

## TABLE OF CONTENTS

<u>ARTICLE</u>	TITLE.....	1.1
I.	PURPOSE.....	1.1
II.	SHORT TITLE.....	2.1
III.	DEFINITIONS.....	3.1
IV.	ZONING DISTRICTS	
	Section 400. Establishment of Zoning Districts.....	4.1
	Section 401. Location and Boundaries of Zoning District.....	4.2
	Section 402. Interpretation of Zoning District Boundaries.....	4.2
V.	APPLICATION OF REGULATION	
	Section 500. Use, Occupancy and Erection.....	5.1
	Section 501. Height and Density.....	5.1
	Section 502. Reduction in Lot Size.....	5.1
	Section 503. Yards and Other Spaces.....	5.1
	Section 504. Only One Principal Building or Use on a Lot.....	5.1
	Section 505. Street Frontage Requirement.....	5.2
	Section 506. Classification of Streets.....	5.2
	Section 507. City of Buford Erosion and Sedimentation Ordinance of 2004.....	5.2
VI.	GENERAL PROVISIONS	
	Section 600. Accessory Uses or Structures.....	6.1
	Section 601. Vision Clearance at Intersections.....	6.1
	Section 602. Approvals for Business and Industrial Developments on State Highways.....	6.1
	Section 603. County Approvals That Are Required.....	6.2
	Section 604. Minimum Floor Area Requirements.....	6.2
	Section 605. Area, Yard and Height Requirements.....	6.2
	Section 606. Buffer Between Dissimilar Districts.....	6.4
	Section 607. Requirements for Customary Home Occupations.....	6.7
	Section 608. Method of Density Calculation.....	6.8
VII.	EXCEPTIONS AND MODIFICATIONS	
	Section 700. Walls and Fences.....	7.1
	Section 701. Structures Excluded from Height Limitations.....	7.1
	Section 702. Substandard Lots of Record.....	7.2
	Section 703. Deleted.....	7.2
	Section 704. Temporary Buildings.....	7.2

VIII.	NON-CONFORMING USES	
	Section 800. Continuance of Non-Conforming Uses.....	8.1
	Section 801. Continuance of a Non-Conforming Building.....	8.1
	Section 802. Continuance of Non-Conforming Permanent Signs.....	8.2
	Section 803. Continuance of Non-Conforming Temporary and Portable Signs.....	8.2
	Section 804. Validity of Previously Issued Permits and Approvals.....	8.2
IX.	JUNKED AUTOMOBILES	
	Section 900. Junked Automobiles.....	9.1
	Section 901. Conditions Describing a Junked Vehicle.....	9.1
	Section 902. Junked Automobiles Which Would Be Permitted Within the Unincorporated Area of Gwinnett County Or Within the City Limits of Buford.....	9.2
X.	OFF-STREET AUTOMOBILES PARKING AND LOADING AND UNLOADING SPACES	
	Section 1000. Off-Street Automobile Parking and Loading and Unloading Spaces.....	10.1
	Section 1001. Plan and Design Standards for Off-Street Parking.....	10.1
	Section 1002. Minimum Number of Off-Street Parking Spaces Required.....	10.4
	Section 1003. Plan and Design Standards for Off-Street Loading and Unloading Spaces.....	10.6
	Section 1004. Minimum Size and Number of Off-Street Loading and Unloading Spaces.....	10.6
	Section 1005. Administrative Variance.....	10.7
	Section 1006. Business Vehicle Parking in Residential Districts.....	10.7
XI.	SIGNS	
	Section 1100. Title.....	11.1
	Section 1101. Authority.....	11.1
	Section 1102. Findings, Purpose and Intent.....	11.1
	Section 1103. Scope of Regulations.....	11.2
	Section 1104. Definitions.....	11.3
	Section 1105. Permit Requirements.....	11.8
	Section 1106. Remedies.....	11.9
	Section 1107. Severability.....	11.9
	Section 1108. General Provisions.....	11.10
	Section 1109. Nonconforming Signs.....	11.11
	Section 1110. Exempt Signs.....	11.12
	Section 1111. Prohibited Signs.....	11.12
	Section 1112. Sign Standards.....	11.13
	Section 1113. Repealer.....	11.28

XII.	SANITARY LANDFILLS	
	Section 1200. Zoning Districts in Which Sanitary Landfills are Permitted.....	12.1
	Section 1201. Zoning Districts in Which Landfills Are Permitted.....	12.2
	Amendment to Section 1200.....	12.4
XIII.	USE PROVISIONS	
	Section 1300. RA-200. Agriculture-Residence District.....	13.1
	Section 1300A. R-140. Single-Family Residence District.....	13.4
	Section 1301. R-100. Single-Family Residence District.....	13.5
	Section 1303. RM. Multi-Family Residence District.....	13.7
	RMD. Multi-Family Residence District (Duplexes).....	13.8
	RM-6. Multi-Family Residence District.....	13.8
	RM-8. Multi-Family Residence District.....	13.8
	Section 1304. RL. Lakeside Residence District.....	13.9
	Section 1305. MH. Mobile Home Park District.....	13.10
	Section 1305A. MHS. Manufactured Housing Subdivision District.....	13.11
	Section 1306. P. Public District.....	13.15
	Section 1308. C-2. General Business District.....	13.16
	Section 1309. O-I. Office-Institutional District.....	13.26
	Section 1309A. OBP. Office-Business Park District.....	13.27
	Section 1310. M-1. Light Industry District.....	13.31
	Section 1311. M-2. Heavy Industry District.....	13.32
	Section 1312. Floodplain General Provisions.....	13.33
	Section 1313. Stream Buffer Protection Ordinance.....	13.35
	Section 1315. Mall of Georgia Overlay District Requirements.....	13.47
	Section 1316. Architectural Design and Landscaping Requirements.....	13.53
	Section 1317. Conservation Subdivision/Open Space Development Overlay.....	13.58
XIV.	MINIMUM AREA, YARD AND HEIGHT REQUIREMENTS	
	Section 1400. Minimum Area Requirements.....	14.1
	Section 1401. Minimum Yard and Height Requirements.....	14.2
XV.	ADMINISTRATION, ENFORCEMENT, PENALTIES AND REMEDIES	
	Section 1500. Zoning Enforcement Officer.....	15.1
	Section 1501. Building Permit Required.....	15.1
	Section 1502. Certificate of Occupancy Required.....	15.2
	Section 1503. Penalties for Violation.....	15.2
	Section 1504. Alternative Sentences or Penalties.....	15.2
XVI.	ZONING BOARD OF APPEALS	
	Section 1600. Zoning Board of Appeals Created.....	16.1
	Section 1601. Membership and Appointment.....	16.1

Section 1602. Terms of Office.....	16.1
Section 1603. Officers.....	16.2
Section 1604. Procedure.....	16.2
Section 1605. Powers of the Zoning Board of Appeals.....	16.2
Section 1606. Appeals to the Zoning Board of Appeals.....	16.3
Section 1607. Required Public Hearings by the Zoning Board of Appeals.....	16.3
Section 1608. Reapplication to the Zoning Board of Appeals.....	16.4
Section 1609. Appeals from Decisions of the Zoning Board of Appeals.....	16.4
Section 1610. Administrative Variances.....	16.4

## XVII. AMENDMENTS

Section 1700. Zoning Resolution and Map Amendment Procedure.....	17.1
Section 1701. Initiation of Amendments.....	17.2
Section 1702. Standards Governing Exercise of the Zoning Power.....	17.2
Section 1703. Impact Analysis.....	17.3
Section 1704. Action by Board of Commissioners.....	17.3
Section 1705. Special Use Permit Procedure.....	17.4
Section 1706. Withdrawal of Application for Amendment, Variance or Special Use Permit.....	17.7
Section 1707. Lapse of Time Requirement for an Amendment, Variance or Special Use Permit Reapplication.....	17.8
Section 1708. Plans and Other Documents Showing Proposed Use and Impact Required.....	17.8
Section 1709. Actions to be Taken if Plans of Property Owner Are Not Implemented Within Specified Time Limits.....	17.8
Section 1710. Conditional Zoning.....	17.9
Section 1720. Public Hearing Procedures.....	17.10

## XVIII. LEGAL STATUS PROVISIONS

Section 1800. Conflict With Other Laws.....	18.1
Section 1801. Severability.....	18.1
Section 1802. Repeal of Conflicting Ordinances.....	18.1