

**ARTICLE 9
NONRESIDENTIAL ZONING DISTRICTS**

- Sec. 9.1. O-P, Office-Professional District.
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Sec. 9.1. O-P, Office-Professional District.

- (a) Purpose and Description. This zoning district is intended to implement the “Office-Professional” 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 “Institutional Campus” character area established in the comprehensive plan and may be appropriate within neighborhood commercial and activity center classifications shown on the character area map. The Office-Professional district is intended to encourage and provide suitable areas for professional, medical, research and scientific functions, general offices, and certain related activities. This district is intended to apply to single-function office buildings and to planned office parks and planned office complexes. In some cases, the OP district may be appropriate as a transition between a commercial zoning district and a single-family or multi-family residential zoning district.
- (b) Character. 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 9.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.”
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 9.2, “Dimensional Requirements in Nonresidential Zoning Districts.”

Sec. 9.2. INST, Institutional District.

- (a) Purpose and Description. This zoning district is intended to implement the “Public Institutional” and “transportation, communications and utilities” designations of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “Institutional Campus” character area established in the comprehensive plan. The Institutional zoning district is intended to encourage and provide suitable areas for institutional campuses including the Atlanta Falcons Training Facility, Hall County public schools, and large churches.
- (b) Character. These are mostly single-function land use districts where public access is controlled or limited. Areas are sometimes designed for trucks and individual establishments are not connected with one another. In the case of schools, pedestrian accessibility is provided, but other institutions are largely reliant on the

automobile for access. Campus-style site planning and generous landscaping are required.

- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 9.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts."
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 9.2, "Dimensional Requirements in Nonresidential Zoning Districts."

Sec. 9.3. NS, Neighborhood Shopping District.

- (a) Purpose and Description. This zoning district is intended to implement the "commercial" 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 "neighborhood commercial" character area established in the comprehensive plan.
- (b) Character. Neighborhood commercial districts are intended to provide areas for limited, small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to a regional market. This district provides for attractive, non-auto related neighborhood businesses and services, with distinctive architectural features and a scale compatible with pedestrians and connected to adjacent residential neighborhoods. Uses within neighborhood commercial character areas generally occur within enclosed buildings with no outside storage and limited outdoor display of goods and merchandise. Pedestrian accessibility is promoted via sidewalks connected to nearby neighborhoods, but uses are mostly reliant on the automobile for access. Nonetheless, buildings and developments are scaled to be compatible with and promote pedestrian activity. Entrances, frontages, and building façades are softened with landscaping and low-lying identification signs.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 9.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts." Auto-related, highway-oriented commercial uses are not permitted. With the exception of convenience stores with gasoline pumps, neighborhood commercial districts are not intended to permit or accommodate automotive uses or other types of more intensive highway business activities, or those uses that generate excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts which would detract from the desirability of adjacent properties for residential use.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 9.2, "Dimensional Requirements in Nonresidential Zoning Districts." Business establishments do not exceed 2,500 square feet in any one tenant space, to keep the bulk and intensity in scale with the needs of adjacent neighborhoods. Open space is limited to suburban plazas or small open spaces. A three-story height limit is imposed.

Sec. 9.4. HB, Highway Business District.

- (a) Purpose and Description. This zoning district is intended to implement the "commercial" 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 “activity center” and “mixed use” character areas established in the comprehensive plan. Centered at the interchange of Spout Springs Road and I-985, and also extending north and south along Hog Mountain Road, this zoning district will be an accessible center of businesses, services, and complementary uses, which may include traditional neighborhood development and mixed-use developments, contributing extensively to the economic base of the city.

- (b) Character. This district is dominated by commercial uses but also intended to accommodate mixed-use developments. A grid block pattern of streets (connected local network) is provided, along with sidewalks and street trees. Pedestrian accessibility is promoted, although most activity is via the automobile for access. Entrances, frontages, and building façades are softened with landscaping and low-lying identification signs.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 9.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.” The widest possible range of uses is contemplated in this zoning district, except for industry and single-family, detached or manufactured homes. This character area is the proper place for big box retail, shopping centers, lodging and auto-related uses.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 9.2, “Dimensional Requirements in Nonresidential Zoning Districts.”

Sec. 9.5. CBD, Central Business District.

- (a) Purpose and Description. This zoning district is intended to implement the redevelopment element of the Flowery Branch Comprehensive Plan, as amended. This zoning district is also intended to implement the “Central Business” designation of the Future Land Use Map contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “Old Town” character area established in the comprehensive plan, as amended. Redevelopment projects require “redevelopment project approval by the City Council of Flowery Branch.” For lots zoned CBD which are within the city’s local historic district, compliance with the city’s historic preservation ordinance is also required.
- (b) Character. This district is a compact area corresponding with the city’s downtown core. It is characterized by a grid block pattern with skinny streets, sidewalks composed of distinctive materials (e.g., stamped concrete) and lined with street trees. Developments are built to a pedestrian-friendly scale (i.e., “Main Street Commercial”) and include plazas and small urban pocket parks. Buildings and structures which are considered “historic” are retained to maintain the overall historic character of the area.
- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 9.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.”
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 9.2, “Dimensional Requirements in Nonresidential Zoning Districts.”

- (e) Redevelopment Project Approval. A “redevelopment project” is defined generally as a proposal which in the Zoning Administrator’s opinion would involve or has involved the demolition of one or more buildings or structures and involves the erection of one or more new principal buildings on the same lot. Unless specifically exempted by the Zoning Administrator from redevelopment project approval under the provisions of this Section, redevelopment project approval from the Flowery Branch City Council shall be required prior to the approval of a land disturbance or development permit or the issuance of a building permit for a new principal building or structure. Redevelopment project approval means an application is made to the Zoning Administrator in accordance with the requirements of this Section, and after following procedures for notice specified in this section, is approved or conditionally approved by the Flowery Branch City Council.
- (f) Exemptions from Redevelopment Project Approval. The Zoning Administrator shall review applications and determine whether a given development proposal constitutes a “redevelopment project” and requires redevelopment project approval. The Zoning Administrator shall not require redevelopment project approval for the following, subject to compliance with all other applicable provisions of this zoning ordinance:
1. Construction of a new, accessory building or structure on a lot containing a principal building and use.
 2. Addition of building space to a principal building existing on a lot on the effective date of this zoning ordinance amendment [insert effective date].
 3. Addition of building space to an accessory building or structure existing on a lot on the effective date of this zoning ordinance amendment [insert effective date].
 4. Other, minor development applications which in the opinion of the Zoning Administrator fall outside the definition of redevelopment project provided in this Section.
- (g) Application Requirements for Redevelopment Project Approval. If it is determined by the Zoning Administrator that redevelopment project approval is required by this Section, the applicant there for shall make application to the Zoning Administrator for redevelopment project approval, which shall at minimum include the following:
1. Application fee as specified by this ordinance or established by resolution of the Governing Body;
 2. Application form furnished by the Zoning Administrator, including signed and notarized signature of property owner;
 3. Legal description of the property;
 4. Survey plat of the property;

5. Existing conditions analysis of the site to be redeveloped, including any existing buildings, structures, and/or uses on the subject site, and the existing land uses and description of buildings, structures, and uses on all adjacent lots;
6. Letter of intent describing the proposed use(s) of the property or other action requested (redevelopment project approval). The applicant must be comprehensive in terms of describing all principal uses that will be included – these will become limiting and binding on the developer – refer to the permitted uses listing in Table 9.1 of Article 9 of the Flowery Branch Zoning Ordinance. For complex projects, the applicant should describe the intended phasing of the project, if applicable. The letter of intent shall address the following:
 - a. How the proposed action compares (and is consistent with) the goals, policies, and development requirements of the Redevelopment Element of the Comprehensive Plan;
 - b. How the redevelopment project will be consistent with any adopted design guidelines for the type of development and/or the proposed use; this specifically includes streetscape improvements meeting design standards of the redevelopment element of the comprehensive plan; and
 - c. How the general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of buildings in the proposed redevelopment project will be appropriate in its surroundings;
7. Ten copies and one electronic copy of a site plan of the property, at an appropriate engineering scale, showing the proposed use and relevant information (buildings, parking, open spaces, etc.) regarding proposed improvements;
8. Statistics regarding the proposed development (this may be incorporated into the letter of intent, or shown on the site plan, or both). At minimum, such statistics shall include the total square footage of the redevelopment project, including any existing buildings to be retained, the total gross square footages of building(s) devoted to each use, the floor-area ratios of the redevelopment project, and proposed building heights for all buildings and structures proposed in the redevelopment project;
9. Ten copies and one electronic copy of all exterior elevation drawings in sufficient number of copies as required by the Zoning Administrator of all building faces that will front on a public or private street, and rear and side elevations of same if requested by Zoning Administrator, drawn to an architectural scale and signed by an architect. If structured parking is proposed, elevations of the parking structure must also be submitted. Said exterior elevation drawings shall clearly show in sufficient detail the exterior appearance and architectural design of proposed principal buildings. Each application shall also indicate proposed materials, textures and colors and provide samples of materials and colors. In cases where an applicant has

already made application for approval of a certificate of appropriateness (COA), the applicant can submit the complete application for certificate of appropriateness as submitted to the Historic Preservation Commission. Where an applicant has already received a certificate of appropriateness from the Historic Preservation Commission, resubmission of the approved application for certificate of appropriateness shall constitute compliance with this application requirement unless the Zoning Administrator notifies the applicant that additional information is needed for aspects not covered in the approved COA application;

10. Facility impact analyses, including the following:
 - a. Traffic impact study (if certain threshold is met as identified in Article 10 Section 10.20 of the Zoning Code). The study needs to include proposals to mitigate traffic problems if identified in the study.
 - b. Certificate of water and sewer availability. If possible, providing a letter from the Public Works Director and Wastewater Treatment Plant Superintendent, specifying available capacity and size and condition of water and sewer lines serving the site.
 - c. Analysis of the adequacy of drainage for the site (description and assessment of adequacy of stormwater facilities on site and off-site). This is not to imply that the application requires a complete engineering analysis as required by Article 12 of the Subdivision Land Development Ordinance.
11. A written development agreement, but only if the developer requests city participation in the provision of on-site or off-site facilities, such as the sharing of costs for facilities, shared parking, etc. which may or may not be available from the city. If accepted by the city, the development agreement may become a condition of redevelopment project approval or it may be considered and approved separately from redevelopment project approval;
12. A uniform sign plan, showing types of wall signs and, if permitted, ground signs along with provisions that will regulate tenant signs. An applicant at his or her option may defer this application requirement to a later stage; and
13. If any variances or administrative variances are required, the applicant will file a separate application following submission requirements and processes for the type of variance sought.

(h) Process and Notice for Redevelopment Project Approval.

1. Internal and External Agency Review. Upon receiving a complete application for redevelopment project approval, the Zoning Administrator may send the application out for review by internal municipal departments and external agencies as may be appropriate (i.e., inter-agency review).
2. Schedule for Hearing and Action. The Zoning Administrator shall schedule the matter for a public hearing before the Flowery Branch City Council.

3. Notice in Newspaper. At least fifteen (15) but not more than forty-five (45) days prior to the date of the public hearing before the Flowery Branch City Council, the city shall cause to be published within a newspaper of general circulation within the City a notice of the public hearing before the Flowery Branch City Council. The notice shall state the time, place, and purpose of the public hearing. The public hearing shall not take place until or unless notice of the public hearing is provided in accordance with the provisions of this subsection.
 4. Sign on Property. The Zoning Administrator shall cause to have posted in a conspicuous location on said property one (1) or more sign(s). The public notice sign shall be erected not less than fifteen (15) calendar days prior to the public hearing before the Flowery Branch City Council. Each public notice sign shall state the time, place, and purpose of the public hearing before the Flowery Branch City Council.
 5. Report. The Zoning Administrator may investigate and make a recommendation regarding any or all of the relevant matters concerning the application. Any such investigation and recommendation shall if in writing be made available to the applicant and Flowery Branch City Council prior to its public hearing, shall be available upon request to interested members of the public prior to or at the public hearing on the matter, and shall become an official public record.
 6. Public Hearing. At the advertised date, time and place of the public hearing, the City Council shall hold a public hearing on the matter. Procedures for calling and conducting the public hearing shall be as specified in Article 35 of this zoning ordinance.
 7. Action. At any time after conclusion of the public hearing, the City Council may take action by resolution to approve or conditionally approve the application for redevelopment project approval, or it may deny the application, or it may defer action on the application to a later date.
 8. Notice of Action. The Zoning Administrator shall notify the applicant of the action taken by the City Council on the application no later than five (5) working days from the date the Council took action on said application.
 9. Grounds for Denial. Grounds for denying an application for redevelopment project approval may include but shall not be limited to the following: inconsistency of the proposal with the redevelopment element of the comprehensive plan; inconsistency; inconsistency of the proposal with adopted design guidelines; incompatibility of the proposal with its surroundings; failure to incorporate streetscapes according to standards; failure to protect an existing historic structure; and/or lack of an acceptable development agreement.
- (i) Relationship to Local Historic District Review. Portions of the CBD zoning district lie within a local historic district which requires that a certificate of appropriateness be obtained from the Flowery Branch Historic Preservation Commission prior to a material change in appearance. The requirements of this Section do not alter in any way said requirements, where applicable. When redevelopment project approval and a certificate of appropriateness are required to accomplish a project, both

processes must be successfully completed prior to the issuance of a land disturbance permit, development permit, or building permit. An applicant for a project that requires both a certificate of appropriateness and redevelopment project approval may make application for both simultaneously, or may file and proceed first with either the certificate of appropriateness or the redevelopment project approval.

- (j) Amendments to the CBD Zoning District Map. An applicant may at any time file an application to amend the Official Zoning Map of the City of Flowery Branch to include property within the CBD zoning district, subject to compliance with applicable provisions of this zoning ordinance. As a part of said zoning map amendment application, the applicant may propose and the City Council may approve modifications to the Floor-Area Ratio (FAR) map made applicable through Table 9.2 of this zoning ordinance. Properties that lie within the Phase 2 Redevelopment Area Boundary may be considered appropriate for inclusion within the CBD zoning district. Outside the Phase 2 boundary, CBD zoning is not anticipated but is not necessarily precluded.
- (k) Off-street Parking and Loading. Notwithstanding the requirement of this Section to file separate variance applications, an applicant for redevelopment project approval may propose and the City Council may approve a modification, reduction, or elimination of off-street loading requirements as required by Article 22 of this zoning ordinance, and/or a modification, reduction, or elimination of off-street parking requirements as required by Article 21 of this zoning ordinance. Applicants are responsible for demonstrating, in such requests, that the public purposes (e.g., preventing congestion of public streets) of such regulations will be met.
- (l) Structured Parking. Structured parking is permitted in the redevelopment area boundary. Parking decks or structures are not subject to the maximum Floor-Area Ratios established for the CBD zoning district. Structured parking is not subject to the maximum number of stories established by this Section but shall be limited to the maximum height (feet) established for the lot on which such deck or structure is located.
- (m) Townhouses. Provisions of Section 12.6 “Townhouses” of this Zoning Ordinance may be varied as a part of the redevelopment project approval process as established in this section, without the need for filing separate variance requests.

Sec. 9.6. M-1, Manufacturing and Industrial District.

- (a) Purpose and Description. This zoning district is intended to implement the “industrial” and “transportation, communication and utilities” designations of the future land use plan contained within the comprehensive plan of the City of Flowery Branch. It is also intended to implement the “industrial/employment” character area established in the comprehensive plan. It provides a concentration of employment and job activity, contributing heavily to the economic base of the city.
- (b) Character. Truck traffic is frequent, and individual manufacturing establishments are not necessarily connected with one another. Driveways and curb radii are designed to accommodate large trucks. Pedestrian accessibility is generally not anticipated, though pedestrian access is required along road frontages. Entrances, frontages, and building façades are softened with landscaping and low-lying identification signs.

- (c) Permitted and Conditional Uses. Permitted and conditional uses shall be as provided in Table 9.1, “Permitted and Conditional Uses in Nonresidential Zoning Districts.” Light and heavy industries are the primary permitted uses.
- (d) Dimensional Requirements. Dimensional requirements shall be as provided in Table 9.2, “Dimensional Requirements in Nonresidential Zoning Districts.”

Table 9.1
Permitted and Conditional Uses in Nonresidential Zoning Districts
(P = Permitted Use C = Conditional Use X = Prohibited)

Use	O-P	INST	NS	HB	CBD	M-1
Accessory building, structure, or use	P	P	P	P	P	P
Adaptive reuse of a detached single-family dwelling for a personal service establishment or enclosed retail establishment	C	C	P	P	P	X
Adult business (see Adult Entertainment of Code of Ordinances No. 360)	X	X	X	X	X	P
Agricultural processing	X	X	X	X	X	C
Aircraft landing area	X	X	X	X	X	C
Animal hospital or veterinary clinic	P	P	P	P	X	X
Animal rendering, slaughtering, and recycling plant	X	X	X	X	X	X
Animal shelter	X	P	X	P	X	P
Apparel manufacturing	X	X	X	X	X	P
Art gallery	P	P	P	P	P	X
Asphalt plant	X	X	X	X	X	C
Auction house or auction yard	X	X	X	X	X	P
Automated teller machines (accessory use)	P	P	P	P	P	P
Automobile sales and service establishment	X	X	X	P	X	X
Automobile sales without service	X	X	X	P	X	X
Automobile service establishment without sales	X	X	X	P	X	P
Bank or financial institution	P	P	P	P	P	X
Batching plant	X	X	X	X	X	C
Bed and breakfast inn	P	P	P	P	P	X
Big box commercial building	X	X	X	P	X	C
Borrow site	X	C	X	C	X	P
Botanical garden	P	P	P	P	X	X
Bottling or canning plant	X	X	X	X	X	P
Brewery or distillery	X	X	X	X	X	P
Broadcasting studio	P	P	P	P	X	P
Building material sales	X	X	X	P	X	P
Building sales establishment	X	X	X	P	X	P
Bulk storage	X	X	X	X	X	P
Business service establishment, not exceeding 2,500 square feet of gross floor area	C	C	P	P	P	P
Business service establishment, more than 2,500 square feet of gross floor area	X	X	X	P	P	P
Camp or campground	X	C	X	C	X	X
Car wash	X	X	X	P	X	P
Caretaker's residence	X	X	X	C	C	P
Carnival	X	X	X	P	X	P
Cemetery or mausoleum	X	P	X	P	X	P
Church, temple, synagogue, or place of worship, including cemetery as accessory use	P	P	X	X	X	X
Clinic	P	P	P	P	P	X
Club or lodge, nonprofit, sponsored by a civic or similar organization	P	P	X	X	X	X
Cold storage plant or frozen food locker	X	X	X	X	X	P
Club, private	X	C	X	C	C	X
Co-generation facility	X	X	X	X	X	C
College or university	C	P	X	P	P	C
Commercial recreational facility, indoor	X	X	C	P	P	C
Commercial recreational facility, outdoor	X	X	X	C	C	C
Communication tower and antenna	P	P	X	P	P	P
Community recreation area	P	P	P	P	P	P
Composting facility	X	X	X	X	X	P
Conservation areas and passive recreational facilities	P	P	P	P	P	P

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Use	O-P	INST	NS	HB	CBD	M-1
Construction field office and/or yard (temporary use)	X	P	X	P	X	P
Continuing care retirement community	C	P	X	P	P	X
Contractor's establishment	X	X	X	P	X	P
Convenience store, with or without gasoline pumps	X	X	P	P	P	P
Cottage industry	P	P	P	P	P	P
Crematorium	X	C	X	C	X	P
Crisis center	C	P	X	P	X	P
Custom order shop	X	X	P	P	P	P
Day care center serving no more than 17 persons	P	P	P	P	P	C
Day care center serving 18 persons or more	X	P	C	P	P	C
Distribution center, including truck terminals	X	X	X	C	X	P
Dry cleaning plant	X	X	X	C	X	P
Dwelling, single-family detached, fee-simple	P	P	X	X	P	X
Dwelling, single-family detached, condominium	P	P	X	X	P	X
Dwelling, townhome (single-family attached fee-simple)	X	X	X	X	P	X
Dwelling, multi-family	X	X	X	C	C	X
Dwelling, two-family (duplex)	C	C	X	X	X	X
Dwelling, located within a building containing a nonresidential principal use	P	P	X	P	P	X
Explosives storage	X	X	X	X	X	C
Exterminating and pest control business or disinfecting service	X	X	C	P	C	P
Extraction and removal of sand, gravel, top soil, clay, dirt, precious metals, gems, and minerals	X	X	X	X	X	C
Fairgrounds	X	P	X	X	P	P
Finance, insurance, and real estate establishment, 2,500 square feet or less of gross floor area per establishment	P	P	P	P	P	P
Finance, insurance, and real estate establishment, more than 2,500 square feet of gross floor area per establishment	P	P	P	P	P	X
Food processing plant	X	X	X	X	X	P
Fuel oil distributor	X	X	X	X	X	P
Funeral home or mortuary	X	X	X	P	X	P
Gas tank sales	X	X	X	P	X	P
Greenhouse (commercial)	X	X	X	P	X	P
Group home	C	P	X	P	C	X
Hazardous waste receiving, handling, and/or disposal facility, or volatile organic liquid handling and storage	X	X	X	X	X	C
Health spa	X	X	X	P	P	P
Hospital	C	P	X	P	P	C
Incinerator	X	X	X	X	X	C
Institutional residential living and care facility, serving no more than 17 persons	P	P	P	P	X	X
Institutional residential living and care facility, serving 18 persons or more	C	P	X	P	X	X
Junk/salvage yard	X	X	X	X	X	C
Kennel	X	X	X	P	X	P
Laboratory	P	P	C	P	C	P
Landfill (sanitary, construction/demolition, inert waste)	X	X	X	X	X	C
Landscaping company	X	X	X	P	X	P
Live/work unit	C	X	C	C	P	P
Lodging service (hotel, motel, motor hotel, inn)	X	C	X	P	P	X
Logging yard	X	X	X	X	X	P
Lumber yard	X	X	X	P	X	P
Machine shop	X	X	X	P	X	P
Manufactured home, "Class A"	X	X	X	X	X	X
Manufactured home other than "Class A"	X	X	X	X	X	X
Manufactured home park	X	X	X	X	X	X
Manufacturing, ceramics	X	X	X	X	X	C
Manufacturing, cosmetics or toiletries	X	X	X	X	X	P

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Use	O-P	INST	NS	HB	CBD	M-1
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling	X	X	X	X	X	C
Manufacturing, electronics, camera, or photographic or communication equipment	X	X	X	X	X	P
Manufacturing, instrument assembly	X	X	X	X	X	P
Manufacturing, metal products	X	X	X	X	X	C
Manufacturing, pharmaceuticals and medical supplies	X	X	X	X	X	P
Manufacturing, textiles	X	X	X	X	X	P
Manufacturing, wood products	X	X	X	X	X	P
Manufacturing, processing, and assembling, within buildings, not otherwise specified	X	X	X	X	X	C
Marina	X	C	X	P	X	X
Materials recovery facility	X	X	X	X	X	C
Micro brewery	X	X	X	X	P	P
Mixed use building or development	C	X	P	P	P	X
Modular home	P	P	X	X	X	X
Museum	P	P	P	P	P	P
Office	P	P	P	P	P	P
Office-warehouse	X	X	X	C	X	P
Open air business	X	X	X	P	X	C
Open storage yard (principal use)	X	X	X	C	X	P
Parking deck or structures, on-site or off-site	C	C	X	P	P	C
Parking lot, off-site	P	P	P	P	P	P
Personal service establishment	C	C	P	P	P	P
Petroleum bulk storage site	X	X	X	X	X	P
Power plant, private	X	X	X	X	X	C
Public or semi-public use	P	P	P	P	P	P
Rail yard	X	C	X	X	X	P
Railroad freight terminal	X	C	X	X	X	P
Recreational vehicle park	X	X	X	C	X	X
Recovered materials processing facility	X	X	X	X	X	C
Recycling center	X	X	X	X	X	C
Restaurant, excluding drive-ins or drive through facilities and fast-food restaurants as defined	X	C	P	P	P	P
Restaurant, including drive-ins or drive through facilities and fast-food restaurants as defined	X	X	X	P	C	C
Retail trade establishment, enclosed	X	X	P	P	P	P
Retreat center	P	P	X	P	P	X
Riding academy or equestrian center	X	X	X	P	X	C
Rooming or boarding house	C	X	X	C	C	X
Sawmill	X	X	X	C	X	P
School for the arts	P	P	P	P	X	X
School, private, elementary, middle, or high	P	P	X	X	X	X
School, public	P	P	X	X	X	X
School, professional	P	P	X	X	X	X
School, special	P	P	X	X	X	X
School, trade	C	C	X	X	X	P
Self-service storage facility (mini-warehouse)	X	X	X	C	X	P
Service and fuel-filling station	X	X	X	P	C	P
Slaughterhouse	X	X	X	X	X	C
Solid waste handling and/or transfer facility	X	X	X	X	X	C
Showroom	X	X	X	X	X	P
Special event facility	C	P	C	P	P	X
Taxi cab and limousine service	X	X	X	X	X	X
Temporary use approved by the Zoning Administrator	P	P	P	P	P	P
Therapeutic camp	X	C	X	X	X	X
Tow service	X	X	X	P	X	P
Truck stop or truck terminal	X	X	X	C	X	P

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Zoning Ordinance City of Flowery Branch, GA**

Use	O-P	INST	NS	HB	CBD	M-1
Utility company	P	P	X	P	P	P
Utility company substation	P	P	P	P	P	P
Vehicle emission testing facility	X	X	X	P	X	P
Warehouse or storage building	X	X	X	C	C	P
Water plant or wastewater treatment facility	X	X	X	X	X	X
Wholesale trade establishment	X	X	X	C	C	P
Wireless telecommunications equipment	X	C	X	C	X	C
Wireless telecommunications facility	X	C	X	C	X	C
Wrecked motor vehicle compound	X	X	X	C	X	P

Table 9.2
Dimensional Requirements for Nonresidential Zoning Districts

Dimensional Requirement (measurement unit)	O-P	INST	NS	HB	CBD	M-1
Maximum height (feet)	35	45	35	60	Note 1	75
Maximum height (number of stories)	3	3	3	5	Note 1	4
Maximum density (units per acre)	3	3	3	12	Note 2	N/A
Minimum lot size for detached single family dwelling (square feet)	10,000	10,000	10,000	10,000	10,000	N/A
Minimum lot size for other uses (square feet)	10,000	None	None	None	None	None
Minimum lot width (feet)	75	75	90	None	25	100
Minimum heated floor area per dwelling unit (square feet)	1,200	1,200	1,200	700	700	700
Average heated floor area, all dwelling units on lot (square feet)	N/A	N/A	N/A	N/A	1,000	N/A
Minimum front yard setback (feet)	25	40	25	25	None	25
Minimum side setback, interior lot line (feet)	10	40	10	15	None	15
Minimum side setback, corner lot (feet)	15	40	15	25	None	25
Minimum side setback, interior lot line (width in feet) for institutional zones abutting other institutional zones	N/A	10	N/A	N/A	N/A	N/A
Minimum landscape strip required along side property lines for institutional zones abutting other institutional zones (width in feet)	N/A	5	N/A	N/A	N/A	N/A
Minimum rear setback (feet)	20	40	20	25	None	25
Minimum setback abutting an R-1, R-2, R-3, TND, or PUD district (feet)	25	50	40	50	None	60
Minimum width of natural buffer abutting an R-1, R-2, R-3, TND, or PUD district (feet)	15	40	30	40	None	50
Minimum landscape strip required along right-of-ways for any nonresidential or multi-family use (width in feet)	10	25	10	10	None	20
Minimum landscape strip required along side property lines for any nonresidential or multi-family use (width in feet)	5	15	5	None	None	None
Maximum Floor-Area Ratio	0.34	0.34	0.34	0.85	Note 3 and See FAR Map for CBD	0.60
Maximum lot coverage (percent)	35	40	45	45	None	None
Minimum landscaped open space (percent)	25	20	15	15	Note 4	10

Note 1. Building Height and Number of Stories. The maximum height of any building, including those on lots subsequently zoned CBD after the effective date of this zoning ordinance amendment, shall be three stories and 45 feet, except as follows:

The maximum building height shall be four stories and 60 feet for the following city blocks: The city block bounded by Railroad Avenue, Pine Street Extension, Church Street, and Chestnut Street; the city block bounded by Railroad Avenue, Main Street, Church Street, and Pine Street Extension; and The city block bounded by Railroad Avenue, Bailey Drive, Church Street, and Main Street. The building height may project 6 feet above the maximum for purposes of screening roof mounted equipment, safety railings and/or other service equipment.

Note 2. No redevelopment project shall have residential uses that exceed 50 percent of the maximum Floor-Area Ratio applicable for the lot on which such uses are located. This section applies to lots utilized for mixed-use purposes only.

Note 3. The map titled "Floor Area Ratio, Flowery Branch Redevelopment Plan," is hereby adopted and made applicable. Floor-Area ratios shall not exceed those shown on said map. For any property subject to this article not shown on said map, the FAR shall be 0.85 unless said map is specifically amended otherwise. Floor area ratios shall be calculated on the basis of all buildings on the lot, including accessory buildings and structures, but excluding any structured parking if permitted. For purposes of determining compliance with maximum FARs, floor-area ratios shall be calculated on the basis of land within the lot prior to any dedication of land for roadway improvements or new roads

Note 4. For redevelopment projects only, as defined, on the same lot as the redevelopment project, each redevelopment project shall be responsible for providing and shall provide park land, pocket park space, open space, or improved pedestrian plazas, or combination thereof, as approved by the Zoning Administrator, at a rate of fifteen (15%) percent of the land area included in the lot redeveloped; provided, however, that as a part of redevelopment project approval, an applicant may propose and the City Council may approve the location of such required park land, pocket park space, open space, or improved pedestrian plazas, in whole or in part, on another lot adjacent to or nearby the redevelopment project but within the CBD zoning district. For purposes of compliance with this provision, the Zoning Administrator shall calculate the area of the lot existing after any dedication of land for road improvements or new roads.

see next page for FAR (Floor Area Ratio) Map.

Article 9, Nonresidential Zoning Districts
 Zoning Ordinance City of Flowery Branch, GA



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FLOWERY BRANCH REDEVELOPMENT PLAN

FLOWERY BRANCH, GEORGIA

DATE: 08/18/10
 REVISION: 01/11/11

PROJECT: 10000
 SCALE: 1"=500'
 DRAWN: JM
 CHECKED: JM

0 500'

FLOOR-AREA RATIO FOR THE CBD ZONINGDISTRICT (SEC. 9.5(d))