

TABLE OF CONTENTS

CHAPTER 1 RESOLUTION AND ORDINANCE

CHAPTER 2 SHORT TITLE AND CONTENTS

- 2-1.1 Short Title.
- 2-1.2 Contents.

CHAPTER 3 DEFINITIONS

ARTICLE I, GENERAL PROVISIONS REGARDING DEFINITIONS: (Revised 9/7/06)

ARTICLE II, SPECIFIC DEFINITIONS: (Revised 10/2/08, 5/5/11, 12/1/11, 4/5/12, 5/3/12, 11/1/12, 1/3/13, 2/7/13, 4/2/15, 3/3/16, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 10/3/19, 11/7/19, 7/9/20, 8/6/20, 10/8/20, 4/15/21, 5/6/21, 5/25/21, 7/8/21, 8/12/21, 10/7/21, 11/4/21, 12/2/21, 3/3/22, 5/5/22, 10/6/22, 1/5/23, 8/3/23, 11/2/23, 3/7/24, 4/18/24, 5/2/24, 8/1/24, 3/6/25, 11/20/25)

CHAPTER 4 FORSYTH COUNTY PLANNING COMMISSION

ARTICLE I, CONTINUATION:

- 4-1.1 Continued Existence.
- 4-1.2 Jurisdiction.

ARTICLE II, POWERS AND DUTIES: (Revised 11/1/07)

- 4-2.1 Comprehensive Plan.
- 4-2.2 Small Area Plans.
- 4-2.3 Zoning.
- 4-2.4 Subdivision Regulations.
- 4-2.5 Plats and Maps.
- 4-2.6 Information to Officials.
- 4-2.7 Public Hearings and Recommendations. (Revised 4/5/12)
- 4-2.8 Variances.
- 4-2.9 Minutes and Public Records.
- 4-2.10 Additional Powers.

ARTICLE III, APPOINTMENT, TERMS OF MEMBERSHIP AND DISMISSAL:

- 4-3.1 Appointment.
- 4-3.2 Terms. (Revised 7/1/10)
- 4-3.3 Number.
- 4-3.4 Officers.(Revised 12/1/11)
- 4-3.5 Dismissal.

CHAPTER 5 FORSYTH COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

ARTICLE I, ESTABLISHMENT:

- 5-1.1 Creation. (Revised 12/1/11)

ARTICLE II, PERSONNEL: (Revised 12/16/10, 12/1/11)

- 5-2.1 Director.

ARTICLE III, FUNCTIONS, POWERS AND DUTIES:

- 5-3.1 No Legislative Power.
- 5-3.2 Functions.
- 5-3.3 Assistance to Planning Commission and Zoning Board of Appeals. (Revised 12/1/11)
- 5-3.4 Approval of Subdivisions.

- 5-3.5 Administrative and Interpretative Functions.
- 5-3.6 Enforcement Powers.
- 5-3.7 Comprehensive Plan.
- 5-3.8 Zoning Regulations.
- 5-3.9 Subdivision Regulations.
- 5-3.10 Plats and Maps.
- 5-3.11 Information to Officials.
- 5-3.12 Recommendations.
- 5-3.13 Corrective Zoning Action (Created 8/12/21)

CHAPTER 6 FORSYTH COUNTY ZONING BOARD OF APPEALS

ARTICLE I, CONTINUATION:

- 6-1.1 Existence Continued. (Revised 11/15/04, 7/1/10)

ARTICLE II, MEETINGS AND RECORDS:

- 6-2.1 Meetings. (Revised 11/15/04)
- 6-2.2 Minutes and Public Records. (Revised 12/1/11)
- 6-2.3 Person Responsible.

ARTICLE III, POWERS: (Revised 4/3/08)

- 6-3.1 Powers. (Revised 7/18/13)

ARTICLE IV, APPEAL OF AN ADMINISTRATIVE DECISION OR ORDINANCE DECISION: (Revised 11/1/07)

- 6-4.1 Appeals of Administrative Decisions.

ARTICLE V, VARIANCES: (Revised 11/15/04)

- 6-5.1 Variances. (Revised 7/18/13)

ARTICLE VI, APPEAL OF ZBA DECISIONS: (Revised 11/15/04)

- 6-6.1 Administrative Decisions.
- 6-6.2 Variances.
- 6-6.3 Conflict with other ordinances.

CHAPTER 7 PERMITS, CERTIFICATES, FEES AND FINANCES (Revised 8/1/19)

ARTICLE I, LAND DISTURBANCE PERMITS:

- 7-1.1 Land Disturbance Permit Required.
- 7-1.2 Land Disturbance Permit Plan Review Procedures. (Revised 11/1/07, 7/18/13, 5/3/18, 10/4/18, 9/5/19)
- 7-1.3 Clearing and Grubbing and/or Grading Permits.
- 7-1.4 Road Construction Permits.
- 7-1.5 Site Development Permits.
- 7-1.6 Erosion Control.
- 7-1.7 Expiration. (Revised 11/15/04, 7/18/13, 5/3/18, 6/6/24)

ARTICLE II, BUILDING PERMITS:

- 7-2.1 When Required. (Revised 11/15/04)
- 7-2.2 Erosion Control.
- 7-2.3 Sewage Disposal.
- 7-2.4 Water Supply.
- 7-2.5 Land Disturbance Permit. (Revised 11/15/04, 7/7/22)
- 7-2.6 Application.
- 7-2.7 Egress and Ingress Required.
- 7-2.8 False Statement.
- 7-2.9 Deviation From Application.

- 7-2.10 Report of Deviations.
- 7-2.11 Lots in Subdivisions. (Revised 3/5/15)
- 7-2.12 Application Review Period. (Revised 3/26/01, 3/15/23)
- 7-2.13 Expiration. (Revised 3/26/01)

ARTICLE III, TRADE PERMITS:

- 7-3.1 Permits Required.

ARTICLE IV, COTTAGE FOOD PERMITS: (Created 8/3/23)

- 7-4.1 Permits Required

ARTICLE V, CERTIFICATES OF OCCUPANCY:

- 7-5.1 When Required.
- 7-5.2 Requirements to be Met.
- 7-5.3 Duties of Department of Planning and Community Development. (Revised 12/1/11)
- 7-5.4 Time of Application and Issuance.
- 7-5.5 Denial and Notice.
- 7-5.6 Furnishing of Utility Service.
- 7-5.7 Records.
- 7-5.8 Temporary Certificate of Occupancy. (Created 5/2/24)

ARTICLE VI, STANDARDS FOR PERMITS AND CERTIFICATES:

- 7-6.1 Compliance.
- 7-6.2 Building Code. (Revised 11/15/04)
- 7-6.3 Plumbing Code. (Revised 11/15/04)
- 7-6.4 Swimming Pool and Spa Code.
- 7-6.5 Mechanical Code. (Revised 11/15/04)
- 7-6.6 Gas Code. (Revised 11/15/04)
- 7-6.6 Electrical Code. (Revised 11/15/04)
- 7-6.8 Energy Code.
- 7-6.9 Review. (Revised 12/1/11)
- 7-6.10 Inspections. (Revised 11/15/04, 12/1/11)
- 7-6.11 Preliminary Inspection.
- 7-6.12 Required Inspections.
- 7-6.13 Inspection Requests.
- 7-6.14 Approval Required.
- 7-6.15 Inspection Personnel. (Revised 12/1/11)
- 7-6.16 Factory-built Housing. (Revised 12/1/11)
- 7-6.17 Driveway Culverts.
- 7-6.18 Building Sewers.

ARTICLE VII, ZONING COMPLIANCE:

- 7-7.1 Intent. (Revised 12/1/11)
- 7-7.2 Certificate of Zoning Compliance. (Revised 12/1/11)
- 7-7.3 Reliance.

ARTICLE VIII, FEES GENERALLY:

- 7-8.1 Purpose.
- 7-8.2 Revenue. (Revised 12/1/11)

ARTICLE IX, FEE AMOUNTS:

- 7-9.1 Generally.
- 7-9.2 Building Permits. (Revised 11/15/04)
- 7-9.3 Certificate of Occupancy.
- 7-9.4 Collecting Authority. (Revised 12/1/11)

ARTICLE X, FINANCES:

- 7-10.1 Depository.
- 7-10.2 Expenditures. (Revised 12/1/11)
- 7-10.3 Advertising Fees. (Revised 12/1/11)

CHAPTER 8 ZONING AND APPLICATION PROCEDURES (Revised 11/1/07, 12/1/11, 4/5/12, 5/2/13)

ARTICLE I, APPLICATION OF REGULATIONS: (Revised 10/8/20)

ARTICLE II, APPLICATION REQUIREMENTS:

- 8-2.1 Requirements for all Applications. (Revised 4/5/12, 5/2/13, 2/6/14, 12/3/15, 4/13/17, 4/4/19, 10/8/20, 4/20/23, 5/4/23)
- 8-2.2 Withdrawal of Applications. (Revised 9/7/17)
- 8-2.3 Reconsideration of Applications.
- 8-2.4 Copies of Policies and Procedures.

ARTICLE III, PUBLIC HEARINGS AND NOTICES FOR ALL APPLICATIONS: (Revised 4/3/08, 4/13/17)

- 8-3.1 Public Hearing Required.
- 8-3.2 Who Holds Hearings. (Revised 4/5/12, 7/18/13, 10/8/20, 11,2,23)
- 8-3.3 Advertisement of Public Hearings. (Revised 4/5/12, 9/7/17, 10/8/20, 4/20/23)
- 8-3.4 Conduct of Public Hearings and Procedures for Considering Applications. (Revised 4/5/12, 9/4/14, 12/21/17, 9/5/19)
- 8-3.5 Forsyth County District 2 Sub-Area Planning Commission. (Created 12/3/15, Revised 3/3/16, Removed 4/13/17)

ARTICLE IV, AMENDING THE TEXT OF THIS CODE:

- 8-4.1 Purpose and Intent.
- 8-4.2 Authority to Amend.
- 8-4.3 Statement of Policy.
- 8-4.4 Procedures. (Revised 1/3/19, 1/7/21)
- 8-4.5 Director's Responsibilities. (Revised 12/1/11)

ARTICLE V, REZONINGS, CONDITIONAL USE PERMITS, AND SKETCH PLATS: (Revised 4/5/12, 5/2/13)

- 8-5.1 Purpose and Intent. (Revised 4/5/12)
- 8-5.2 Authority to Amend. (Revised 4/5/12)
- 8-5.3 When Required. (Revised 7/1/10, 4/5/12, 4/2/15, 6/1/17, 9/7/17, 1/4/18, 4/4/19, 10/3/19, 3/5/20, 10/8/20, 1/7/21, 11/4/21, 3/3/22, 10/20/22, 4/18/24)
- 8-5.4 Application Requirements. (Revised 10/7/10, 4/5/12, 5/2/13, 12/3/15, 9/7/17, 1/4/18, 8/16/18, 1/7/21, 3/3/22, 5/4/23)
- 8-5.5 Procedures. (Revised 7/1/10, 10/7/10, 4/5/12, 5/2/13, 9/4/14, 8/6/15, 12/3/15, 4/13/17, 9/7/17, 1/4/18, 8/16/18, 4/4/19, 9/5/19, 7/9/20, 10/8/20, 5/6/21, 4/20/23)

ARTICLE VI, VARIANCES:

- 8-6.1 Purpose and Intent.
- 8-6.2 When Required. (Revised 6/7/18, 4/15/21, 3/3/22, 11/3/22, 4/20/23)
- 8-6.3 Application Requirements. (Revised 7/18/13)
- 8-6.4 Procedures. (Revised 12/1/11, 7/18/13, 10/8/20, 4/15/21, 10/21/21, 3/3/22, 4/20/23, 11/20/25)

ARTICLE VII, APPEALS OF ADMINISTRATIVE DECISIONS:

- 8-7.1 Purpose and Intent.
- 8-7.2 When Required.
- 8-7.3 Application Requirements. (Revised 10/7/10)
- 8-7.4 Procedures. (Revised 7/9/20, 4/20/23)

ARTICLE VIII, APPEAL OF ZONING BOARD OF APPEALS DECISIONS:

- 8-8.1 Purpose and Intent.
- 8-8.2 When Required. (Revised 8/6/15, 1/9/25)
- 8-8.3 Application Requirements. (Revised 10/7/10, 8/6/15, 1/9/25)
- 8-8.4 Procedures. (Revised 8/6/15, 3/3/22, 4/20/23, 1/9/25)

ARTICLE IX, ZONING CONDITION AMENDMENTS:

- 8-9.1 Purpose and Intent.
- 8-9.2 When Required. (Revised 4/5/12)
- 8-9.3 Application Requirements. (Revised 6/7/18, 1/7/21)
- 8-9.4 Procedures.

ARTICLE X, HOME OCCUPATION APPLICATIONS: (Created 4/5/12)

- 8-10.1 Purpose and Intent.
- 8-10.2 When Required.
- 8-10.3 Application Requirements.
- 8-10.4 Procedures. (Revised 4/20/23)

ARTICLE XI, MOBILE VENDING APPLICATIONS: (Created 10/8/20)

- 8-11.1 Purpose and Intent.
- 8-11.2 When Required.
- 8-11.3 Application Requirements.
- 8-11.4 Procedures. (Revised 4/20/23)

ARTICLE XII, APPEAL OF ZONING DECISIONS:

- 8-12.1 Appeal of Zoning Decisions. (Revised 5/4/17, 4/20/23)

ARTICLE XIII, CERTIORARI (Created 4/20/23)

- 8-13.1 Authority to Approve Certiorari Documents.
- 8-13.2 Authority to Accept Service.

CHAPTER 9 ZONING AND OVERLAY DISTRICTS

ARTICLE I, ESTABLISHMENT OF DISTRICTS:

- 9-1.1 Establishment of Zoning Districts. (Revised 12/20/04, 7/1/10, 4/2/15, 11/4/21, 10/20/22)
- 9-1.2 Establishment of Overlay Districts. (Revised 4/3/08, 5/5/11, 5/3/12, 1/4/18, 3/15/23, 11/7/24)
- 9-1.3 Zoning District Boundaries.
- 9-1.4 Overlay District Boundaries. (Revised 5/3/12, 2/6/14)

ARTICLE II, INTERPRETATION OF DISTRICT BOUNDARIES:

- 9-2.1 Property Lines.
- 9-2.2 Street Centerlines.
- 9-2.3 Government Lines.
- 9-2.4 Lines Parallel to Street Centerlines.
- 9-2.5 Stream or River Centerlines.
- 9-2.6 Director Determination.

CHAPTER 10 GENERAL PROVISIONS AND NONCONFORMING SITUATIONS

ARTICLE I, GENERAL PROVISIONS: (Revised 10/14/02)

- 10-1.1 Application of Regulations.
- 10-1.2 Minimum Requirements.
- 10-1.3 Every Use Must Be On a Lot. (Revised 10/7/21)
- 10-1.4 One Principal Building On a Lot. (Revised 3/5/20)
- 10-1.5 Reduction in Performance Standards Prohibited. (Revised 11/1/12)
- 10-1.6 Setback Reduction. (Revised 11/1/12)

- 10-1.7 Setbacks and Buffers, Government Line. (Revised 11/15/04, 11/1/12)
- 10-1.8 Setbacks and Buffers, Adjacent Local Governments. (Revised 11/15/04)
- 10-1.9 Setbacks and Buffers, Lots Accessed from an Easement. (Revised 11/1/07, 11/1/12)
- 10-1.10 Setback and Planting Requirements for Georgia Highway 400. (Revised 11/1/07, 10/7/10, 11/1/12, 7/5/18)
- 10-1.11 Height Limitations. (Revised 4/20/23)
- 10-1.12 Use Prohibited When Not Specified.
- 10-1.13 Outside Construction. (Revised 11/15/04, 10/7/21)
- 10-1.14 Commercial Maintenance Requirements. (Revised 1/11/06)
- 10-1.15 Setback Exemptions (Created 11/1/12, Revised 10/22/20)
- 10-1.16 Setback Encroachments (Created 11/1/12, Revised 7/18/13)
- 10-1.17 Determination of Setbacks (Created 11/1/12)
- 10-1.18 Determination of Yards (Created 11/1/12)
- 10-1.19 Setback and Zoning Buffer Encroachments for Accessory Structures and Accessory Buildings. (Created 8/19/21, Revised 11/20/25)

ARTICLE II, NONCONFORMING SITUATIONS:

- 10-2.1 Nonconforming Lots. (Revised 11/15/04, 7/8/21)
- 10-2.2 Nonconforming Structures. (Revised 11/15/04, 6/1/17, 12/7/17)
- 10-2.3 Nonconforming Uses. (Revised 11/15/04, 5/1/14, 6/1/17, 12/7/17, 9/5/19, 7/9/20)
- 10-2.4 Termination of Nonconforming Uses. (Created 8/7/25)
- 10-2.5 Buildings Under Construction. (Revised 11/15/04)
- 10-2.6 Cost to Cure Variance Due to Condemnation. (Created 5/3/18)

CHAPTER 11 RESIDENTIAL DISTRICTS (Revised 12/13/07, 1/3/13, 5/2/13)**ARTICLE I, RESIDENTIAL DISTRICTS PRIOR TO UDC VERSION 5: (Created 1/3/13)**

- 11-1.1 Purpose and Intent. (Revised 9/4/14)
- 11-1.2 Permitted Uses. (Revised 12/1/16, 2/2/17, 9/7/17, 12/7/17, 4/18/19, 3/5/20, 4/15/21, 10/6/22, 8/1/24, 4/17/25)
- 11-1.3 Performance Standards. (Revised 6/7/18, 4/17/25, 11/20/25)
- 11-1.4 Design Standards. (Created 7/5/18)

ARTICLE II, SINGLE FAMILY RESIDENTIAL DISTRICT (Res1):

- 11-2.1 Purpose and Intent. (Revised 1/3/12, 9/4/14)
- 11-2.2 Permitted Uses. (Revised 12/1/05, 7/1/10, 4/5/12, 5/3/12, 1/3/13, 2/7/13, 12/1/16, 2/2/17, 9/7/17, 4/18/19, 4/15/21, 10/6/22, 8/1/24)
- 11-2.3 Performance Standards. (Revised 12/1/05, 11/1/12, 1/3/13, 10/6/16, 6/1/17, 9/7/17, 6/7/18, 8/12/21, 12/2/21, 11/20/25)
- 11-2.4 Design Standards. (Created 7/5/18)
- 11-2.5 Incentives for Large Lots. (Created 7/8/21)

ARTICLE III, SINGLE FAMILY RESIDENTIAL DISTRICT (Res2):

- 11-3.1 Purpose and Intent. (Revised 9/4/14)
- 11-3.2 Permitted Uses. (Revised 12/13/07, 7/1/10, 4/5/12, 5/3/12, 1/3/13, 2/7/13, 12/1/16, 2/2/17, 9/7/17, 4/18/19, 7/9/20, 4/15/21, 10/6/22, 8/1/24)
- 11-3.3 Performance Standards. (Revised 11/1/12, 6/1/17, 9/7/17, 6/7/18, 8/12/21, 12/2/21, 11/20/25)
- 11-3.4 Design Standards. (Created 7/5/18)

ARTICLE IV, SINGLE FAMILY COMMUNITY RESIDENTIAL DISTRICT (CR2): (Created 4/2/15)

- 11-4.1 Purpose and Intent. (Revised 12/3/15)
- 11-4.2 Permitted Uses. (Revised 12/1/16, 2/2/17, 9/7/17, 4/18/19, 4/15/21, 10/6/22, 8/1/24)
- 11-4.3 Performance Standards. (Revised 9/7/17, 6/7/18, 8/12/21, 12/2/21, 11/20/25)
- 11-4.4 Design Standards. (Created 7/5/18)

ARTICLE V, SINGLE FAMILY RESIDENTIAL DISTRICT (Res3):

- 11-5.1 Purpose and Intent. (Revised 11/1/07, 9/4/14, 12/3/15)

- 11-5.2 Permitted Uses. (Revised 12/13/07, 7/1/10, 4/5/12, 5/3/12, 1/3/13, 2/7/13, 12/1/16, 2/2/17, 9/7/17, 4/18/19, 4/15/21, 10/6/22, 8/1/24)
- 11-5.3 Performance Standards. (Revised 12/1/05, 11/1/07, 5/2/13, 7/18/13, 10/2/14, 6/1/17, 9/7/17, 6/7/18, 8/12/21, 12/2/21, 11/20/25)
- 11-5.3 Design Standards. (Created 7/5/18)

ARTICLE VI, SINGLE FAMILY RESIDENTIAL DISTRICT (Res4):

- 11-6.1 Purpose and Intent. (Revised 11/1/07, 9/4/14, 6/1/17)
- 11-6.2 Permitted Uses. (Revised 12/13/07, 7/1/10, 4/5/12, 5/3/12, 1/3/13, 2/7/13, 12/1/16, 2/2/17, 9/7/17, 4/18/19, 4/15/21, 10/6/22, 8/1/24)
- 11-6.3 Performance Standards. (Revised 11/1/12, 7/18/13, 6/1/17, 9/7/17, 6/7/18, 7/9/20, 8/12/21, 12/2/21, 11/20/25)
- 11-6.4 Special Application Requirements. (Revised 11/1/07, 12/3/15)
- 11-6.5 Design Standards. (Created 7/5/18)

ARTICLE VII, MULTI FAMILY RESIDENTIAL DISTRICT (Res6):

- 11-7.1 Purpose and Intent. (Revised 11/1/07, 9/4/14, 9/7/17, 6/3/21)
- 11-7.2 Permitted Uses. (Revised 12/13/07, 7/1/10, 4/5/12, 5/3/12, 1/3/13, 2/7/13, 9/4/14, 12/1/16, 2/2/17, 9/7/17, 4/18/19, 4/15/21, 6/3/21, 10/6/22, 8/1/24)
- 11-7.3 Performance Standards. (Revised 11/1/12, 6/1/17, 9/7/17, 6/7/18, 6/3/21, 8/12/21, 12/2/21, 11/20/25)
- 11-7.4 Special Application Requirements. (Revised 11/1/07, 12/3/15)
- 11-7.5 Design Standards. (Created 7/5/18)

ARTICLE VIII, MANUFACTURED/MOBILE HOME PARK DISTRICT (MHP):

- 11-8.1 Purpose and Intent. (Revised 2/7/13, 9/4/14)
- 11-8.2 Permitted Uses. (Revised 7/1/10, 4/5/12, 5/3/12, 1/3/13, 2/7/13, 12/1/16, 2/2/17, 9/7/17, 4/18/19, 4/15/21, 10/6/22, 8/1/24)
- 11-8.3 Performance Standards. (Revised 11/1/12, 9/7/17, 6/7/18, 8/12/21, 12/2/21, 11/20/25)
- 11-8.4 Site Plan Review & Approval Required. (Revised 2/7/13)
- 11-8.5 General Development Requirements. (Revised 2/7/13, 11/20/25)
- 11-8.6 Home Spaces in Manufactured/Mobile Home Parks. (Revised 2/7/13)

ARTICLE IX, SITE DEVELOPMENT AND DESIGN STANDARDS FOR ALL RESIDENTIAL DISTRICTS, EXCLUDING MHP DISTRICT: (Created 7/5/18)

- 11-9.1 Purpose and Intent.
- 11-9.2 Applicability. (Revised 12/6/18, 12/6/19, 3/5/20, 8/12/21, 11/20/25)
- 11-9.3 Application Requirements. (Created 12/6/19)
- 11-9.4 Building Materials. (Revised 12/6/19)
- 11-9.5 Lot Standards. (Created 12/6/19, Revised 5/6/21, 3/3/22)
- 11-9.6 Subdivision Standards. (Created 12/6/19, 11/20/25)
- 11-9.7 Southeast Forsyth Design Standards. (Created 12/6/19, Revised 10/3/24, 11/20/25)

ARTICLE X, DESIGN STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL: (Created 5/6/21)

- 11-10.1 Purpose and Intent.
- 11-10.2 Applicability.
- 11-10.3 Application Requirements.
- 11-10.4 Architectural Standards

CHAPTER 12 COMMERCIAL AND OFFICE DISTRICTS (Revised 10/2/08, 4/5/12)

ARTICLE I, NEIGHBORHOOD SHOPPING DISTRICT (NS):

- 12-1.1 Purpose and Intent. (Revised 10/6/22)
- 12-1.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)
- 12-1.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-1.4 Site Development Regulations.

ARTICLE II, URBAN VILLAGE DISTRICT (UV):

12-2.1 Purpose and Intent.

12-2.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-2.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-2.4 Site Development Regulations.

ARTICLE III, COMMERCIAL BUSINESS DISTRICT (CBD):

12-3.1 Purpose and Intent. (Revised 1/11/06, 10/6/22)

12-3.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-3.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-3.4 Site Development Regulations.

ARTICLE IV, HIGHWAY BUSINESS DISTRICT (HB):

12-4.1 Purpose and Intent.

12-4.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 11/7/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-4.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-4.4 Site Development Regulations.

ARTICLE V, HEAVY COMMERCIAL DISTRICT (HC):

12-5.1 Purpose and Intent.

12-5.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 11/7/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-5.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-5.4 Site Development Regulations.

ARTICLE VI, BUSINESS PARK (BP):

12-6.1 Purpose and Intent.

12-6.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-6.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-6.4 Site Development Regulations.

ARTICLE VII, OFFICE AND INSTITUTIONAL DISTRICT (O&I):

12-7.1 Purpose and Intent.

12-7.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-7.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-7.4 Site Development Regulations.

ARTICLE VIII, OFFICE RESIDENTIAL DISTRICT (OR):

12-8.1 Purpose and Intent. (Revised 12/1/16)

12-8.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 10/8/20, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-8.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-8.4 Site Development Regulations.

ARTICLE IX, OFFICE COMMERCIAL MULTIPLE STORY DISTRICT (OCMS):

12-9.1 Purpose and Intent. (Revised 6/7/18)

12-9.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 5/25/21, 5/5/22, 10/6/22, 1/5/23, 11/2/23, 3/7/24, 4/18/24, 8/1/24)

12-9.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 12/2/21)

12-9.4 Site Development Regulations.

ARTICLE X, GENERAL SITE DEVELOPMENT AND DESIGN REGULATIONS FOR ALL COMMERCIAL AND OFFICE DISTRICTS:

- 12-10.1 Purpose and Intent.
- 12-10.2 Applicability.
- 12-10.3 Utilities.
- 12-10.4 Grading and Site Development. (Revised 9/7/06)
- 12-10.5 Curb Cuts and Access Specifications. (Revised 11/15/04)
- 12-10.6 Interparcel Connections. (Revised 11/1/07, 6/7/18)
- 12-10.7 Location of Loading and Unloading Areas.
- 12-10.8 Location of Parking Areas.
- 12-10.9 Open Display of Vehicles, Equipment, and Merchandise. (Revised 11/1/07)
- 12-10.10 Screening of Outside Storage Yards. (Revised 2/1/07)
- 12-10.11 Screening of Dumpsters.
- 12-10.12 Outdoor Lighting. (Revised 11/15/04)
- 12-10.13 Building Materials.
- 12-10.14 Building and Utility Appurtenances.
- 12-10.15 Landscaping. (Revised 11/1/07, 12/1/11, 9/7/17)
- 12-10.16 Signage. (Revised 9/7/06)
- 12-10.17 Plans. (Revised 12/1/11)
- 12-10.18 Maintenance.
- 12-10.19 Fencing (Revised 2/1/07)

ARTICLE XI, ADDITIONAL REQUIREMENTS FOR LARGE-SCALE RETAIL ESTABLISHMENTS 40,000 SQUARE FEET OR GREATER: (Revised 1/11/06)

- 12-11.1 Purpose and Intent. (Revised 10/6/22)
- 12-11.2 Restrictive Covenants.
- 12-11.3 Delivery and Garbage Pick-up.
- 12-11.4 Infrastructure Requirements.
- 12-11.5 Site Design Guidelines and Requirements. (Revised 11/1/07, 7/1/10, 9/7/17)
- 12-11.6 Architectural Design Standards. (Revised 11/1/07, 11/2/23)

ARTICLE XII, ADDITIONAL REQUIREMENTS FOR LARGE-SCALE RETAIL ESTABLISHMENTS 75,000 SQUARE FEET OR GREATER: (Revised 1/11/06)

- 12-12.1 Re-use of Properties.
- 12-12.2 Vacancy Maintenance Requirements.
- 12-12.3 Location Criteria. (Revised 10/6/22)

ARTICLE XIII, ADDITIONAL LOCATION AND ZONING REQUIREMENTS FOR COMMERCIAL ESTABLISHMENTS IN SOUTH FORSYTH: (Created 12/3/20)

- 12-13.1 Intent.
- 12-13.2 Delineation of South Forsyth.
- 12-13.3 Design Plan Administrative Review. (Revised 10/6/22)
- 12-13.4 Applicability.
- 12-13.5 Landscaping and Pedestrian Improvements.
- 12-13.6 Parking.
- 12-13.7 Access.
- 12-13.8 Commercial Amenity.
- 12-13.9 Building Materials.
- 12-13.10 Massing.
- 12-13.11 Roofing.
- 12-13.12 Windows.
- 12-13.13 Screening.
- 12-13.14 Reserved. (Revised 11/2/23)
- 12-13.15 Signs. (Revised 1/5/23)
- 12-13.16 Fencing.

- 12-13.17 Retaining Walls.
- 12-13.18 Self-Service Storage Facilities.
- 12-13.19 Fuel Stations. (Revised 11/2/23)
- 12-13.20 Vehicle Rental/Sales/Service Establishments and Car Washes.
- 12-13.21 Parking Structures. (Revised 11/2/23)

CHAPTER 13 DESIGN GUIDELINES FOR ACTIVITY CENTERS

ARTICLE I, PURPOSE AND INTENT: (Revised 11/15/04)

ARTICLE II, DESIGN STANDARDS:

- 13-2.1 Detention Basins.
- 13-2.2 Connectivity and Roadway Design Criteria.
- 13-2.3 Building Height and Mass. (Revised 6/7/18)
- 13-2.4 Arrangement and Siting of Buildings.
- 13-2.5 Compatibility.
- 13-2.6 Building Appearance and Architectural Details. (Revised 11/1/12)
- 13-2.7 Signage.
- 13-2.8 Parking.
- 13-2.9 Landscaping, Trees, and Natural Environment.
- 13-2.10 Public Spaces and Streetscape Improvements.
- 13-2.11 Pedestrian and Bicycle Access and Connections.
- 13-2.12 Transit Access and Connections.
- 13-2.13 Lighting. (Revised 11/15/04)

CHAPTER 14 INDUSTRIAL AND MINING DISTRICTS (Revised 10/2/08, 4/5/12, 5/3/12)

ARTICLE I, RESTRICTED INDUSTRIAL DISTRICT (M1):

- 14-1.1 Purpose and Intent.
- 14-1.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 11/7/19, 7/9/20, 10/8/20, 10/6/22, 1/5/23, 11/2/23, 3/6/25)
- 14-1.3 Performance Standards. (Revised 7/1/10, 11/1/12, 6/7/18, 10/7/21, 12/2/21)
- 14-1.4 Site Development Regulations.

ARTICLE II, HEAVY INDUSTRIAL DISTRICT (M2):

- 14-2.1 Purpose and Intent.
- 14-2.2 Permitted and Conditional Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 1/3/13, 12/1/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 11/7/19, 10/8/20, 10/6/22, 1/5/23, 11/2/23, 3/6/25)
- 14-2.3 Performance Standards. (Revised 7/1/10, 6/7/18, 12/2/21)
- 14-2.4 Site Development Regulations.
- 14-2.5 Application Requirements for Conditional Uses.

ARTICLE III, MINING OPERATIONS DISTRICT (MINE):

- 14-3.1 Purpose and Intent.
- 14-3.2 Permitted Uses. (Revised 10/2/08, 4/5/12, 5/3/12, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 3/7/19, 4/18/19, 7/11/19, 11/7/19, 10/8/20, 10/6/22, 1/5/23, 11/2/23, 3/6/25)
- 14-3.3 Performance Standards. (Revised 7/1/10, 6/7/18, 12/2/21)
- 14-3.4 Site Development Regulations.
- 14-3.5 Application Requirements.

ARTICLE IV, GENERAL SITE DEVELOPMENT AND DESIGN REGULATIONS FOR INDUSTRIAL AND MINING DISTRICTS:

- 14-4.1 Purpose and Intent.
- 14-4.2 Applicability.
- 14-4.3 Utilities.
- 14-4.4 Grading and Site Development. (Revised 9/7/06, 12/1/11)

- 14-4.5 Curb Cuts and Access Specifications. (Revised 12/1/11)
- 14-4.6 Interparcel Connections.
- 14-4.7 Location of Loading and Unloading Areas.
- 14-4.8 Screening of Outside Storage Yards.
- 14-4.9 Screening of Dumpsters. (Revised 11/15/04)
- 14-4.10 Outdoor Lighting. (Revised 11/15/04)
- 14-4.11 Building Materials.
- 14-4.12 Building and Utility Appurtenances.
- 14-4.13 Landscaping. (Revised 9/7/06, 12/1/11)
- 14-4.14 Signage. (Revised 9/7/06)
- 14-4.15 Plans. (Revised 12/1/11)

CHAPTER 15 AGRICULTURAL DISTRICTS (Revised 10/2/08, 7/1/10, 4/5/12, 5/3/12, 8/3/23)

ARTICLE I, AGRICULTURAL DISTRICT (A1):

- 15-1.1 Purpose and Intent.
- 15-1.2 Permitted Uses. (Revised 10/2/08, 7/1/10, 10/7/10, 4/5/12, 5/3/12, 1/3/13, 9/4/14, 12/1/16, 2/2/17, 9/7/17, 3/6/18, 4/4/19, 4/18/19, 8/6/20, 7/8/21, 10/6/22, 8/3/23, 4/18/24, 5/2/24)
- 15-1.3 Performance Standards. (Revised 6/7/18, 8/6/20, 7/8/21, 11/4/21, 12/2/21)
- 15-1.4 Incentives for Large Lots. (Created 7/8/21, Revised 11/21/24)

ARTICLE II, AGRICULTURAL-RESIDENTIAL DISTRICT (AG-RES):

- 15-2.1 Purpose and Intent.
- 15-2.2 Permitted Uses. (Revised 10/2/08, 7/1/10, 4/5/12, 5/3/12, 1/3/13, 9/4/14, 12/1/16, 2/2/17, 9/7/17, 3/6/18, 4/4/19, 4/18/19, 7/8/21, 10/6/22, 8/3/23, 4/18/24, 5/2/24)
- 15-2.3 Performance Standards. (Revised 11/1/12, 6/7/18, 12/2/21)

ARTICLE III, REQUIREMENTS FOR SPECIAL EVENTS AND SPECIAL EVENT FACILITIES ON A-1 PROPERTY: (Created 9/4/14. Revised 8/6/20)

- 15-3.1 Purpose and Intent. (Revised 8/6/20)
- 15-3.2 Special Events. (Revised 8/6/20)
- 15-3.3 Special Event Facilities. (Created 8/6/20)
- 15-3.4 Hotel/Motel Excise Taxes. (Created 8/6/20)

ARTICLE IV, AGRITOURISM: (Created 7/8/21)

- 15-4.1 Purpose and Intent.
- 15-4.2 Requirements.

ARTICLE V, COTTAGE FOOD OPERATIONS: (Created 8/3/23)

- 15-5.1 Purpose and Intent
- 15-5.2 Requirements

CHAPTER 16 SUPPLEMENTARY REGULATIONS FOR SPECIFIC USES (Revised 10/2/08, 4/5/12)

ARTICLE I, AIRPORTS AND HELIPORTS: (Revised 10/2/08)

- 16-1.1 Generally. (Revised 10/2/08)
- 16-1.2 Types of Permits. (Revised 10/2/08)
- 16-1.3 Permit Issuance, General Airport Uses.
- 16-1.4 Permit Issuance, Limited Airport Uses.
- 16-1.5 Permit Issuance, Heliport Use. (Revised 10/2/08)

ARTICLE II, COMMUNICATION TOWERS AND COMMUNICATION ANTENNA PERMITS:

- 16-2.1 Purpose and Intent.
- 16-2.2 Applicability.
- 16-2.3 General Requirements.

- 16-2.4 Application Requirements.
- 16-2.5 Zoning Requirements. (Revised 11/15/04)
- 16-2.6 Performance and Construction Standards. (Revised 11/15/04)
- 16-2.7 Variances.
- 16-2.8 Master Right of Way Agreement for Mini Cell. (Created 1/3/19, Revised 10/1/19)

ARTICLE III, HOME BUSINESSES:

- 16-3.1 Classification of Home Businesses. (Revised 11/15/04, 6/2/11, 4/5/12, 9/5/19, 8/3/23, 10/5/23, 11/2/23)
- 16-3.2 General Requirements and Performance Criteria. (Revised 11/15/04, 4/5/12)
- 16-3.3 Procedures. (Revised 11/1/07, 12/1/11, 4/5/12)

ARTICLE IV, SUPPLEMENTARY REGULATIONS FOR SPECIFIC USES:

- 16-4.1 Accessory Apartments, Attached. (Revised 9/7/06, 2/7/13)
- 16-4.2 Accessory Apartments, Detached. (Revised 9/7/06)
- 16-4.3 Accessory Structures in Residential Districts. (Revised 9/7/06, 12/2/10, 1/6/11, 5/4/23)
- 16-4.4 Backyard Chickens. (Created 4/15/21, Revised 5/2/24)
- 16-4.5 Build-to-Rent. (Created 10/6/22)
- 16-4.6 Commercial Athletic Fields, Outdoor.
- 16-4.7 Commercial Recreational Facilities, Outdoor. (Revised 9/7/06)
- 16-4.8 Condominiums. (Revised 9/25/03, 5/6/21)
- 16-4.9 Convenience Stores. (Revised 12/2/21, 11/2/23)
- 16-4.10 Data Centers. (Created 3/6/25)
- 16-4.11 Demolition of Historic Structures.
- 16-4.12 Dumpsters. (Created 10/7/21)
- 16-4.13 Fences and Walls. (Revised 11/1/07, 11/1/12)
- 16-4.14 Horse Stables, Non-commercial. (Revised 9/25/03, 3/7/24)
- 16-4.15 Hotels, Motels, Dual-brand Hotels, and Extended Stay Hotels and Motels. (Created 9/7/17, 4/18/24)
- 16-4.16 Junk Vehicles. (Revised 5/25/21)
- 16-4.17 Junk Yards.
- 16-4.18 Livestock. (Revised 9/25/03)
- 16-4.19 Manufactured/Mobile Homes. (Revised 11/15/04, 2/7/13, 6/3/21)
- 16-4.20 Manufactured/Mobile Homes for Health Hardships. (Revised 9/25/03, 2/7/13)
- 16-4.21 Manufactured/Mobile Homes, Removal. (Revised 11/15/04, 2/7/13)
- 16-4.22 Micro-breweries and Micro-distilleries. (Created 3/7/19)
- 16-4.23 Mobile Food Units. (Created 10/8/20)
- 16-4.24 Mobile Vendors. (Created 10/8/20)
- 16-4.25 Outdoor Lighting. (Revised 7/17/08, 12/20/16, 12/2/21, 11/2/23)
- 16-4.26 Places of Worship. (Created 2/2/17)
- 16-4.27 Poultry Houses. (Revised 12/20/16)
- 16-4.28 Sand Dredging Within Creek Banks. (Revised 12/20/16)
- 16-4.29 Seasonal Sales and Temporary Vending. (Created 10/8/20)
- 16-4.30 Self-Service Storage. (Revised 12/20/16, 9/7/17)
- 16-4.31 Senior Housing. (Revised 12/13/07, 4/4/19, 7/9/20, 6/3/21, 5/2/24)
- 16-4.32 Sheds. (Created 11/4/21)
- 16-4.33 Short-term Rental. (Created 4/18/19, Revised 10/3/19)
- 16-4.34 Reserved.
- 16-4.35 Townhouses. (Revised 11/15/04, 11/1/12)
- 16-4.36 Transportation and Utility Facilities.
- 16-4.37 Vehicle Sales Dealerships or Vehicle Rental Establishments. (Revised 12/1/16, 5/25/21)

CHAPTER 17 PARKING AND LOADING REGULATIONS**ARTICLE I, PURPOSE AND APPLICABILITY:**

- 17-1.1 Purpose and Intent.
- 17-1.2 Applicability.

ARTICLE II, REQUIRED PARKING:

- 17-2.1 Required Minimum Number of Parking Spaces. (Revised 9/7/06, 2/7/13, 12/1/16, 12/20/16, 2/2/17, 9/7/17, 7/11/19)
- 17-2.2 Interpretations of Parking Requirements.
- 17-2.3 Reduction of Required Parking for Off-Site Arrangements.
- 17-2.4 Reduction of Required Parking for Mixed or Joint Use of Parking Spaces.
- 17-2.5 Reduction of Required Parking for Alternative Transportation Arrangements.
- 17-2.6 Reduction of Required Parking When On-Street Parking is Permitted.
- 17-2.7 Parking Maximums. (Revised 6/7/11)
- 17-2.8 Parking Space and Isle Specifications. (Revised 11/1/07, 6/2/11)

ARTICLE III, LOADING AREAS:

- 17-3.1 Loading Areas Required for Specified Uses. (Revised 9/7/17)
- 17-3.2 Loading Area Specifications.
- 17-3.3 Minimum Number of Off-Street Loading Spaces Required.

ARTICLE IV, GENERAL PARKING AND LOADING AREA SPECIFICATIONS:

- 17-4.1 Location of Parking and Loading Areas. (Revised 12/1/11)
- 17-4.2 Accessory Uses of Parking Lots and Loading Areas.

ARTICLE V, PARKING AND LOADING AREA IMPROVEMENT REQUIREMENTS:

- 17-5.1 Access.
- 17-5.2 Drainage.
- 17-5.3 Surfacing. (Revised 11/15/04, 6/2/22, 11/3/22)
- 17-5.4 Striping.
- 17-5.5 Lighting. (Revised 11/15/04)
- 17-5.6 Signs.
- 17-5.7 Landscaping. (Revised 2/1/07)

ARTICLE VI, SPECIAL PARKING REQUIREMENTS:

- 17-6.1 Accessible Parking Spaces. (Revised 11/15/04)
- 17-6.2 Stacking Spaces for Drive-Through Facilities. (Revised 1/5/23)
- 17-6.3 Semi-Tractor Trailer Parking.
- 17-6.4 Commercial Vehicles in Agricultural Zoning Districts. (Revised 06/2/11)
- 17-6.5 Construction Related Parking (Created 7/9/20)

ARTICLE VII, PLANS:

CHAPTER 18 SUBDIVISIONS AND LAND DEVELOPMENT

ARTICLE I, PURPOSE AND ADMINISTRATIVE PROVISIONS:

- 18-1.1 Title.
- 18-1.2 Purposes. (Revised 8/12/21)
- 18-1.3 Authority and Delegation. (Revised 11/1/07, 12/1/11, 7/18/13)
- 18-1.4 Applicability and Prohibitions.
- 18-1.5 Exemptions from Plat Approval. (Revised 3/26/01)
- 18-1.6 Variances.
- 18-1.7 Appeals. (Revised 11/15/04)
- 18-1.8 Enforcement, Violations, and Penalties. (Revised 12/1/11)

ARTICLE II, GENERAL PROVISIONS:

- 18-2.1 Land is One Tract until Subdivided. (Revised 11/1/07, 11/1/12)
- 18-2.2 Lot Combinations. (Revised 11/1/12, 10/6/16)
- 18-2.3 Boundary Line Adjustments. (Revised 11/1/12)
- 18-2.4 Access Requirements. (Revised 11/15/04)

ARTICLE III, STREETS AND DEDICATIONS IN MAJOR SUBDIVISIONS:

- 18-3.1 Requirements for Streets. (Revised 11/15/04, 12/1/11)
- 18-3.2 Dedications, Generally.

ARTICLE IV, DESIGN REQUIREMENTS FOR LOTS:

- 18-4.1 Adequate Building Area Required. (Revised 11/1/12)
- 18-4.2 Lot Remnants Shall Not Be Permitted.
- 18-4.3 Service Areas.
- 18-4.4 Lot Area.
- 18-4.5 Lot Width.
- 18-4.6 Side Lot Lines.
- 18-4.7 Corner Lots. (Revised 11/1/07, 11/1/12, 4/20/23)
- 18-4.8 Lot Depth.
- 18-4.9 Double Frontage Lots. (Revised 11/15/04)
- 18-4.10 Locations Adjacent to Major Street. (Revised 11/15/04, 11/1/12)
- 18-4.11 Drainage. (Revised 11/1/07)
- 18-4.12 Natural Features and Assets.
- 18-4.13 Flag Lots and Tracts Prohibited.

ARTICLE V, REQUIRED IMPROVEMENTS:

- 18-5.1 Required Improvements.
- 18-5.2 Improvements Mandatory.
- 18-5.3 Plans Required.
- 18-5.4 Engineered Drawings.
- 18-5.5 Survey Monuments for Subdivisions.
- 18-5.6 Streets.
- 18-5.7 Street Signs.
- 18-5.8 Curbs and Gutters.
- 18-5.9 Sidewalks, When Required.
- 18-5.10 Sidewalks, Location.
- 18-5.11 Improvements on Abutting Public Streets.
- 18-5.12 Reserve Strips.
- 18-5.13 Grading.
- 18-5.14 Drainage System. (Revised 11/1/07)
- 18-5.15 Drainage Easements and Riparian Buffers. (Revised 11/1/07)
- 18-5.16 Water Main Requirements. (Revised 11/1/07)
- 18-5.17 Water System Requirements. (Revised 12/1/11, 4/5/12)
- 18-5.18 Sewage System. (Revised 2/23/04, 4/5/12, 3/3/22)
- 18-5.19 Water Impounding Structures. (Revised 11/1/07)
- 18-5.20 Oversizing of Improvements and Utilities.
- 18-5.21 Fire Flow and Fire Access. (Revised 11/1/07)
- 18-5.22 Subdivision Improvement Guarantees.
- 18-5.23 Common Area. (Revised 11/15/04, 4/2/15)
- 18-5.24 Maintenance of Common, Non-Public Facilities. (Revised 11/1/07, 1/3/19)
- 18-5.25 Utilities. (Revised 11/15/04)
- 18-5.26 Common Mailbox Facilities (Created 10/22/20)

ARTICLE VI, APPLICATION REQUIREMENTS AND PROCEDURES:

- 18-6.1 Application Requirements. (Revised 12/1/11, 11/1/12, 7/9/20)
- 18-6.2 Sketch Plat. (Revised 11/1/07)
- 18-6.3 Construction Plans. (Revised 11/1/07, 12/1/11, 5/3/18)
- 18-6.4 Final Plat. (Revised 11/1/07, 12/1/11, 4/2/15, 10/1/15)

ARTICLE VII, SUPPLEMENTARY PROVISIONS FOR MINOR SUBDIVISIONS:

- 18-7.1 Flag Lots. (Revised 3/26/01)

- 18-7.2 Access. (Revised 11/15/04)
- 18-7.3 Limitations on Minor Subdivisions. (Revised 11/1/07)

ARTICLE VIII, INTRAFAMILY LAND TRANSFERS:

- 18-8.1 Eligibility.
- 18-8.2 Plat and Procedural Requirements. (Revised 12/1/11)

ARTICLE IX, PRIVATE STREETS:

- 18-9.1 Private Streets Permitted. (Revised 5/12/03)
- 18-9.2 General Provisions.
- 18-9.3 Street Names and Easements for Private Streets. (Revised 3/26/01)
- 18-9.4 Maintenance. (Revised 3/3/16)
- 18-9.5 Specifications for Plats Involving Private Streets.
- 18-9.6 Requirement for Purchaser's Acknowledgement of Private Responsibilities.

ARTICLE X, GENERAL BUFFER REGULATIONS: (Created 11/1/07)

- 18-10.1 Buffer Protection Requirements.
- 18-10.2 Augmentation.
- 18-10.3 Prohibited Encroachments. (Revised 11/1/12, 8/12/21)
- 18-10.4 Buffer Measurement.
- 18-10.5 Buffer Controls by Type. (Revised 10/7/10, 12/1/11, 11/1/12, 1/3/13, 11/20/25)
- 18-10.6 Forsyth County Buffer Standards. (Created 11/20/25)

ARTICLE XI, STREAM BUFFER REQUIREMENTS: (Created 11/1/07)

- 18-11.1 Applicability.
 - 18-11.2 Stream Buffer Requirements. (Revised 12/1/11)
 - 18-11.3 Administration of Stream Buffer Requirements.
- ARTICLE XII, ADDITIONAL UNDISTURBED AREA REGULATIONS: (Created 8/12/21)
- 18-12.1 Applicability.

ARTICLE XIII, OPEN SPACE AND LOW IMPACT STORMWATER DESIGN: (Created 8/12/21)

- 18-13.1 Purpose and Intent.
- 18-13.2 Applicability.
- 18-13.3 Incentive Requirements.

CHAPTER 19 CONSERVATION SUBDIVISIONS

ARTICLE I, PURPOSE AND INTENT: (Revised 11/1/07, 4/15/21)

ARTICLE II, APPLICABILITY OF CHAPTER 18 AND CHAPTER 11 TO CONSERVATION SUBDIVISIONS:
(Revised 11/1/07)

ARTICLE III, OPEN SPACE AND CONSERVATION AREAS: (Revised 4/15/21)

- 19-3.1 Required Specifications. (Revised 11/1/07, 11/7/19, 4/15/21)
- 19-3.2 Standards for Open Space. (Revised 11/1/07, 11/7/19, 4/15/21)

ARTICLE IV, DETERMINING LOT YIELD: (Created 4/15/21)

- 19-4.1 Maximum Number of Lots.

ARTICLE V, SITE DESIGN STANDARDS: (Revised 11/1/07, 11/1/12, 1/4/18, 4/4/19, 4/15/21)

- 19-5.1 Site Design Standards. (Revised 4/15/21)
- 19-5.2 Sewage Treatment and Disposal Systems. (Revised 11/1/07, 4/15/21)

ARTICLE VI, DESIGN STANDARDS AND GUIDELINES FOR STREETS:

- 19-6.1 Introduction. (Revised 11/1/07, 4/15/21)

ARTICLE VII, PROCEDURES:

- 19-7.1 Pre-application Conference. (Revised 11/1/07, 12/1/11, 4/15/21)
- 19-7.2 Existing Features and Site Analysis Report. (Revised 11/1/07, 11/7/19, 4/15/21)
- 19-7.3 Site Visit. (Created 4/15/21)
- 19-7.4 Yield Plan or Adjusted Tract Acreage Method. (Created 11/1/07, Revised 4/15/21)

ARTICLE VIII, EASEMENTS AND OWNERSHIP: (Created 4/15/21)

- 19-8.1 Conservation Easement Required. (Revised 11/1/07)
- 19-8.2 Guidelines for Drafting Conservation Easements.
- 19-8.3 Required Ownership of Open Space.
- 19-8.4 Homeowners Association. (Revised 11/1/07, 4/15/21)
- 19-8.5 Fee Simple Dedication to Forsyth County. (Revised 12/1/11)

ARTICLE IX, CRITERIA FOR APPROVAL:

- 19-9.1 Evaluation Criteria for Approval. (Revised 11/1/07, 4/15/21)
- 19-9.2 Grounds for Denial. (Revised 11/1/07, 4/15/21)

CHAPTER 20 PLANNED UNIT DEVELOPMENTS (Revised 5/17/04)

ARTICLE I, PURPOSE AND INTENT AND APPLICABILITY:

- 20-1.1 Purpose and Intent.
- 20-1.2 Development as a Unit.

ARTICLE II, USES WITHIN PLANNED UNIT DEVELOPMENT DISTRICTS:

- 20-2.1 Generally.
- 20-2.2 Recommendations.

ARTICLE III, PERFORMANCE STANDARDS:

- 20-3.1 Minimum Acreage.
- 20-3.2 Dimensional Requirements. (Revised 11/1/12)
- 20-3.3 Residential Density.
- 20-3.4 Recommendations for Design. (Revised 4/18/24)

ARTICLE IV, APPLICATION REQUIREMENTS AND PROCEDURES: (Revised 5/17/04)

- 20-4.1 Revisions.

ARTICLE V, PERMITS AND CERTIFICATES:

- 20-5.1 Building Permits. (Revised 12/1/11)
- 20-5.2 Certificate of Occupancy. (Revised 12/1/11)
- 20-5.3 Other Permits or Certificates.
- 20-5.4 Control of Area Following Completion.

CHAPTER 20(B) SPECIALTY DISTRICT (Revised 12/20/04, 11/4/21)

ARTICLE I, MASTER PLANNED DISTRICT (MPD): (Revised 11/4/21)

- 20B-1.1 Purpose and Intent.
- 20B-1.2 Uses Permitted. (Revised 9/7/17, 12/1/22, 7/6/23)
- 20B-1.3 General Conditions.
- 20B-1.4 Procedures. (Revised 11/4/2021, 12/1/22, 5/4/23, 11/2/23)
- 20B-1.5 Criteria for Approval. (Revised 9/7/17, 11/4/21, 12/1/22, 11/2/23)
- 20B-1.6 Amendments.
- 20B-1.7 Enhanced Entitlements. (Created 7/6/23. Revised 3/7/24)

ARTICLE II, MIXED-USE CENTER DISTRICT (MCD): (Created 11/4/21)

- 20B-2.1 Purpose and Intent.
- 20B-2.2 Uses Permitted.

20B-2.3 Design Criteria. (Revised 11/2/23)
20B-2.4 Incentives.
20B-2.5 General Conditions.
20B-2.6 Procedures. (Revised 5/4/23, 11/2/23)
20B-2.7 Amendments.

ARTICLE III, MIXED RESIDENTIAL DISTRICT (MRD): (Created 10/20/22)

20B-3.1 Purpose and Intent.
20B-3.2 Uses Permitted.
20B-3.3 Design Criteria.
20B-3.4 General Conditions.
20B-3.5 Procedures. (Revised 5/4/23, 11/2/23)
20B-3.6 Amendments.

CHAPTER 21 OVERLAY DISTRICTS

ARTICLE I, GENERAL PROVISIONS:

21-1.1 Purpose. (Revised 11/15/04)
21-1.2 Applicability.

ARTICLE II, PROTECTED WATER SUPPLY WATERSHED OVERLAY DISTRICT:

21-2.1 Minimum Criteria for the Big Creek Small Water Supply Watersheds. (Revised 7/1/10)
21-2.2 Minimum Criteria for the Etowah and Upper Chattahoochee Large Water Supply Watersheds.

ARTICLE III, PROTECTED GROUNDWATER RECHARGE DISTRICT:

21-3.1 Permitted Uses. (Revised 2/7/13)
21-3.2 Exemptions.

ARTICLE IV, THE ETOWAH RIVER CORRIDOR PROTECTION DISTRICT:

21-4.1 Permitted Uses.
21-4.2 Exemptions.

ARTICLE V, WETLAND PROTECTION DISTRICT:

21-5.1 Permitted Uses.

ARTICLE VI, ATLANTA HIGHWAY-McFARLAND PARKWAY-MULLINAX ROAD OVERLAY DISTRICT.
(Revised 6/21/04, 5/5/11, 5/3/12, 12/1/16, 4/5/18, 10/4/18)

21-6.1 Purpose.
21-6.2 District delineation.
21-6.3 Permitted uses. (Revised 5/5/22)
21-6.4 Design plan review. (Revised 4/5/18)
21-6.5 Site Design Standards. (Revised 12/1/16, 12/20/16, 9/7/17, 10/4/18, 7/11/19, 1/5/23, 5/1/25)

ARTICLE VII, CASTLEBERRY-BETHELVIEW CROSSROADS OVERLAY ZONING DISTRICT: (Revised 1/4/07, 4/5/18)

21-7.1 Purpose.
21-7.2 Delineation of District.
21-7.3 Permitted Uses.
21-7.4 Design Plan Administrative Review. (Revised 6/16/11, 12/1/11, 4/5/18)
21-7.5 Site Design Standards. (Revised 12/1/11)
21-7.6 Architectural Design Standards. (11/2/23)
21-7.7 Signage. (Revised 1/5/23)
21-7.8 Miscellaneous Provisions.

ARTICLE VIII, PEACHTREE PARKWAY-BETHELVIEW ROAD OVERLAY DISTRICT: (Revised 2/1/07, 5/3/12, 4/5/18)

- 21-8.1 Purpose.
- 21-8.2 Delineation of District. (Revised 5/3/12)
- 21-8.3 Permitted Uses. (Revised 5/3/12, 12/2/21, 5/5/22)
- 21-8.4 Design Plan Administrative Review. (Revised 6/16/11, 12/1/11, 4/5/18)
- 21-8.5 Site Design Standards. (Revised 5/3/12)
- 21-8.6 Architectural Design Standards. (Revised 5/3/12, 12/20/16, 11/2/23)
- 21-8.7 Signage.

ARTICLE IX, RONALD REAGAN/UNION HILL OVERLAY DISTRICT: (Revised 4/3/08)

- 21-9.1 Purpose.
- 21-9.2 Boundaries and Description of Area. (Revised 1/9/25)
- 21-9.3 Relationship to Underlying Zoning and Other Regulations. (Revised 1/9/25)
- 21-9.4 Sub-Area 1 (Regional Mixed-Use). (Revised 11/1/12, 1/9/25)
- 21-9.5 Sub-Area 2 (Residential). (Revised 1/9/25)
- 21-9.6 Sub-Area 3 (Residential). (Revised 1/9/25)
- 21-9.7 Architectural Design Standards. (Revised 12/20/16, 11/2/23, 1/9/25)
- 21-9.8 General Regulations. (Revised 11/1/12, 8/16/18, 11/2/23, 1/9/25)
- 21-9.9 Applicability. (Revised 5/5/11, 1/9/25)
- 21-9.10 Administrative Interpretations. (Revised 12/1/11, 11/1/12, 1/9/25)

ARTICLE X, CAMPGROUND-POST-CASTLEBERRY-SHILOH-PITTMAN ROAD OVERLAY DISTRICT:
(Created 5/3/12)

- 21-10.1 Purpose.
- 21-10.2 District delineation.
- 21-10.3 Permitted Uses. (Created 5/5/22)
- 21-10.4 Board Fences along Roadways.
- 21-10.5 Landscaping along Roadways.
- 21-10.6 Signage. (Created 1/5/23)
- 21-10.7 Design plan review. (Revised 11/2/23)

ARTICLE XI, BUFORD HIGHWAY OVERLAY DISTRICT: (Created 2/6/14, Revised 5/19/16, 4/5/18, 9/6/18)

- 21-11.1 Purpose.
- 21-11.2 Delineation of District. (Revised 4/5/18)
- 21-11.3 Permitted Uses. (Revised 12/1/16, 4/5/18, 12/2/21, 3/6/25)
- 21-11.4 Design Plan Administrative Review. (Revised 4/5/18)
- 21-11.5 Site Design Standards. (Revised 4/5/18, 9/6/18, 10/22/20)
- 21-11.6 Architectural Design Standards (Created 5/19/16, Revised 7/11/19, 12/2/21, 11/2/23, 7/18/24)
- 21-11.7 Signage. (Revised 12/20/16, 4/5/18, 1/5/23)
- 21-11.8 Fuel Stations. (Revised 11/2/23)
- 21-11.9 Vehicle Sales, Service, Parts and Repair Facilities. (Revised 6/7/18)
- 21-11.10 Vehicle Sales, Parts and Repair Facilities, not including Vehicle Sales. (Revised 7/11/19)
- 21-11.11 Flags (Created 5/19/16)

ARTICLE XII, COAL MOUNTAIN OVERLAY DISTRICT: (Created 7/6/17, Revised 4/5/18)

- 21-12.1 Purpose.
- 21-12.2 Delineation of District. (Revised 4/5/18, 6/7/18)
- 21-12.3 Permitted Uses. (Revised 4/5/18, 3/6/25)
- 21-12.4 Design Plan Administrative Review. (Revised 4/5/18)
- 21-12.5 Site Design Standards. (Revised 4/5/18, 7/11/19, 4/1/21, 11/2/23, 4/18/24, 3/6/25, 11/20/25)
- 21-12.6 Signage. (Revised 4/5/18, 4/1/21, 1/5/23, 3/6/25)
- 21-12.7 Lighting. (Revised 11/1/18)
- 21-12.8 Architectural Design Standards. (Revised 4/5/18, 6/7/18, 7/9/20, 11/2/23)

ARTICLE XIII, COAL MOUNTAIN TOWN CENTER OVERLAY DISTRICT: (Created 3/15/23)

- 21-13.1 Purpose.
- 21-13.2 Delineation of District and Relationship to Other Regulations.

- 21-13.3 Design Review Procedures and Guidelines.
- 21-13.4 Design Standards. (Revised 11/2/23)
- 21-13.5 Open Space.
- 21-13.6 SA-1 Mixed Use Subarea.
- 21-13.7 SA-2 Transitional Subarea.
- 21-13.8 SA-3 Residential Subarea.

ARTICLE XIV, NORTH GEORGIA 400 OVERLAY DISTRICT: (Created 11/7/24)

- 21-14.1 Purpose.
- 21-14.2 Delineation of District.
- 21-14.3 Permitted Uses.
- 21-14.4 Design Plan Administrative Review.
- 21-14.5 Site Design Standards. (Revised 11/20/25)
- 21-14.6 Signage.
- 21-14.7 Architectural Design Standards.

CHAPTER 22 ENFORCEMENT AND LEGAL STATUS PROVISIONS

ARTICLE I, PREVENTATIVE ACTION:

- 22-1.1 Injunction.
- 22-1.2 Civil Penalties.

ARTICLE II, REMEDIAL ACTIONS:

- 22-2.1 Criminal Penalties. (Revised 9/25/03)

ARTICLE III, CONFLICT WITH OTHER ORDINANCES:

ARTICLE IV, REPEAL OF CONFLICTING RESOLUTIONS AND/OR ORDINANCES:

ARTICLE V, VALIDITY AND SEPARABILITY:

ARTICLE VI, ADOPTION AND EFFECTIVE DATE: (Revised 8/7/25)