

**ARTICLE 6  
AGRICULTURAL AND CONVENTIONAL  
RESIDENTIAL ZONING DISTRICTS**

**Sec. 6.1. A, Agricultural District.**

- (a) Purpose and Description. The Agricultural District is established to maintain those areas within the City of Flowery Branch that are not intended to convert to urban or suburban development in the short term.
- (b) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, "Permitted and Conditional Uses in Agricultural and Conventional Residential Zoning Districts."
- (c) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, "Dimensional Requirements in Agricultural and Conventional Residential Zoning Districts."

**Sec. 6.2. R-1, Residential, Detached Single Family, Low-Density District.**

- (a) Purpose and Description. This zoning district is intended to implement the "Single-family residential" designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the "suburban residential" character area established in the comprehensive plan.
- (b) Character. The designs of subdivisions in this district include cul-de-sacs and curvilinear streets. Houses are set back considerable distance from the street. Streets are built to relatively wide standard when compared with traditional neighborhoods. Access to this district is predominantly by automobile but pedestrian mobility is accommodated.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, "Permitted and Conditional Uses in Agricultural and Conventional Residential Zoning Districts." Land use in this district consists predominantly of detached, single-family dwellings on their own lots at a low density (no more than one dwelling unit per acre). Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with a low-density, residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, "Dimensional Requirements in Agricultural and Conventional Residential Zoning Districts." Dimensional requirements such as minimum building setbacks and maximum building coverage are intended to provide for spacious yards surrounding each dwelling.

**Sec. 6.3. R-2, Residential, Detached Single Family, Moderate-Density District.**

- (a) Purpose and Description. This zoning district is intended to implement the "Single-family residential" designation of the future land use plan contained within the

comprehensive plan of the City of Flowery Branch. It is also intended to implement the “suburban residential” character area established in the comprehensive plan.

- (b) Character. The designs of subdivisions in this district include cul-de-sacs and curvilinear streets. Houses are set back a significant distance from the street. Streets are built to relatively wide standard when compared with traditional neighborhoods. Access to this district is predominantly by automobile but pedestrian mobility is accommodated.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Agricultural and Conventional Residential Zoning Districts.” Land use in this district consists predominantly of detached, single-family dwellings on their own lots at a moderate density (no more than approximately three dwelling units per acre). Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with a low-density, residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Agricultural and Conventional Residential Zoning Districts.” Dimensional requirements such as minimum building setbacks and maximum building coverage are intended to provide for yards surrounding each dwelling.

**Sec. 6.4. R-3, Residential Multi-Family District.**

- (a) Purpose and Description. This zoning district is intended to implement the “Multi-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “urban density communities” character area established in the comprehensive plan.
- (b) Character. This district allows for higher density, urban living environments that provide primarily rental housing opportunities. Access to this district is primarily by automobile, but convenient pedestrian access within the district and with connections to surrounding destinations is required.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Agricultural and Conventional Residential Zoning Districts.” Land use in this district consists predominantly of multi-family dwellings at urban densities (from six to no more than twelve dwelling units per acre). Acceptable uses include multi-family development (apartment complexes and townhouses but not including manufactured home parks) and may also include detached, single-family and two-family dwellings on their own lots. Site-built dwellings only are permitted (no manufactured homes). Other uses that are compatible with the urban density residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Agricultural and Conventional Residential Zoning Districts.” Dimensional requirements such as minimum building separation and

maximum building coverage are intended to provide for some open space or yards surrounding dwellings.

**Sec. 6.5. MHP, Manufactured Home Park District.**

- (a) Purpose and Description. This zoning district is intended to implement the “Multi-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch as it pertains to existing manufactured home park use. It is also intended to implement the “urban density communities” character area established in the comprehensive plan, as it pertains to existing manufactured home park use.
- (b) Character. This district allows for higher density, urban living environments that provide opportunities to rent manufactured homes. Access to this district is primarily by automobile.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 6.1, “Permitted and Conditional Uses in Agricultural and Conventional Residential Zoning Districts.” Land use in this district consists predominantly of manufactured homes on spaces within a park setting. Other uses that are serve the urban density residential environment such as recreational, educational, and religious facilities, are permitted or conditional uses.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 6.2, “Dimensional Requirements in Agricultural and Conventional Residential Zoning Districts.” Dimensional requirements such as specifications for manufactured home spaces shall be as designated on an approved site plan.
- (e) Limitations on Rezoning. There shall be no rezoning to the MHP zoning district, unless it is contiguous to an existing MHP zoning district, or unless it is designated MHP at the time of annexation into the city limits.

**Table 6.1**  
**Permitted and Conditional Uses in**  
**Agricultural and Conventional Residential Zoning Districts**  
**(P = Permitted Use C = Conditional Use X = Prohibited)**

Use	A	R-1	R-2	R-3	MHP
Accessory apartment, attached	X	X	C	C	C
Accessory apartment, detached	X	C	C	C	C
Accessory building, structure, or use	P	P	P	P	P
Agriculture, production of field crops, fruits, nuts, and vegetables	P	P	X	X	X
Agriculture, raising of poultry or livestock	P	C	X	X	X
Cemetery	P	C	C	X	X
Church, temple, synagogue, or place of worship, including specified accessory uses (see Sec. 14.3) (Ord. 348-11)	C	C	C	C	C
Club or lodge, nonprofit, sponsored by a civic or similar organization	C	C	C	C	C
Community recreation	P	P	P	P	P
Conservation areas and passive recreational facilities	P	P	P	P	P
Conservation subdivision	C	C	P	P	X
Construction field office (temporary use)	X	X	P	P	P
Dwelling, single-family detached, fee-simple	P	P	P	P	P
Dwellings, single-family detached, condominium	X	X	P	P	P
Dwelling, townhouse (single-family attached, fee-simple)	X	X	X	P	X
Dwelling, two-family (duplex)	X	X	X	P	C
Dwelling, multi-family (apartment, attached residential condominium)	X	X	X	P	X
Garden, non-commercial, accessory to single-family detached dwelling	P	P	P	X	X
Golf course	P	P	P	X	X
Greenhouse, non-commercial, accessory to single-family detached dwelling	P	P	P	C	C
Guest house (accessory building/use)	P	P	P	P	P
Home occupation, including family day care home	P	P	P	P	X
Horse stables, non-commercial, as accessory to single-family residential use	P	C	X	X	X
Institutional residential living and care facility, serving no more than 17 persons	X	X	X	C	C
Institutional residential living and care facility, serving 18 persons or more	X	X	X	C	X
Leasing or sales office for a subdivision or residential development (accessory or principal use)	P	P	P	P	P
Manufactured home, Class A	C	X	X	C	P
Manufactured home, other than Class A	X	X	X	X	P
Mobile home	X	X	X	X	X

**Article 6, Agricultural and Conventional Residential Zoning Districts (Amended through Ord. 348-11)  
Zoning Ordinance City of Flowery Branch, GA**

---

<b>Use</b>	<b>A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MHP</b>
Model home for single-family subdivision (temporary)	P	P	P	P	X
Public or semi-public use	P	P	P	P	P
School, private, elementary, middle, or high (Ord. 348-11)	C	C	C	C	C
School, public	P	P	P	P	P
School, special	C	C	C	C	C
Temporary use	P	P	P	P	P
Zero lot line housing	X	X	X	C	X

**Table 6.2**  
**Dimensional Requirements for Agricultural and**  
**Conventional Residential Zoning Districts**

<b>Requirement (measurement unit)</b>	<b>A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MHP</b>
Maximum height (feet)	75	35	35	45	35
Maximum height (number of stories)	3	3	3	3	2
Maximum density (units per acre)	0.333	2.18	3	12	12
Minimum lot size for detached single-family dwelling (square feet) (1)	130,680	20,000	15,000	10,000	10,000
Minimum lot size for two-family dwelling (square feet) (1)	N/A	N/A	N/A	20,000	N/A
Minimum lot size for other uses (square feet) (1)	130,680	43,560	15,000	10,000	6,000
Minimum lot width (feet)	200	90	75	50	50
Minimum heated floor area per dwelling unit (square feet)	1,500	2,200	1,800	1,000	600
Minimum heated floor area per dwelling unit, ground floor of a dwelling (square feet)	750	1,100	900	750	600
Minimum front yard setback from lot line, all principal buildings (feet)	80	35	25	25	25
Minimum side setback, interior lot line, all principal buildings (feet)	25	20	10	10	10
Minimum side setback, corner lot, all principal buildings (feet)	60	35	25	25	25
Minimum rear setback, all principal buildings (feet)	35	25	20	20	20
Minimum setback, all principal or accessory buildings and structures abutting an R-1, R-2, or R-3 district (feet)	Side and rear setbacks shall apply			50	50
Minimum width of natural buffer abutting R-1, R-2, or R-3 district (feet)	None	None	None	40	40
Minimum landscape strip required along right-of-ways for any nonresidential use if permitted (width in feet)	15	15	10	20	10
Minimum landscape strip required along right-of-ways for any apartment or condominium (multi-family residential) use (width in feet)	N/A	N/A	N/A	20	N/A
Minimum landscape strip required along side property lines for any nonresidential use if permitted (width in feet)	5	5	5	5	5
Maximum coverage of principal and accessory buildings (percent of lot)	25	25	35	40	50
Minimum landscaped open space, all principal uses except detached, single-family residential lots (percent)	20	20	15	15	10

(1) Where an on-site sewage system is used, minimum lot size requirements of the Hall County Environmental Health Department shall be required and may exceed these minimums.