

- (7) Sewer capacity and/or size and condition of the on-site septic system, as applicable.
- (C) No conditional use permit granted for a Short-term Rental shall become effective until January 1, 2020, and use of any property as a Short-term Rental may not commence until the effective date of the conditional use permit.
- (D) Pursuant to Board of Commissioner action taken on May 21, 2019, those modifications to the Unified Development Code approved April 18, 2019 regarding Short Term Rentals shall not be subject to enforcement or citation until January 1, 2020. This paragraph shall be retroactive to May 21, 2019.

16-4.33 Reserved. Timber Harvesting. ~~Timber harvesting shall be permitted subject to the following requirements:~~

~~(A) The timber harvest shall be in accordance with a forest management plan for the tract prepared by a registered forester. The required contents of a forest management plan shall be as set forth in guidelines to be established by the Forsyth County arborist and as approved by the Forsyth County Director of Planning and Community Development.~~

~~(B) The property shall be a minimum of ten (10) acres in size.~~

~~(C) There shall be a fifty (50) foot exterior timber harvesting setback around the entire perimeter of the property, which shall remain undisturbed with the exception of approved access to the property from the road.~~

~~(D) All stream buffers shall remain undisturbed except for haul road and skid trail crossings.~~

~~(E) Timber harvesting shall be restricted to thinning only. A minimum basal area of thirty (30) square feet per acre shall remain on the property following the harvest. Remaining trees on site must be left in good condition with no injuries to the trunk, crown or root system. Required buffers and setbacks shall not be included in calculating the minimum basal area to remain. Clear cutting shall not be allowed.~~

~~(F) All trees to be removed shall be marked at four and one half (4.5) feet above the ground and at ground level so as to be identifiable before and after harvest.~~

~~(G) Trees thirty (30) inches in diameter or larger as measured at four and one half (4.5) feet above the ground shall not be removed and their critical root zone shall be protected. The following species are exempt from this restriction: pine (*Pinus spp.*), poplar (*Liriodendron tulipifera*) and sweetgum (*Liquidambar styraciflua*).~~

~~(H) Logging slash shall be scattered across the site or piled no higher than two (2) feet.~~

~~(I) All activity on the site shall be in compliance with the Forsyth County Soil Erosion and Sedimentation Control Ordinance, all Best Management Practices as described in the Georgia Forestry Commission document "Recommended Best Management Practices for Forestry in Georgia" and the U.S. Clean Water Act, Section 404, EPA, 40 CFR, Part 232.3(e)(6).~~

~~(J) A plan and supporting documentation meeting the minimum requirements of the Department of Planning and Community Development shall be submitted for review and approval prior to timber harvesting activity. Any associated plan review fees must be paid with the submittal of the plan.~~

~~(K) The director may approve exceptions to address disease or insect infestations documented by a registered forester or certified arborist.~~

~~(L) In no event shall any provision of this section have application to timber harvesting that qualifies as forestry land management practices or agricultural operations as defined in O.C.G.A. 12-7-17, not incidental to development, on tracts which are zoned for forestry, silvicultural or agricultural purposes, or that are unzoned.~~

16-4.34 Townhouses. Townhouse subdivisions are not subject to the minimum lot width standards specified in Table 11.2(a) and Table 11.2(b), but shall conform to the following requirements:

- (A) **Subdivision Plat Approval Required.** Each townhouse development or phase thereof shall require subdivision plat approval in accordance with Chapter 18 of this ordinance and resolution.
- (B) **Streets.** All streets within a townhouse development shall be built to County specifications and dedicated to the public; provided, however, that the rear of townhouses may have vehicular access by way of a private access easement or alley.
- (C) **Lot Size.** Each single family attached dwelling unit must be on a lot of at least 2,500 square feet.
- (D) **Minimum Lot and Unit Width.** Each lot shall be at least twenty-four (24) feet wide. The minimum width of each unit shall also be twenty-four (24) feet.
- (E) **Setbacks.** On interior lots the side setback on the side containing the common wall is reduced to zero. The site setback on the side opposite the common wall must meet the requirement for the side yard for the zoning district in which it is located.
- (F) **Units Per Building and Roof Variations.** To avoid a monotonous appearance, for any given building, no more than six (6) units may have common walls i.e., no more than six (6) units per building. Any building containing more than three (3) units with common walls must have the roof of each attached unit distinct from the other through separation or offsets in roof design.

Uses	R1R	CR1	R1	R2R	R2	R3	R4	LR	OSR
Dwellings, single-family attached (townhouses)	X	X	X	X	X	P	X	X	X
Dwellings, two-family (duplexes)	X	X	X	X	X	P	X	X	X
Dwellings, four-family (quadraplex)	X	X	X	X	X	P	X	X	X
Dwellings, single-family attached, joint ownership of common grounds (condominiums)	X	X	X	X	X	P	X	X	X
Dwellings, multi-family (apartments)	X	X	X	X	X	X	X	X	X
Forest uses associated with production, management and harvesting of timber	P								
Gardens, non-commercial	P	P	P	P	P	P	P	P	P
Greenhouses, non-commercial	P	P	P	P	P	P	P	P	P
Guest houses	P	P	P	P	P	P	P	P	P
Horse stables, non-commercial	P	X	P	C	C	X	X	X	C
Industrialized housing	P	P	P	P	P	P	P	P	P
Kennels, Animal Hospitals and Veterinary Clinics	X	X	X	X	X	X	X	X	X
Land application systems (spray irrigation fields) for sewage waste disposal (Note 4)	C	C	C	C	C	C	C	C	C
Livestock raising, not including poultry and hogs	P	X	P	X	X	X	X	X	X
Major subdivisions for single family detached dwellings (Note 5)	P	P	P	P	P	P	X	P	P
Major subdivisions for manufactured homes	X	X	P	X	P	X	X	X	X
Manufactured/Mobile homes	X	X	P	X	P	X	X	P	X
Manufactured/Mobile home parks	X	X	X	X	X	X	P	X	X
Minor subdivisions for single family detached dwellings (Note 5)	P	P	P	P	P	P	X	P	P
Minor subdivisions for manufactured/mobile homes	X	X	P	X	P	X	X	P	X
Open spaces	P	P	P	P	P	P	P	P	P
Personal care homes and institutionalized living facilities, serving ten persons or less	C	C	C	C	C	P	X	C	C
Personal care homes and institutionalized living facilities, serving more than ten persons	X	X	X	X	X	C	X	X	X

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Commercial recreational facility, outdoor	X	X	C (Note 1)	C (Note 1)	C (Note 1)	X	X	X	C (Note 1)
Communication towers and antennas	C	C	C	C	C	C	C	C	C
Conservation areas	P	P	P	P	P	P	P	P	P
Conservation subdivisions	X	X	X	X	X	X	X	X	X
Contractor's establishments	X	X	C	C	C	C	X	X	X
Convenience stores, with or without gasoline pumps	C	C	C	C	X	X	X	X	C
Day care centers	P	P	P	P	X	P	P	P	P
Drive-through facilities	C	C	P	P	X	X	X	X	C
Dwellings, single-family detached	X	X	X	X	X	X	X	X	X
Dwellings, single-family attached (townhouses)	X	X	X	X	X	X	X	X	X
Dwellings, two-family (duplexes)	X	X	X	X	X	X	X	X	X
Dwellings, multi-family	X	X	X	X	X	X	X	X	X
Electronic game playing centers	X	C	C	C	X	X	X	X	X
Finance, insurance and real estate establishments, less than 5000 square feet of gross floor area per establishment	P	P	P	P	X	P	P	X	P
Finance, insurance and real estate establishments of 5000 square feet or more of gross floor area per establishment	X	P	P	P	X	P	P	X	P
Forest uses associated with production, management and harvesting of timber	P	P	P	P	P	P	P	P	P
Fuel stations	C	C	C	C	C	X	X	X	C
Heliports and Helipads	X	X	C	C	C	X	X	X	X
Hospitals and related health services not otherwise specified	X	X	P	P	X	X	C	X	P
Hotel	X	C	C	C	X	X	X	X	C
Hotel or Motel, Extended Stay	X	C	C	C	X	X	X	X	C
Junk yards	X	X	X	X	C	X	X	X	X
Kennels, Animal Hospitals and Veterinary Clinics with outdoor facilities such as pens, kennels, runs, etc.	X	X	C	C	C	X	X	X	X
Kennels, Animal Hospitals and Veterinary Clinics without outdoor facilities	X	X	P	P	P	X	X	X	X
Machine shops	X	X	C	P	P	P	X	X	X
Major subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Manufacturing, processing, and assembling	X	X	C	C	C	P	X	X	X

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Commercial recreational facilities, outdoor	C	C	C
Commercial sales of the product(s) permitted to be manufactured, assembled, or processed, unenclosed or enclosed, not to exceed twenty (20) percent of the lot area	P	P	P
Commercial sales of the product(s) permitted to be extracted, unenclosed, exceeding twenty (20) percent of the lot area but not exceeding fifty (50) percent of the lot area	X	C	P
Communication towers and communication antennas	C	C	C
Contractor's establishments	P	P	P
Convenience stores, with or without gasoline pumps	C	C	X
Cosmetics and toiletries manufacturers	P	P	X
Dry cleaning plants	P	P	X
Dwellings, single-family detached	X	X	X
Dwelling for caretaker or night watchman	P	P	P
Electronics assembly and manufacturing of communications equipment	P	P	X
Escort Services	C (Note 1)	C (Note 1)	X
Explosives storage	C	P	P
Exterminating and pest control businesses	P	P	X
Extraction industries – extraction and removal of sand, gravel, top soil, clay, dirt, precious metals, gems, and minerals	X	X	P
Feed, grain, and fertilizer manufacturers	X	C	X
Fuel oil distributors	P	P	X
Fuel station	C	C	X
Fiberglass insulation manufacturers	X	C	X
Food processing plants, including fish and poultry facilities	C	C	X
Forest uses associated with production, management and harvesting of timber	P	P	P
Hazardous waste receiving, handling, and disposal facilities	X	X	X

TABLE 15.1
USES PERMITTED IN AGRICULTURAL DISTRICTS*

P = Permitted

C = Conditional

X = Not Permitted

Uses	A1	AG-RES
Accessory apartments, attached	P	P
Accessory apartments, detached	C	C
Accessory uses and structures determined by the Director to be normally incidental to one or more permitted principal uses, including but not limited to barns, grain storage facilities, and implement sheds.	P	P
Agricultural uses including the production of field crops, fruits, nuts, and vegetables	P	P
Agricultural experiment stations	C	X
Apiaries	P	P
Auction facilities for agricultural products	C	X
Bed and breakfast inns	C	X
Boarding homes for agricultural workers	C	X
Campgrounds	C	X
Cemeteries	P	P
Clubs, lodges, fraternal institutions and other places of assembly for non-profit membership groups 10,000 square feet or less in aggregate size	C (Note 3)	X
Clubs, lodges, fraternal institutions and other places of assembly for non-profit membership groups more than 10,000 square feet in aggregate size	X	X
Commercial athletic fields, outdoor	C	X
Communication towers and antennas	C	C
Dairies	C	C
Day Care Centers	C	X
Day Care Home, Family	C	X
Dwellings, single-family detached	P	P
Explosives storage	C	X
Farm supply stores and feed and grain stores	C	X
Farm Wineries	C	X
Forest uses associated with production, management and harvesting of timber	P	P
Golf Courses/Country Clubs	C	C
Heliports and Helipads	C	X
Hog farms	C	X
Horse stables, commercial	C	X
Horse stables, non-commercial	P	P