

Exhibit A: Amendments to Article IX of the Zoning Resolution

Section 901. R-1100, R-1200, R-1400 and R-1600 Single-Family Residential District.

The four (4) single-family residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. These Districts are individual, separate and distinct from each other. The regulations for these Districts are designed to encourage low density one-family residential development.

A. Area, Yard and Height Requirements:

District	Minimum Dwelling Unit (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft) ⁽¹⁾	Minimum Width (Ft)	Setback from Right -of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
				Major Street (Ft.)	Interior Street (Ft.)			
R-1100	1,100	Septic 30,000 Sewer 15,000	100 ⁽²⁾	50	35	10	40	40
R-1200	1,200							
R-1400	1,400							
R-1600	1,600	Sewer Only 15,000						

(1) No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.

(2) 85 feet abutting a cul-de-sac or half cul-de-sac.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the R-1100, R-1200, R-1400 and R-1600 Single-Family Residential Districts, and no structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder with the exception of a) uses lawfully established prior to the effective date of this amendment; b) special uses as listed hereunder; c) accessory uses as defined in Article III, Definitions; d) other uses which are clearly similar to and consistent with the purpose of this District.

1. Single Family Dwellings, except Manufactured Homes.

- a. The front façades of all dwelling units shall consist of a mixture of brick or stone architectural treatments. The rear façade of the dwelling units shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
- b. All dwelling units shall have at least a two-car garage.
- c. Five (5)-foot wide sidewalks shall be constructed on both sides of the internal subdivision streets and the boundary of the property on the subdivision entrance street.
- d. Underground utilities shall be provided throughout any subdivision development.
- e. Any subdivision development containing ten acres or more shall include a recreation area in accordance with Section 5.9 of the City's Development Regulations.

- f. Any subdivision development containing more than five (5) lots shall have a recorded declaration of covenants providing for a mandatory Homeowners Association to own and maintain common property; to carry out the provisions of this Ordinance; and for other purposes allowed by law.
 - g. Street light service fees and maintenance are the responsibility of the mandatory Homeowners Association.
 - h. All grassed areas except the open space/common area shall be sodded. The open space/common area shall be hydro-seeded or sodded.
 - i. Each building lot shall have a minimum of two (2) decorative trees (maple, oak, birch, elm, etc.) at least 3 inches in diameter (DBH).
 - j. The declaration of restrictive covenants for the mandatory Homeowners Association must include a statement limiting the number of leased or rented homes to no more than twenty percent (20%) of the total number of units in the development. The declaration shall also require owners wishing to lease their property to obtain a written permit from the Homeowners Association prior to renting or leasing.
2. Customary accessory buildings and uses.
- a. Accessory buildings, structures and uses shall be permitted only within the required rear yard unless specifically exempted in this Resolution.
 - b. Accessory buildings, structures and uses shall be located on the same lot of record as the principal building, structure or use.
 - c. Accessory buildings, structures and uses shall be customarily incidental and subordinate to the principal building, structure or use. The accessory building shall not be erected on a lot prior to the construction of the principal building.
 - d. Accessory buildings, structures and uses shall be setback at least five (5) feet from any lot line, except where abutting a public street, unless specifically exempted in this Resolution. Where abutting a public street, an accessory building, structure or use shall be setback by fifty (50) feet, unless specifically exempted in this Resolution.
3. Customary Home Occupations including Day Care Homes provided they shall be approved and licensed by Georgia Department of Human Resources.
4. Existing Cemeteries.
5. Single Family Subdivisions subject to the Development Regulations adopted by the City of Dacula.
6. Public and semi-public playgrounds, parks, lakes, and buildings, operated on a non-profit basis for recreational and public community purposes only.
7. Utility structures such as electric transformer stations, telephone exchanges, gas regulator stations, water and wastewater pumping stations, and water tanks may be located to serve the public interest, provided such facilities comply with the following requirements:

- a. Any building or structure, except a surrounding fence, shall be set back at least thirty (30) feet from any property line.
 - b. The facility shall be completely surrounded by a woven wire fence at least eight (8) feet high.
 - c. The facility shall be furnished with a planted buffer not less than ten (10) feet wide to create an effective visual screen on all sides.
 - d. The facility may not be used for office space, storage space, or for the storage of vehicles or equipment.
- 8. The raising and keeping of household pets.
- 9. Churches, temples and synagogues provided:
 - a. They are located on a site of not less than five (5) acres with 250 feet of road frontage.
 - b. The buildings are located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
 - c. If adjacent to residentially-zoned property, a buffer of at least 50 feet wide shall be provided along the property lines adjacent to said zoning, provided, however, that this buffer may be reduced to no less than 20 feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
 - d. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.
- 10. Privately owned, Golf Courses, Country Clubs, Swimming and Tennis Clubs, or private not-for-profit recreation facilities; provided such facilities are to be located on an area reserved or dedicated for such use on a final recorded subdivision plat.
- 11. Limited Agricultural Uses to include:
 - a. The raising and keeping of livestock (other than chickens) for personal pleasure or utility on a lot which contains the dwelling of the owner of the livestock, provided that the lot is at least five (5) acres in area; that no animals quarters, pen, or corral are located closer than 100 feet to any property line. Animal stocking rates are not to exceed requirements of the Georgia Department of Natural Resources.
 - b. In non-agricultural residential zoning districts: the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:
 - (1) The minimum lot size for the keeping of chickens shall be ten-thousand five-hundred (10,500) square feet.
 - (2) Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
 - (3) Minimum pen area for chickens shall be ten (10) square feet per chicken.

- (4) Chickens must be housed at least twenty (20) feet from any property line, and fifty (50) feet from any residence other than the owner's.
- (5) Any structure housing chickens must be located in the rear yard.
- (6) The keeping of roosters is not allowed.
- (7) The maximum number of chickens shall be as follows: Lots 10,500 square feet (0.24 ac) to 12,499 square feet (0.28 ac): Maximum of 3 chickens; lots 12,500 square feet (0.28) to 24,999 square feet (0.57 ac); maximum of 8 chickens; lots of 25,264 (0.58 ac) to 39,204 (0.90 ac); maximum of 9 chickens; lots of 40,000 square feet (0.91 ac) to 2.99 acres; maximum of 10 chickens; lots 3 acres or larger; no maximum.
- (8) Each coop shall have at least four (4) square feet of floor space per chicken over four (4) months old.
- (9) Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
- (10) Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by City Code or State law.

c. Customary agricultural buildings and uses including farm ponds and fishing lakes, subject to all of the yard requirements of the Zoning Ordinance.

C. Permitted Special Exceptions.

Within the R-1100, R-1200, R-1400 and R-1600 Single-Family Residential Districts, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Mayor and City Council:

1. Single chair beauty parlor or barber shop in a one family residence as a home occupation.
2. Metal buildings as accessory uses in excess of 550 square feet in size.

D. Special Uses

Within the R-1100, R-1200, R-1400 and R-1600 Single-Family Residential Districts, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit subject to the approval of the Planning Commission and Mayor and City Council. Applicants are subject to such appropriate conditions as the Planning Commission and Mayor and City Council may require after public hearings have been held.

1. Forestry or timber harvesting provided the following standards are met:
 - a. All requirements of the City of Dacula Development Regulations pertaining to timber harvesting have been satisfied.
2. The preservation of wildlife habitat and associated raising and keeping of wild animals, provided that the lot is at least five (5) acres in area and the owner or custodian of such wild animals has received an appropriate permit that meets all the requirements of the State of Georgia, and further provided that no animal quarters are

located closer than 100 feet to any property line.

3. Day care facilities located in a church, temple, or synagogue.

4. Personal Care Homes. Personal care homes shall be licensed by the State of Georgia.

Section 902. R-1100CZP, R-1200CZP, and R-1400CZP Single-Family Residential Districts.

The three (3) single-family residential Districts include existing low density residential areas and vacant or open areas where similar residential development is appropriate. These Districts are individual, separate, and distinct from each other. The Regulations for these Districts are designed to encourage low density one-family residential development. These Districts are to be utilized where the property is already zoned similarly and a specific use is proposed that may have an impact on the public health, safety, and welfare of the existing property owners in the City of Dacula.

A. Area, Yard and Height Requirements:

District	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft.)	Minimum Width (Ft.)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
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R-1200 CZP	1,200							
R-1400 CZP	1,400							

- (1) No subdivision lot which contains less than fifty percent (50%) of the min. lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.

- (2) 85 feet abutting a cul-de-sac or half cul-de-sac.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the R-1100CZP, R-1200CZP and R-1400CZP Single-Family Residential Districts. No structures shall be erected, structurally altered or enlarged for any use other than a use permitted hereunder.

3. Churches, temples and synagogues not meeting the minimum requirements for a permitted church, temple or synagogue within the R-1100, R-1200, or R-1400 Districts.
4. Private schools offering general education courses.
5. Privately owned Golf Courses, Country Clubs, Swimming and Tennis Clubs, or private not-for-profit recreation facilities, except public city or county parks; provided all buildings shall be located at least 100 feet from any property line, and that this zoning classification shall not be required for such facilities if they are to be located on an area reserved or dedicated for such use on a final recorded subdivision plat.

C. Special Uses:

1. Residential or community shelters as an accessory use to a church, temple or synagogue meeting the minimum requirements for a permitted church, temple, or synagogue within the R-1100, R-1200, or R-1400 Districts.
2. Group day care homes.
3. **Group Personal Care Homes. Personal care homes shall be licensed by the State of Georgia.**