

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

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

**#UDO 26-01 DRAFT AMENDMENT
(V2) – 5-18-2026**

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 Residential District Accessory Uses and Structures	Amend setback requirements based on structure size.
10.	200-33 to 200-45	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; Correct roofs section.
11.	200-57	202-5. R-DU Duplex Residential District	Remove single-family detached dwelling from lot standards.

CHAPTER 200 – ZONING AND LAND USE (continued)

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
12.	200-59 to 200-62	202-6. R-TH Townhouse Residential District	Revisited R-TH District regulations for site standards, building standards and placement, and bulk and mass to regulate development in the rear-load townhome developments as front-load townhomes are no longer allowed (Dec. 2022).
13.	200-63	202-7. RM Multifamily Residential District	Remove single-family detached from lot standards; 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.	200-89	202-14. R-DU-BTR Duplex Residential Build-to-Rent	Remove single-family detached dwellings from lot standards.
15.	200-93 to 200-98	202-15. R-TH-BTR Townhouse residential Build-to-Rent	SAME CHANGES AS ITEM #12.
16.	200-144	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.	200-146	206-2 Allowed Use Table	Add 'fitness' to Gym, health spa, yoga studio specific use category; Allow use as a limited use in the TC-MU District; Add 'Behavioral health facility' and allow as a special use in OP, BG, HSB, TCO, and CI Districts.
18.	200-165 to 200-167	206-3.2. Group Living	Re-define 'Assisted Living Facility'; Add clarifying language to 'Collective Residence'; .
19.	200-186 to 200-187	206-5.5. Indoor Recreation	Add 'Fitness' to specific use category and add use standard that limits use to not exceed 4,500 sq. ft. of tenant space in TC-MU District; Add 'Behavioral health facility' provide definition (see item #17).
20.	200-203 200-208	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.
21.	200-230	206-8. Accessory Uses	Add clarifying language to use standards for the parking of RV's.
22.	200-234 to 200-236	206-8. Accessory Uses	Amend definition and use standards for Roofed Accessory Structure.
23.	200-255	207-1. Parking and Loading	Add to allow required vehicle parking spaces to be provided by the Public Parking deck located within 600 feet of the primary entrance.
24.	200-259	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.
25.	200-262	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.
26.	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.

CHAPTER 200 – ZONING AND LAND USE (continued)

ITEM	PAGE NO.	SECTION	DESCRIPTION OF CHANGE
27.	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.
28.	200-282	207-4. Tree Ordinance	Add additional criteria for Tree Survey requirements.
29.	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.
30.	200-290	207-4. Tree Ordinance	Add note to clarify tree recompense calculation example.
31.	200-301 to 200-306	207-5. Lighting	Amend Lighting Ordinance to clarify applicability and standards and increase lighting intensity standards.