

**UNIFIED DEVELOPMENT CODE**  
APPENDIX A OF THE FORSYTH COUNTY CODE OF ORDINANCES

**Amended 12-01-2011**

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County Manager: Doug Derrer

Director of Department of Planning and Community Development: Thomas W. Brown, AICP

**PREFACE**

Forsyth County's first land use regulations went into effect in 1973. Another Resolution became effective on December 11, 1979, that replaced the prior regulations adopted some six years earlier. The preparation of the County's Zoning and Land Use Resolution and Ordinance began in mid 1978. Over a 17-month period, the persons involved dedicated a great amount of voluntary time and effort to study and revise the draft. The goals of the revision process in 1978 and 1979 were to ensure orderly development of land use; to protect the citizens from harm arising out of disorderly development or improper construction techniques; and to make the regulations minimally restrictive, yet strong enough to achieve the goals in mind.

The 1979 Resolution and Ordinance, most recently referred to as Ordinance 30J, has been amended and readopted a number of times to respond to changing conditions. As Forsyth County prepares to enter the New Millennium, a new set of zoning and subdivision regulations is needed.

Toward that end, the Forsyth County Board of Commissioners, with technical assistance from the Georgia Mountains Regional Development Center and guidance from an appointed Master Land Use Committee, prepared an update to the land use element of the comprehensive plan of Forsyth County in 1997 and 1998. Among the many important goals of the land use plan are the following:

- (A) Encourage development patterns that avoid the uneconomical extension of public facilities and services and are more successful at creating a sense of community;
- (B) Manage growth so as to not overburden the County infrastructure nor significantly detract from quality of life;
- (C) Work toward a residential buildout population of 225,000 to 275,000 people;
- (D) Provide more detailed design guidance for major activity centers and commercial and industrial corridors to enhance the visual qualities of development;
- (E) Provide for developments containing mixes of office, commercial and residential uses;
- (F) Establish more flexible mixed-use development regulations and other flexible regulations that allow for creative site designs to accommodate site-specific conditions;

- (G) Strengthen the role of land development regulations in guiding the development of the County;
- (H) Protect and conserve the beauty and integrity of the County's natural features and historic resources;  
and
- (I) Encourage alternative modes of transportation.

In 1999, the Board of Commissioners of Forsyth County appointed a thirty-two-member committee to guide the process of comprehensively revising Ordinance 30J to meet the goals of the land use plan. The committee represented a wide array of interests. Forsyth County also contracted with a planning and development consultant to help the staff of the Department of Planning and Development revise the existing regulations and prepare new chapters.

The Unified Development Code represents a comprehensive revision of the County's zoning and subdivision regulations to address growth and development issues the County will face in the first decade of the twenty-first century. However, changes to the code will periodically be proposed and considered because of the need to respond to citizens and to the changing conditions of our County. For these reasons, persons purchasing the code from the Department of Planning and Development should be aware that changes will be made periodically and should verify that they have the most current edition available.

Anyone considering rezoning, construction, development or any other change in land use should consult with the Department of Planning and Development as early as possible to be sure any plans conform to the current land use requirements.

Please remember this CAUTION: the regulations may be modified from time to time and any changes will govern.