

ARTICLE IV
ZONING DISTRICTS

Section 400. Establishment of Zoning Districts:

For the purposes of this Ordinance, the incorporated area of the City of Buford, Georgia, is divided into zoning Districts designed as follows:

RA-200	Agriculture-Residence District
R-140	Single-Family Residence District
R-100	Single-Family Residence District
RM	Multi-Family Residence District
RM-8	Multi-Family Residence District
RM-6	Multi-Family Residence District
RMD	Multi-Family Residence District (Duplexes)
RL	Lakeside Residence District
MH	Mobile Home Park District
MHS	Manufactured Housing Subdivision District
P	Public
C-2	General Business District
O-I	Office-Institutional District
OBP	Office-Business Park District
M-1	Light Industry District
M-2	Heavy Industry District

Section 401. Location and Boundaries of Zoning Districts:

The located and boundaries of the Zoning Districts are hereby established as shown on the set of maps entitled “City of Buford Zoning Maps” which are hereby made a part of this Ordinance, which may be amended from time to time and which shall be kept in the office of the City of Buford Planning Department where they shall be available for public inspection.

Section 402. Interpretation of Zoning District Boundaries:

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

1. Where a Zoning District boundary line is shown as approximately following a corporate limits line, a militia district line, a land lot line, a lot line or the center line of a street, a county road, a state highway, an interstate highway or a railroad right-of-way or such lines extended, then such lines shall be construed to be the Zoning District boundary line.
2. Where a Zoning District boundary line is shown as being set back from a street, a county road, a state highway, an interstate highway or a railroad right-of-way, and approximately parallel thereto, then such zoning District boundary line shall be construed as being at the scaled distance from the center line of the street, county road, state highway, interstate highway or railroad right-of-way 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 except that such extension shall not include any part of a lot that lies more than fifty (50) feet beyond the Zoning District boundary line.
4. In the case of a through-lot fronting on two (2) approximately parallel streets, that are divided by a Zoning District boundary line paralleling the streets, the restrictions of the Zoning District in which each frontage of the through-lot lies shall apply to that portion of the through-lot.

