

**UNIFIED DEVELOPMENT CODE
POWDER SPRINGS, GEORGIA**

TABLE OF CONTENTS

ARTICLE 1. GENERAL

Sec. 1-1. Title and authority..... 1-1
Sec. 1-2. Adoption..... 1-1
Sec. 1-3. Purpose and intent..... 1-1
Sec. 1-4. General applicability..... 1-2
Sec. 1-5. Interpretation..... 1-3
Sec. 1-6. Annexed Property.....1-5

ARTICLE 2. USE OF LAND AND STRUCTURES

Sec. 2-1. Purpose of Article 2..... 2-1
Sec. 2-2. Zoning Map..... 2-1
Sec. 2-3. Implementation and adoption of a comprehensive plan..... 2-2
Sec. 2-4. Zoning districts; established..... 2-2
Sec. 2-5. Zoning districts; relationship to Comprehensive Plan..... 2-2
Sec. 2-6. Zoning Districts, purpose of each..... 2-3
Sec. 2-7. Uses allowed in each zoning district..... 2-16
Table 2-3: List of Principal Uses Allowed by Zoning District..... 2-20
Table 2-4: List of Accessory Uses Allowed by Zoning District..... 2-34

ARTICLE 3. RESTRICTIONS ON PARTICULAR USES

Sec. 3-1. Purpose of Article 3..... 3-1
Sec. 3-2. Standards for Single Family and Two Family Dwellings..... 3-1
Sec. 3-3. Clustered lot subdivisions..... 3-2

Division I. RESTRICTIONS ON ALLOWED USES..... 3-4

Sec. 3-4. Accessory Uses and Structures..... 3-4
Sec. 3-5. Agricultural produce stand..... 3-6
Sec. 3-6. Amusement and theme parks..... 3-6
Sec. 3-7. Asphalt plants/concrete plants..... 3-7
Sec. 3-8. Automotive oil change and lubrication shops..... 3-7
Sec. 3-9. Automotive body, paint, interior and glass repair shops..... 3-7
Sec. 3-10. Bed and breakfast inns, rooming and boarding houses..... 3-7
Sec. 3-11. Boarding and breeding of animals.....3-8

Sec. 3-12. Car dealers, sales and service facility..... 3-8

Sec. 3-13. Cemeteries, mausoleums and crematories..... 3-9

Sec. 3-14. Churches and other places of worship..... 3-9

Sec. 3-15. Convention center, coliseums, stadiums, arenas, amphitheaters.... 3-9

Sec. 3-16. Community and neighborhood recreation centers..... 3-9

Sec. 3-17. Community Food and Housing Shelters..... 3-10

Sec. 3-18. Convenience food stores with fuel pumps..... 3-11

Sec. 3-19. Day Care..... 3-11

Sec. 3-20. Gasoline stations, full service 3-12

Sec. 3-21. Golf Courses..... 3-12

Sec. 3-22. Greenhouses, nurseries and floriculture, commercial..... 3-13

Sec. 3-23. Grocery stores and supermarkets. 3-13

Sec. 3-24. Guest house..... 3-14

Sec. 3-25. Heliports, private use..... 3-14

Sec. 3-26. Home and Garden Equipment Repair and Maintenance..... 3-15

Sec. 3-27. Home Occupations..... 3-15

Sec. 3-28. Horse Stables, personal..... 3-15

Sec. 3-29. Manufacturing and fabrication as an accessory use..... 3-16

Sec. 3-30. Manufacturing, heavy..... 3-16

Sec. 3-31. Night watchman residence..... 3-17

Sec. 3-32. Outdoor commercial racing (Motorcycle, automobile, truck, tractor,
and other motorized vehicles)..... 3-17

Sec. 3-33. Outdoor display areas..... 3-17

Sec. 3-34. Outdoor storage..... 3-18

Sec. 3-35. Personal care homes..... 3-19

Sec. 3-36. Printing and publishing industries, manufacturing of product.. 3-19

Sec. 3-37. Quarries or mining operations. 3-19

Sec. 3-38. Radio, television and telecommunications..... 3-20

Sec. 3-39. Riding stables..... 3-25

Sec. 3-40. Salvage and wrecking yards (including motor vehicle parts-used). 3-25

Sec. 3-41. Schools, private..... 3-25

Sec. 3-42. Self service storage, mini-warehouses..... 3-26

Sec. 3-43. Sexually oriented adult uses..... 3-28

Sec. 3-44. Studios and supplies..... 3-31

Sec. 3-45. Temporary Events..... 3-33

Sec. 3-46. Temporary manufactured home (hardship)..... 3-33

Sec. 3-47. Temporary sales office for a subdivision..... 3-34

Sec. 3-48. Timbering and forestry..... 3-34

Sec. 3-49. Veterinary Office..... 3-34

| | | |
|--|---|-------------|
| Sec. 3-50. | Waste handling or disposal..... | 3-35 |
| Sec. 3-51. | Waste treatment or materials operations, hazardous..... | 3-36 |
| Sec. 3-52. | Wholesale trade and distribution | 3-36 |
| Division II. PROHIBITED USES..... | | 3-37 |
| Sec. 3-53. | Designated uses not allowed..... | 3-37 |
| Sec. 3-54. | Noxious manufacturing or industrial activities not allowed..... | 3-37 |
| Sec. 3-55 | Recreational Vehicle Use (campers, trailers)..... | 3-37 |

ARTICLE 4. LOT AND BUILDING STANDARDS

| | | |
|------------|---|------|
| Sec. 4-1. | Purpose of Article 4..... | 4-1 |
| Sec. 4-2. | Lot and building definitions. | 4-1 |
| Sec. 4-3. | Minimum lot frontage..... | 4-4 |
| Sec. 4-4. | Minimum lot area and width; maximum density..... | 4-4 |
| Sec. 4-5. | Minimum setbacks; principal buildings..... | 4-5 |
| Sec. 4-6. | Minimum setbacks; accessory buildings and structures..... | 4-5 |
| Sec. 4-7. | Floor area provisions..... | 4-6 |
| Sec. 4-8. | Lot coverage..... | 4-7 |
| Sec. 4-9. | Building and structure heights..... | 4-7 |
| Sec. 4-10. | Townhouse developments; special provisions..... | 4-9 |
| Sec. 4-11. | Clustered lot subdivisions..... | 4-10 |
| Sec. 4-12. | Medium density residential (MDR) developments..... | 4-10 |
| Sec. 4-13. | Homeowner's association..... | 4-10 |
| Sec. 4-14 | General standards for commercial development..... | 4-11 |
| Sec. 4-15 | General standards for residential development..... | 4-12 |

ARTICLE 5. LANDSCAPING, BUFFERS AND TREE CONSERVATION

| | | |
|---|---|------------|
| Sec. 5-1. | Purpose of Article 5..... | 5-1 |
| Sec. 5-2. | Landscaping, buffers and tree conservation definitions..... | 5-1 |
| Sec. 5-3. | Calculation of "tree units."..... | 5-4 |
| Division I. ENVIRONMENTAL PROTECTION..... | | 5-5 |
| Sec. 5-4. | Stream greenways..... | 5-5 |
| Sec. 5-5. | Wetlands protection..... | 5-6 |
| Division II. LANDSCAPING OF PROJECTS IN GENERAL..... | | 5-7 |
| Sec. 5-6. | Landscaping; where required..... | 5-7 |
| Sec. 5-7. | Landscaping of yard areas..... | 5-7 |
| Sec. 5-8. | Landscape strips along front lot lines..... | 5-7 |
| Sec. 5-9. | Landscape strips along side lot lines..... | 5-8 |

Division III. PARKING LOT AND LOADING AREA LANDSCAPING..... 5-9
Sec. 5-10. Parking lot plantings..... 5-9
Sec. 5-11. Street-side screening..... 5-9
Division IV. BUFFERS BETWEEN INCOMPATIBLE LAND USES..... 5-11
Sec. 5-12. Buffers; where required..... 5-11
Sec. 5-13. Buffers; when required..... 5-11
Sec. 5-14. Buffer design standards..... 5-11
Sec. 5-15. Maintenance of buffers..... 5-12
Sec. 5-16. Buffer modifications..... 5-13
Division V. TREE CONSERVATION..... 5-14
Sec. 5-17. Tree conservation; intent and findings..... 5-14
Sec. 5-18. Tree conservation; where required..... 5-14
Sec. 5-19. Trees to be provided or retained..... 5-16
Sec. 5-20. Protection of existing trees..... 5-18
Sec. 5-21. Alternative compliance..... 5-19
Division VI. LANDSCAPING PLANS, INSTALLATION AND MAINTENANCE..... 5-21
Sec. 5-22. Site landscaping plans..... 5-21
Sec. 5-23. Plant materials; standards..... 5-21
Sec. 5-24. Installation and maintenance of plant materials..... 5-22
Sec. 5-25. Tree Commission..... 5-23

ARTICLE 6. PARKING AND LOADING REQUIREMENTS

Sec. 6-1. Off-street parking; when required..... 6-1
Sec. 6-2. Number of parking spaces required..... 6-1
Sec. 6-3. Shared parking..... 6-7
Sec. 6-4. Proximity of off-street parking spaces to use..... 6-8
Sec. 6-5. Design requirements for parking lots and driveways..... 6-9
Sec. 6-6. Improvement of parking areas..... 6-12
Sec. 6-7. Landscaping..... 6-13
Sec. 6-8. Truck loading..... 6-14

ARTICLE 7. SIGN REGULATIONS

Sec. 7-1. Purpose of Article 7..... 7-1
Sec. 7-2. Definitions related to signs..... 7-1
Sec. 7-3. Applicability..... 7-3
Sec. 7-4. General provisions applying to all signs..... 7-5
Sec. 7-5. Computation of sign area and height..... 7-7
Sec. 7-6. Freestanding signs; restrictions..... 7-8
Sec. 7-7. Building signs; restrictions..... 7-12

| | | |
|-----------|-----------------------------------|------|
| Sec. 7-8. | Additional permitted signage..... | 7-13 |
| Sec. 7-9. | Sign permits..... | 7-20 |
| Sec. 7-13 | Electronic signs..... | 7-23 |

ARTICLE 8. PROJECT DESIGN STANDARDS

| | | |
|------------|--|------|
| Sec. 8-1. | Purpose of Article 8..... | 8-1 |
| Sec. 8-2. | Standards incorporated by reference..... | 8-1 |
| Sec. 8-3. | General design standards..... | 8-1 |
| Sec. 8-4. | Required improvements..... | 8-3 |
| Sec. 8-5. | Survey Monuments..... | 8-5 |
| Sec. 8-6. | Easements..... | 8-5 |
| Sec. 8-7. | Streets..... | 8-5 |
| Sec. 8-8. | Street names and traffic control signs..... | 8-11 |
| Sec. 8-9. | Development entrances..... | 8-12 |
| Sec. 8-10. | Sidewalks..... | 8-13 |
| Sec. 8-11. | Location of utilities and street cuts..... | 8-13 |
| Sec. 8-12. | Sight triangle at street and driveway intersections..... | 8-14 |
| Sec. 8-13. | Storm drainage..... | 8-15 |
| Sec. 8-14. | Public water system..... | 8-18 |
| Sec. 8-15. | Public sewerage system..... | 8-23 |
| Sec. 8-16. | Wastewater Treatment Facilities..... | 8-33 |
| Sec. 8-17. | Wastewater Lift Station Specifications..... | 8-34 |
| Sec. 8-18. | Architectural Design Standards..... | 8-38 |
| Sec. 8-19. | Town Center Design Standards and Procedures..... | 8-39 |

ARTICLE 9. LAND DEVELOPMENT ACTIVITIES

| | | |
|-----------|---|------|
| Sec. 9-1. | Purpose of Article 9..... | 9-1 |
| Sec. 9-2. | Overview—project construction..... | 9-1 |
| Sec. 9-3. | Site clearing and grading..... | 9-2 |
| Sec. 9-4. | Soil erosion and sedimentation control..... | 9-3 |
| Sec. 9-5. | Reserved..... | 9-8 |
| Sec. 9-6. | Installation of stormwater drainage facilities..... | 9-15 |
| Sec. 9-7. | Installation of streets and utilities..... | 9-15 |
| Sec. 9-8. | Building construction..... | 9-26 |
| Sec. 9-9 | Stream buffer protection..... | 9-27 |
| Sec. 9-10 | Floodplain Management and Floodplain Damage Prevention..... | 9-33 |
| Sec. 9-11 | Storm runoff control for new development and redevelopment | 9-48 |
| Sec. 9-12 | Illicit discharge and illegal connection..... | 9-61 |
| Sec. 9-13 | Conservation subdivision and open space development..... | 9-66 |

Sec. 9-14 Litter control.....9-70

ARTICLE 10. GRANDFATHERED DEVELOPMENT

Sec. 10-1. Purpose of Article 10..... 10-1
Sec. 10-2. Nonconforming development; in general..... 10-1
Sec. 10-3. Nonconforming uses..... 10-1
Sec. 10-4. Nonconforming structures..... 10-1
Sec. 10-5. Nonconforming lots..... 10-2
Sec. 10-6. Non-conforming signs..... 10-2

ARTICLE 11. PROCEDURES AND PERMITS

Sec. 11-1. Purpose, overview and definitions..... 11-1
Sec. 11-2. Rezoning approval..... 11-2
Sec. 11-3. Special use approval..... 11-8
Sec. 11-4. Project approval..... 11-14
Sec. 11-5. Development plans..... 11-18
Sec. 11-6. Development permit..... 11-25
Sec. 11-7. Flood area permit..... 11-28
Sec. 11-8. Driveway permit..... 11-29
Sec. 11-9. Final subdivision plat..... 11-29
Sec. 11-10. Building permitting..... 11-36
Sec. 11-11. Sign permits..... 11-38
Sec. 11-12. Developments of regional impact..... 11-40
Sec. 11-13. Text amendments..... 11-41
Sec. 11-14. Appeals..... 11-43
Sec. 11-15. Temporary suspension of permitting..... 11-50

ARTICLE 12. ADMINISTRATION AND ENFORCEMENT

Sec. 12-1. Purpose of Article 12..... 12-1
Sec. 12-2. Schedules and fees..... 12-1
Sec. 12-3. Administrative roles..... 12-1
Sec. 12-4. Inspection and enforcement..... 12-1
Sec. 12-5. Violation and penalties..... 12-3
Sec. 12-6. Liability..... 12-4

ARTICLE 13. PUBLIC SAFETY DEVELOPMENT IMPACT FEES

Sec. 13-1. Legislative findings..... 13-1
Sec. 13-2. Short title and applicability..... 13-1

| | | |
|-------------|--|------|
| Sec. 13-3. | Intent and purpose..... | 13-1 |
| Sec. 13-4. | Rules of construction | 13-2 |
| Sec. 13-5. | Definitions | 13-2 |
| Sec. 13-6. | Imposition of public safety development impact fee | 13-3 |
| Sec. 13-7. | Computation of the amount of public safety development impact fee..... | 13-4 |
| Sec. 13-8. | Payment of fee..... | 13-5 |
| Sec. 13-9. | Public Safety Service Area Established | 13-5 |
| Sec. 13-10. | Public safety development impact fee trust fund established | 13-5 |
| Sec. 13-11. | Use of funds | 13-5 |
| Sec. 13-12. | Refund of fees paid | 13-6 |
| Sec. 13-13. | Exemptions and credits | 13-6 |
| Sec. 13-14. | Appeals | 13-7 |
| Sec. 13-15. | Review and automatic update of fee schedule | 13-8 |
| Sec. 13-16. | Penalty provision..... | 13-8 |
| Sec. 13-17. | Severability | 13-8 |
| Sec. 13-18. | Repealer..... | 13-8 |
| Sec. 13-19. | Effective date | 13-8 |

ARTICLE 14. PARKS AND RECREATION IMPACT FEES

| | | |
|-------------|--|------|
| Sec. 14-1. | Legislative findings | 14-1 |
| Sec. 14-2. | Short title and applicability..... | 14-1 |
| Sec. 14-3. | Intents and Purposes..... | 14-1 |
| Sec. 14-4. | Rules of construction | 14-2 |
| Sec. 14-5. | Definitions | 14-2 |
| Sec. 14-6. | Imposition of Park and Recreation Development Impact Fee | 14-4 |
| Sec. 14-7. | Computation of the amount of park and recreation development impact fee..... | 14-4 |
| Sec. 14-8. | Payment of fee..... | 14-4 |
| Sec. 14-9. | Park and recreation development impact fee service area..... | 14-5 |
| Sec. 14-10. | Park and recreation development impact fee trust fund established | 14-5 |
| Sec. 14-11. | Use of funds | 14-5 |
| Sec. 14-12. | Refund of fees paid | 14-5 |
| Sec. 14-13. | Exemptions and credits | 14-6 |
| Sec. 14-14. | Appeals | 14-7 |
| Sec. 14-15. | Review and automatic update of fee schedule | 14-8 |
| Sec. 14-16. | Penalty provision..... | 14-8 |
| Sec. 14-17. | Severability | 14-8 |
| Sec. 14-18. | Repealer..... | 14-8 |

Sec. 14-19. Effective date 14-8

ARTICLE 15. RESERVED

ARTICLE 16. RESERVED

ARTICLE 17. RESERVED

ARTICLE 18. RESERVED

ARTICLE 19. RESERVED

ARTICLE 20. RESERVED

ARTICLE 21. GLOSSARY OF DEFINITIONS

ARTICLE 22. STANDARD DETAILS

ARTICLE 23. HISTORIC PROPERTY DESIGN GUIDELINES

ARTICLE 24. BUILDING CODES