesting a Change in Conditions from the 7/22/2024 approved rezoning and Special Use Permit (RZ 24-03 SUP 24-01) for a 171-unit multi-family Towne Center Flat development to increase the number of units for a total of 239 units on a 2.677 +/- acre site, zoned TC-R (Towne Center Residential) District for a proposed 5-story, Towne Center Flat residential building with 239 mix of one-, two-, three-bedroom units located in the Towne Center Overlay District at 2380 Wisteria Dr, Snellville, Georgia (Tax Parcel 5038 133).

After the Planning Commission Meeting the applicant expressed a desire to amend the design to reduce the amount of units to reduce the impact on the surrounding property owners. Although we have not received the newly proposed amendment we expect it to be a reduction to 203 units. Furthermore, they are proposing to reduce the length of the newly proposed building by half and make it 4 stories instead of 5. Once we receive the amended plan we will distribute it to the public and Mayor and Council.

Financial Impact: Site Development Fees; Real Property Taxes;
and Stormwater Utility Fees

Planning Department Recommendation: Approval with Conditions

**Planning Commission Meeting
And Recommendation:** June 23, 2026 (3-2 Denial)

Mayor and Council Meetings: July 13, 2026 (1st Reading)
July 27, 2026 (2nd Reading & Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- [Letter of Intent \(5-12-2026\)](#)
- [#CIC 26-01 Change in Conditions Application \(5-12-2026\)](#)
- [Proximity Plan \(5-12-2026\)](#)
- [May 6, 2026 Property Survey \(5-12-2026\)](#)
- [Concept Illustrative \(5-12-2026\)](#)
- [May 7 2026 Traffic Impact Study \(5-12-2026\)](#)
- [Site Plan Set \(5-12-2026\)](#)
- [July 22 2024 Approved #RZ 24-03 ORD 2024-05 \(5-12-2026\)](#)
- [July 22 2024 Approved #SUP 24-02 ORD 2024-06 \(5-12-2026\)](#)
- [June 23 2026 Planning Department Case Summary & Analysis Report \(6-3-2026\)](#)
- [June 23 2026 Planning Commission Case Report \(6-26-2026\)](#)
- [June 26 2026 Planning Department Case Summary & Analysis Report with Planning Commission Case Report \(6-26-2026\)](#)



Agenda Item Summary

Date: July 13, 2026

Prepared by: Javier Gonzalez, Public Works Director

Agenda item:

Consideration and Action on Surplus of Public Works Jetter Vacuum Truck

1. 2013 NAVISTAR model 4300 VACTOR 2100 series Jet Vac Truck VIN #
3HAMMAAL2EL531890

Background:

Vehicle has multiple mechanical issues. The cost of repair exceeds value for amount used.

Financial Impact:

There is no cost to list the items on GovDeals, the buyer pays the commission.

Recommendation:

Approve the surplus of truck.

Action requested:

Motion and affirmative vote to approve the listed truck for surplus.