

**SUMMARY OF PROPOSED AMENDMENT #9
SNELLVILLE UNIFIED DEVELOPMENT ORDINANCE**

CHAPTER 100 – GENERAL PROVISIONS
CHAPTER 200 – ZONING AND LAND USE

**#UDO 26-01 DRAFT AMENDMENT
(V1) – 3-31-2026**

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
CHAPTER 100 – GENERAL PROVISIONS			
1.	100-7	101-2.1. UDO Zoning Districts	Add Build-to-Rent Districts (previously adopted in UDO Amendment #4, approved 1-9-2023).
2.	100-21 to 100-51	102-2. Defined Terms	Add definition for cabana, carport, detached garage, pool house, site setback, and prefabricated structure.
3.	100-69	103-3. Land Disturbance Permits	Amend Permit Required, Exemptions.
4.	100-106	103-6. Plans and Plats	Remove Planning Commission signature requirement for Final Plat approval.
CHAPTER 200 – ZONING AND LAND USE			
5.	200-3	201-1. Measurements and Exceptions	Add paragraph 'Interpretation of Zoning District Boundaries'.
6.	200-7	201-1.3. Lots	Add paragraph 'One Principal Building on a Lot'.
7.	200-9 to 200-11	Table 201-1.6. Allowed Locations of Residential District Accessory Uses and Structures	Add several additional uses to table (fire pit, detached garage, covered pavilion, pool house, and trellis/arbor)
8.	200-12 to 200-13	201-1.6. Accessory Uses and Structures – Residential Districts	Amend setback requirements; Amend and clarify driveway front yard coverage allowance; and on-site parking allowance.
9.	200-15	201-1.7. Allowed Locations of Nonresidential District Accessory Uses and Structures	Amend setback requirements.
10.	200-34 to 200-47	201-3. General Architectural Standards	Add language to regulate exterior building color on existing commercial and residential buildings, except existing single-family detached dwellings; Clarify building façade window and door area limits; Garage door limits;
11.	200-59	202-5. R-DU Duplex Residential District	Remove single-family detached dwelling from lot standards
12.	200-61	202-6. R-TH Townhouse Residential District	Increase Site Setback (not along streets) to 45 feet min. add note 'Where adjacent to low-density residential land use, site setback in addition to min. required buffer in Sec. 207-2.' (Added as 15-feet).

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
CHAPTER 200 – ZONING AND LAND USE (continued)			
13.	200-65	202-7. RM Multifamily Residential District	Remove single-family detached from lot standards; Increase lot coverage to 90% max.; Add note 'Where adjacent to low-density residential land use, site setback in addition to min. required buffer in Sec. 207-2.' (15-feet)
14.	200-91	202-14. R-DU-BTR Duplex Residential Build-to-Rent	Remove single-family detached dwellings from lot standards.
15.	200-93	202-15. R-TH-BTR Townhouse residential Build-to-Rent	Increase Site Setback (not along streets) to 45 feet min. add note 'Where adjacent to low-density residential land use, site setback in addition to min. required buffer in Sec. 207-2.' (Added as 15-feet).
16.	200-146	206-2 Allowed Use Table	Remove several residential and group living uses from the RM District (not compatible); Add several Group Living uses to OP District as a special use; Remove several group living uses from the MU District (not compatible).
17.	200-167 to 200-169	206-3.2. Group Living	Re-define 'Assisted Living Facility'; Add clarifying language to 'Collective Residence'.
18.	200-206 200-208	206-5. Commercial Uses	Add Principal Arterial road classification to road frontage requirement to Boat, RV, Utility or Enclosed Trailer Sales, Rental or Service specific use and Vehicle, Sales, Rental, or Auction specific use.
19.	200-229	206-8. Accessory Uses	Add clarifying language to use standards for the parking of RV's.
20.	200-233 to 200-236	206-8. Accessory Uses	Amend definition and use standards for Roofed Accessory Structure.
21.	200-258	207-1. Parking and Loading	Remove 20% parking area restriction located between the building and street; and between the building and side (interior) lot line.
22.	200-260	207-1. Parking and Loading	In lieu of the Board of Appeals, allow the Planning Director to consider Administrative Variance for additional parking areas in the side (interior) or rear yard.
23.	200-263	207-2. Buffers and Screening	For R-TH and R-TH-BTR Districts, add 15-foot buffer requirement between RS-30, RS-15, RS-5 and residential districts in the County.
24.	200-281	207-4. Tree Ordinance	Amend applicability section to make the Tree Ordinance applicable to any undeveloped lot that requires a building permit, except for single-family detached and two-family dwellings.
25.	200-282	207-4. Tree Ordinance	Add additional criteria for Tree Survey requirements.
26.	200-289	207-4. Tree Ordinance	Add additional language to reinforce specimen and heritage tree replacement credits and in addition to any tree density credits received for tree save areas.
27.	200-290	207-4. Tree Ordinance	Add note to tree recompense calculation example.
28.	200-300 to 200-305	207-5. Lighting	Amend Lighting Ordinance to clarify applicability and standards and increase lighting intensity standards.