

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

**Wednesday, September 3, 2025
6:00 PM**

2nd Floor Conference Room

Planning and Zoning

Antonio Henson, Board Member

Marlene Janos

Walter Bell

David Grayson

Tom Doherty

- I. **Call to Order**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- II. **Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.**

- A. **Approval of Previous Meeting Minutes**

[Planning and Zoning - Planning and Zoning - July 2, 2025 6:30 PM](#)

- III. **Old Business**

- IV. **New Business**

1. [25-7434](#) **REZ2025-003 636, 646, 656, 658 West Peachtree Street**

Creation of a new 21-lot single-family detached Planned Residential Development (PRD) with 21 cottage-style homes.

[RZ2025-003 Staff Report](#)

[RZ2025-003 Rezoning Application](#)

2. [25-7435](#) **Changes to the UDO Ordinance**

Provide a recommendation for approval for several proposed changes to the Unified Development Ordinance (items to be removed are in red strike-through, items to be added are in bold, underlined italics, and highlighted in yellow on the attached documents).

[Agenda Report - Changes to the UDO Ordinance](#)

- V. **ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**

- VI. **Adjourn**

Signed by _____ **Walter Bell, Vice Chair**

Signed by _____ **LeDarius Scott, Senior
Planner**

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Wednesday, July 2, 2025
6:30 PM

2nd Floor Conference Room

Planning and Zoning

Antonio Henson, Board Member

Marlene Janos

Walter Bell

David Grayson

Tom Doherty

Minutes Acceptance: Minutes of Jul 2, 2025 6:30 PM (Approval of Previous Meeting Minutes)

I. Call to Order

Planning and Zoning was called to order at 6:30 PM by Board Member Walter Bell

Attendee Name	Title	Status	Arrived
Antonio Henson	Board Member	Absent	
Marlene Janos	Board Member	Present	
Walter Bell	Board Member	Present	
David Grayson	Board Member	Present	
Tom Doherty	Boardmember	Absent	

II. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.

A. Approval of Previous Meeting Minutes

Planning and Zoning - May 7, 2025 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	David Grayson, Board Member
SECONDER:	Marlene Janos, Board Member
AYES:	Marlene Janos, Walter Bell, David Grayson
ABSENT:	Antonio Henson, Tom Doherty

III. Old Business

IV. New Business

25-7370: Text2025-001 Proposed Unified Development Ordinance Amendments

City Staff (Assistant City Manager, Public Works Director, Community Development Director, and City Engineer) have worked with the City’s Legal Department to develop updates to the City’s Unified Development Ordinance in response to a moratorium on the creation of new private streets within the City. The city has historically adopted Gwinnett County’s ordinances with respect to infrastructure standards, development conformance, sureties, maintenance and inspections and development design. City staff propose to import those sections of the Gwinnett County ordinance directly into the city ordinance, with modifications specific to Norcross, and to include an appendix of Norcross Standard Details. This allows the city to have direct control over those sections of ordinance and respond as necessary when updates and changes may be needed relative to ongoing development within the city. In addition, Staff have identified a number of sections of the existing UDO that need updates or modification to language to make requirements more clear.

Chapter 400

The Assistant City Manager Tracy Rye introduced the discussion to the board about Chapter 400:

- o Edits the adopted sections of the Gwinnett UDO by removing references to sections that Norcross is now fully adopting into its UDO and editing the reference numbers to sections that have recently been amended by Gwinnett for purposes of consistency as well as clearly stating how relief is pursued, if requested, from these remaining

Minutes Acceptance: Minutes of Jul 2, 2025 6:30 PM (Approval of Previous Meeting Minutes)

sections .

- o These sections pertain to sidewalks, streets, infrastructure, development conformance, sureties, maintenance, and inspections.

Chapter 100

- Article II Definitions/Defined Terms (Sec 102-2) Edits the definitions section to include new definitions for new additions to the UDO and edits definitions for clarity.
- Article IV Procedures/Decision making responsibilities (Sec 104-3) and Administrative Review (Sec 104-7) Edits the procedures for the initial approval of or revisions to Preliminary and Final Plats to include a review and recommendation from the Planning and Zoning Board, followed by a final public meeting and approval by the Mayor and Council before final staff approval is granted, removing the once sole administrative action for preliminary plats.
- Also revises administrative processes for administrative variances to limit the staff administrative process to 10% of the standard in the UDO for things such as setbacks, building height. Also replaces the requirement for a notarized letter of consent from adjoining property owners with a letter sent by staff to the adjoining property owner of record advising of the request for an administrative variance with a window for that property owner to provide comments to staff prior to the Community Development Director taking final action on a request for an administrative variance. Negative comments would not limit the Director from approving a request.
- Article V Plan Submittal Specifications (Sec 105-3) Edits the plan submittal specifications to add a line for the date of Mayor and Council review and action on a preliminary plat.

Chapter 200

- Division 2 Single Family Residential Districts (Sec 201 -5, 201-6 and 201-7): Modifies diagram on how to interpret the standards within the section and establishes interior and exterior side setbacks for corner lots adjacent to streets and establishes visual representation for distance between primary and accessory structures for R-100, R75, and R-60 lots. Increases setbacks from property lines for accessory structures and clarifies where to find maximum height for accessory dwelling units in the R-100, R-75, and R-60 zoning districts.
- Chapter 200 Land Use and Zoning/Article II Supplemental and Accessory Use Standards (Sec 202-3): More fully defines what accessory uses and structures are, defining when an accessory structure is part of a main structure, establishing standards for detached accessory structures and the distance to a principal structure. As it relates to Accessory Dwelling Units, provides for additional definitions of types of ADUs, limits ADUs to one per lot and requires the property owner to reside either in the principal dwelling or the ADU as his/her primary residence and subject to homestead as well as provides provisions for how attached, detached and modified ADUs are created.
- The Board decided to table the text amendments for Chapter 200 indefinitely. Citizens expressed their concerns with the text amendment changes for accessory dwelling units.

Decision to table Chapter 200 amendments, and approve amendments to Chapter 100 and 400.

RESULT:	RECOMMEND FOR APPROVAL (SENT TO) [UNANIMOUS]	I
TO:	Policy Work Session	
MOVER:	David Grayson, Board Member	
SENDER:	Marlene Janos, Board Member	
AYES:	Henson, Janos, Bell, Grayson, Doherty	

Minutes Acceptance: Minutes of Jul 2, 2025 6:30 PM (Approval of Previous Meeting Minutes)

V. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA

VI. Adjourn

David Grayson motioned to adjourn the meeting at 7:45 PM, seconded by Marlene Janos. The vote was unanimous, 3-0.

Signed by _____ **Walter Bell, Vice Chair**

Signed by _____ **LeDarius Scott, Senior Planner**

Minutes Acceptance: Minutes of Jul 2, 2025 6:30 PM (Approval of Previous Meeting Minutes)



Department of Community Development

TO: Planning and Zoning
FROM: LeDarius Scott
DATE: September 3, 2025
SUBJECT: REZ2025-003 636, 646, 656, 658 West Peachtree Street
CC:

Please review attached Staff Reports and supporting documents for submitted application.

Creation of a new 21-lot single family detached Planned Residential Development (PRD) with 21 cottage style homes.

[RZ2025-003 Staff Report](#)

[RZ2025-003 Rezoning Application](#)



REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name: Techie NPC Ltd. Liability Co

Owner's Address: 730 Peachtree St

City: Atlanta State: GA Zip Code: 30308

Phone: 7705709449 Cell Phone: 7705709449 Email: booker@techie-homes.com

APPLICANT'S CONTACT INFORMATION

Applicant's Name: Booker T Washington

Applicant's Address: 730 Peachtree St.

Suite: 530 City: Atlanta State: Ga Zip Code: 30308

Phone: 7705709449 Cell Phone: 7705709449 Email: booker@techie-homes.com

PROPERTY LOCATION

Tax Parcel Number(s): 6253- 028 027 056 262 288 Size in acres: 1.68

Address(es): 646 W Peachtree St. 636 W. Peachtree 656 W. Peachtree 658 W. Peachtree

Number of existing structures: 0 Number of parking spaces: 40

PROPOSED USE

Current Zoning: PRD Requested Zoning: PRD

Date of Pre-Application Mtg: April

Is the request in conformity with the Current Land Use Plan? Yes No

Comp Plan Designation: N/A If No, Comp Plan Amendment is required

Is this site located in the National/Local Historic District? Yes No

If yes, what are the plans for the historic resources, if any, onsite _____

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

Proposed Use Details:

The development is a proposed 21 Cottage Home Community pursuant to city sponsored RFP for

ITEMS THAT MUST ACCOMPANY APPLICATION

- A. **Owner’s Signature or Affidavit** - If the owner and applicant are not the same, the owner must sign the application or complete the attached affidavit.

- B. **Plat/Survey** – Submit one (1) full size, one (1) 11 x 17 and one (1) digital copy of a plat in JPG or PDF format, drawn by an engineer or land surveyor, describing in detail the tract, parcel or lot of land proposed to be rezoned. The plat must include the following information:
 - 1. A current boundary survey and plot plan, dimensioned and to scale, prepared by a registered surveyor, architect or engineer showing the seal of such surveyor, architect, or engineer.
 - 2. This survey shall be a plat of the land in question, or a description by metes and bounds, bearings and distances of the land, or if the boundaries conform to the lot boundaries within a subdivision for which a plat is recorded in the land records of the City of Norcross, then, the lot, block, and subdivision designations with appropriate plat reference.
 - 3. A description of existing land uses on adjacent and surrounding property.

- C. **Concept Plan** – Submit one (1) full size copy, one (1) 11x17 copy and one (1) digital copy in JPG or PDF format of a concept plan, including but not limited to all items listed on the attached checklist for such plan.


- D. **Impact Analysis** –
 - 1. If the zoning change has been initiated by an owner or their representative, the application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration attached to this application.
 - 2. A traffic study, a hydrology study, market study and other studies of the impact of the proposed development prepared by a duly licensed engineer or qualified professional may be required by the Community Development Department, Planning & Zoning Board or the Mayor & City Council as deemed necessary for adequate consideration and a fully-informed decision on the proposed request. The studies shall be prepared under the direction of the City at the applicant’s expense.

- E. **Warranty Deed** – A copy of the recorded warranty deed to the property must accompany each application. The owner on the deed must be the same as the owner listed on the application.

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

- F. **Proof of Taxes Paid** – Proof that all ad valorem taxes due on the property have been paid must accompany each application.
- G. **Certificate Concerning Campaign Contributions** – The applicant must complete the certificate concerning campaign contributions and submit with each application.
- H. **Fees** – See attached fee schedule. Fees are non-refundable.
- I. **Development of Regional Impact** – If your application meets the Atlanta Regional Commission’s (ARC) alternative rules for a Development of Regional Impact, additional review will be required by ARC and the State. More information can be found here, <https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/>
- J. **Conditional Rezoning** – An applicant may apply for conditional zoning and so state on the application. The conditional zoning applications may be based on written conditions contained within the relevant section of the application only or it may be based on the narrative AND a site plan.
- K. Any other information required by the Community Development Department or any other City department which is deemed necessary or desirable in processing the application which is related to the present or proposed use of the property.

I have read and understand the attached application and zoning procedures. I also hereby authorize the Community Development Staff, Planning & Zoning Board and Mayor & Council to inspect the premises that are the subject of this application.

Signed by:

50048B0C5E6549A

8/27/2025

Signature of Applicant

Date

CITY USE ONLY. DO NOT WRITE BELOW

Date received: _____ Application Number: _____ Fee Paid: _____

Notes: _____

DEADLINE AND HEARING SCHEDULE

See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.

(THE APPLICANT OR APPLICANT’S AGENT MUST ATTEND ALL HEARINGS REGARDING THE APPLICATION)

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

Concept Plan Checklist

1. An application shall be accompanied by a concept plan if any new construction or alteration of the site is proposed.
2. A concept plan may be prepared by a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person familiar with land development.
3. The concept plan shall be drawn on a boundary survey of the property. The boundary survey shall have been prepared by a Georgia registered land surveyor and meet the requirements of the State of Georgia for such a map or plat under O.C.G.A. 15-6-67(b).

The concept plan shall show the following:

1. Zoning district classification of the subject property and all adjacent properties, and zoning district boundaries if they cross the property.
2. Man-made features within and adjacent to the property, including existing and future right-of way of streets, pavement width and street names; political boundary lines; and other significant information such as location of bridges, utility lines, existing buildings to remain, and other features as appropriate to the nature of the request.
3. Natural features, such as the 100-year flood plain, and protected wetlands and stream buffers required under the Buffers, Landscaping and Tree Conservation Article of this Ordinance.
4. Proposed use of the property.

The proposed project layout including:

1. For residential subdivisions, and office or industrial parks, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
2. For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, zoning buffers, stormwater detention facilities, and driveways, entrances and exits.
3. Name and address of the property owner.
4. Name, address, and telephone number of the applicant (if different than the owner).
5. Date of concept plan drawing, and revision dates, as appropriate.
6. Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre).
7. Location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. US. Geological Survey maps may be used as a reference guide for the location concept.
8. A statement as to the source of domestic water supply.
9. A statement as to the provision for sanitary sewage disposal.
10. The approximate location of proposed storm water detention facilities.
11. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

Criteria and Standards for Considering a Rezoning

The Mayor and City Council find that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of zoning power. Please address these criteria to the best of your ability. You may use a separate sheet if necessary.

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan; and
- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq. Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a City of Norcross Mayor/Council Member or a Member of the Planning and Zoning Board
 _____(YES or NO)

 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250.00 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN THE LAST TWO YEARS)

Attach additional sheets if necessary to disclose or describe all contributions.

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)



Ownership Affidavit & Designation of Agent

I. Ownership.

I, _____, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) _____

Location address: _____

_____ for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: _____

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

Individual

Corporation/Limited Liability Company (LLC)

Partnership

Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

Secretary of State Registration Number: _____

Name/Address of Registered Agent: _____

II. Designation of Owner's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named below to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: _____

Address: _____

Contact Person: _____ Telephone No.: _____

III. Notice to Owner.

- A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.
- B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

City of Norcross, 65 Lawrenceville Street, Norcross, GA 30071 Community Development Department, 678-421-2027

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

IV. Acknowledgement.

• Individual

Signature
Print Name: _____
Address: _____
Phone #: _____

• Corporation/LLC

Print Corporation/LLC Name
By: _____
Signature
Print Name: _____
Its: _____
Address: _____
Phone #: _____

• Partnership

Print Partnership Name
By: _____
Signature
Print Name: _____
Its: _____
Address: _____
Phone #: _____

• Government Entity

Print Government Name
By: _____
Signature
Print Name: _____
Title: _____
Department: _____

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF _____

• Individual

Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Government Entity

Before me, this _____ day of _____, 20____, personally appeared _____ as _____ and on behalf of _____, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Corporation/LLC

Before me, this _____ day of _____, 20____, personally appeared _____ of _____ a _____ corporation/LLC, on behalf of the corporation/LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

• Partnership

Before me, this _____ day Of _____, 20____, personally appeared _____, partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Signature of Notary

NOTARY STAMP:

My commission expires: _____

Print Notary Name

Identification Method: _____ Personally known.
_____ Produced I.D. – Type: _____

Attachment: RZ2025-003 Rezoning Application (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)



Meeting Date: 9/3/2025 at 6:30 PM	Petition Number: REZ2025-003
Project Type:	New single-family residential development
Property Location:	636 West Peachtree Street, 646 West Peachtree Street, 656 West Peachtree Street, 658 West Peachtree Street
Tax Parcel ID:	6253 028, 6253 027, 6253 026, 6253 262, 6253 288
Petitioner:	Booker Washington of Techie Homes
Petitioner's Request:	Creation of a new 21-lot single family detached Planned Residential Development (PRD) with 21 cottage style homes
Recommendation:	Approval with conditions

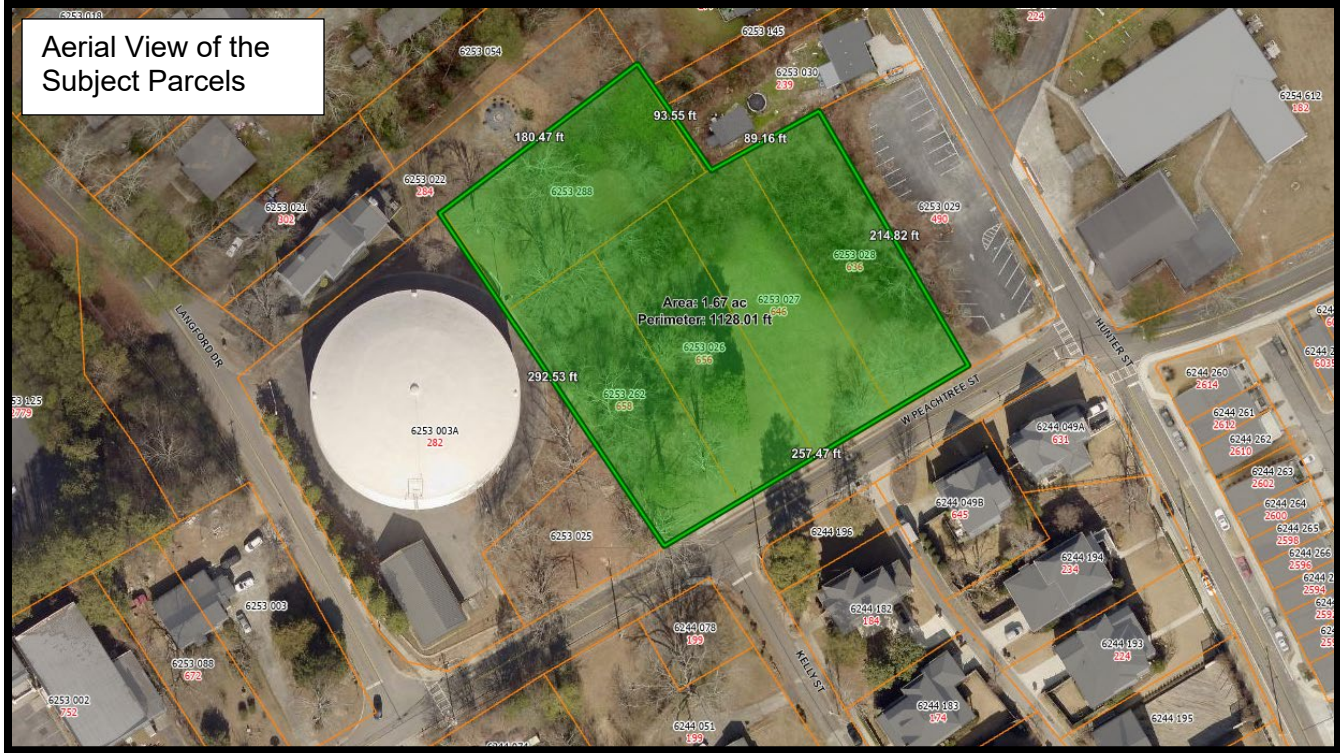
Summary

The applicant seeks site plan approval for a 21 unit cottage-style single-family development on a 1.67-acre Planned Residence District (PRD) site, comprised of five assembled parcels.

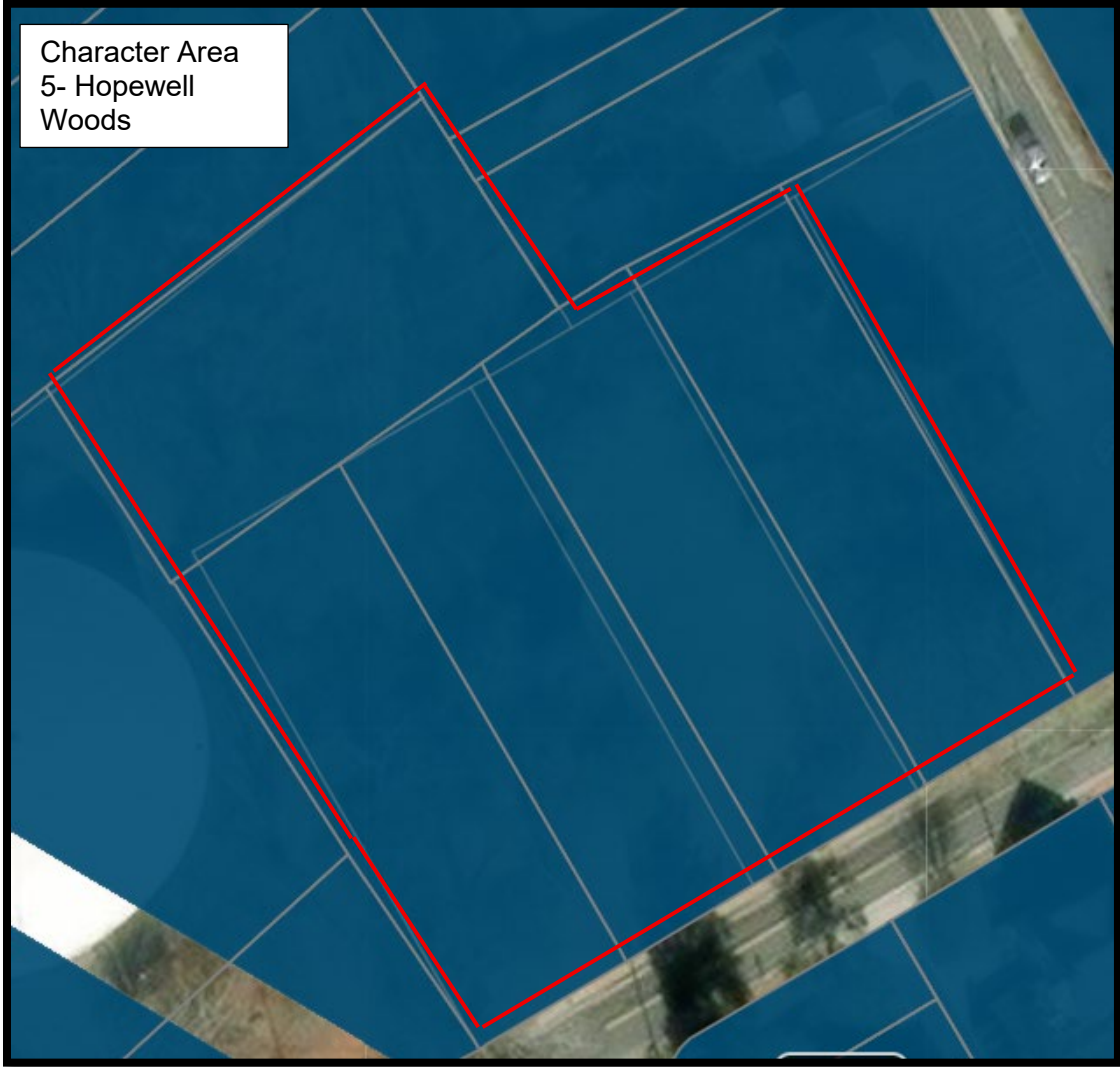
Timeline

The Norcross UDO Section 104-3.B requires rezoning applications for Planned Residence District (PRD) to first be reviewed by the Architectural Review Board, followed by Planning and Zoning Board, Mayor and Council's policy meeting and the Mayor and Council's regular meeting for final action. Below is the proposed schedule of dates.

Board	Meeting Type	Meeting	Meeting Time	Room
ARB	Hearing	7/15/2025	6:00 PM	2nd Floor Conference Room
ARB	Hearing	8/19/2025	6:00 PM	2nd Floor Conference Room
P&Z	Hearing	9/3/2025	6:30 PM	2nd Floor Conference Room
MCC Policy	Meeting	9/15/2025	6:30 PM	2nd Floor Conference Room
MCC Regular	Hearing	10/06/2025	6:30 PM	Council Chambers



Attachment: RZ2025-003 Staff Report (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)



Attachment: RZ2025-003 Staff Report (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

PROPERTY INFORMATION			
636 West Peachtree Street, 646 West Peachtree Street, 656 West Peachtree Street, 658 West Peachtree Street, and parcel 6253 288 Norcross, GA 30071			
Zoning & Land Use			
Current Zoning: PRD	Requested Zoning: N/A	Acreage: 1.67 acres	2045 Comprehensive Plan Designation: Hopewell Woods
Estimated Dimensions			
<i>As this is a proposal for a PRD development, proposed lot and building dimensions vary.</i>			
Existing Lot Dimensions:	The 1.67-acre development is an assemblage of five (5) parcels		
Building Dimensions:	According to the concept plan, minimum heated floor area is 624 square feet		
500ft Adjoining Parcels: Developments, Zoning & Uses			
North	R-75 Single Family Residences		
South	R-75 and R-60 Single Family Residences		
East	PRD Surface Level Parking owned by Hopewell Missionary Baptist Church		
West	PRD Gwinnett County Water Tower Facility		
Topography			
Topography:	High Point: Approximately the middle of the subject parcels Low Point: Northside		
Elevation:	High Point: 1074 Low Point: 1056		
Encumbrances:	N/A		

Attachment: RZ2025-003 Staff Report (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)

Background

In June 2019 the city adopted the Unified Development Ordinance (UDO) and zoning map. This new UDO incorporated the use of a new, flexible district called the Planned Residential District (PRD) which allows flexibility in lot design, setbacks and building heights to achieve a more improved design. In exchange for this flexibility, the developer must present housing unit plans to the Architectural Review Board, the Planning and Zoning Board and final approval of the Mayor and Council a concept plan to which the development will be constructed. PRD developments are additionally subject to heightened scrutiny and development conditions to ensure that the project presented during the initial phases of review during zoning is ultimately what is developed and constructed.

Applicant's Request

The applicant seeks site plan approval for a 21-unit cottage-style single-family development on a 1.67-acre Planned Residence District (PRD) site, comprised of five assembled parcels. The net density is 12.57 units per acre.

Existing Conditions

The 1.67 acre site, comprising of five (5) parcels zoned Planned Residence District, is situated with four (4) parcels fronting directly on West Peachtree Street. The property falls within the Hopewell Woods future land use designation. There is an existing sidewalk along West Peachtree Street adjacent to the proposed development.

Project Description

Request for Proposal

The subject parcels, formerly owned by the City of Norcross, were zoned Planned Residence District as part of the creation of the Unified Development Ordinance in 2019. The applicant responded to the city's Request for Proposal (RFP #ED 24-08) to develop the property.

Concept Plan Description

The 21-cottage home development on a 1.67-acre site features perimeter setbacks of 25 feet adjacent to West Peachtree Street, 15 feet adjacent to the eastern and western property lines, and 20 feet at the northern rear boundary. The site plan includes 36 surface level parking spaces, 24-foot-wide drive aisles, and 5-foot-wide sidewalks throughout the community connecting residents to a mail kiosk and amenity area. A trash collection hub is located near the entrance off West Peachtree Street.

Proposed Waste Management Plan

Valet trash service will be provided daily, with staff collecting trash and bringing it to the designated trash collection hub. The HOA will manage trash collection and fees, with weekly pickups from at least 10 bins located at the hub.

Fencing Requirements adjacent to existing Water Facility

The Gwinnett County Department of Water Resources is required by Georgia Environmental Protection Division to provide reasonable protection for water facilities. According to the requirements, a six (6') foot fence topped with barbed wire is necessary adjacent to the existing water facility. Additionally, landscaping restrictions apply to ensure the fencing remains accessible and visible.

Existing Sidewalk adjacent to West Peachtree Street

The existing sidewalk adjacent to West Peachtree Street is four (4') feet wide. The applicant has expressed concerns with having to reengineer stormwater drainage underneath those sidewalks to widen the proposed sidewalks to five (5') feet.

Architectural Review Component

The 21 cottage-style homes will feature a mix of one-story (6 units) and two-story (15 units) designs, with a starting price range of \$215,767 to \$225,575. The homes will be a minimum of 624 square feet. The design of these proposed homes was the subject of an Architecture Review Board review on July 15 and August 19, 2025. The Architectural Review Board recommended the following 12 conditions for consideration of approval of this request (elevations reviewed are provided later in this report):

1. No elevation shall be the same as that of any adjacent home.
2. Units facing West Peachtree Street:
 - Rear elevations will have a gable over the door.
3. Unit to the left of the entrance will be mirrored so that side elevation with gable is facing West Peachtree Street.
4. Some kind of trash enclosure is required.
5. Two brick options:
 - Canyon Brick/Shale Brown
 - General Shale/Midtown Mist
6. Siding options: Listed on page 24 of agenda (August 19th ARB agenda).
7. Gable options: Listed on page 30 and 21 of agenda (August 19th ARB agenda).
8. Paint color options: Listed on page 24 and 30 (August 19th ARB agenda).
9. Shingles: Charcoal Grey
10. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
11. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.
12. An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.

ZONING ANALYSIS

Current Zoning

The subject parcels are zoned PRD (Planned Residence District). To the south, the zoning is R-75 and R-60 and that area consists of single-family residential uses developed as a traditional neighborhood design. To the north, the zoning is R-75 and that area consists of single-family residential uses. To the west, the zoning is PRD and that area consists of an undeveloped parcel and a Gwinnett County Water Tower facility. To the east is a surface level parking lot that is owned by Hopewell Missionary Baptist Church.

Zoning Request

The Planned Residence District (PRD) is intended to allow higher density and contain housing types allowed by the character area of the parcel. The Hopewell Woods Character Area where these parcels are located allows for medium density residential development at a density of up to 12 units per acre. The applicant is seeking to utilize the PRD (planned residential development) zoning designation to allow site plan flexibility but is proposing detached single-family homes as the land use, which is a permitted use. The proposed density is 12.57 units per acre for a total of 21 units. The total site acreage is 1.67. The overall density for a development in the PRD District is determined by an approved site plan for new development.

The applicant **proposes** the following development standards as shown on the site plan dated receipt May 16, 2025:

- Perimeter Front setback: 25 feet
- Perimeter Side setback: 15 feet
- Perimeter Rear setback: 20 feet
- Parking ratio: 36 surface level parking spaces are provided for
- Density: 12.57 units per acre
- Height: 1 to 2 stories
- Landscape strips: Required with sidewalk
- Buffers: Reductions requested as part of site plan review.

The UDO requires a 20-foot transitional buffer between R75 Zoning Districts and PRD. However, the applicant is not required to follow the buffer standards provided by the UDO within the PRD Zoning District. Developments approved through legislative review and tied to an approved concept plan will follow the buffers laid on that plan.

2045 Comprehensive Plan Analysis

The 2045 Comprehensive Plan, the “Comp Plan”, is a document that reflects the wishes of the community as acknowledged and adopted by the Mayor and Council. The Comp Plan contains four sections to determine the appropriateness of a zoning action. Those sections are: 1) Table 2.1 a matrix that depicts land uses by character area, 2) specific visions for each of the twelve-character areas, 3) the overarching policy goals for the city, and 4) Land Use Definitions. The subject parcels fall within Character Area 5, Hopewell Woods.

A. Land Uses by Character Area

The Hopewell Woods Character Area outlines appropriate scale of development and land use policies, including, ‘Planned residential communities offering a variety of housing options.’

Taken from Table 2.1, the following uses are either specifically detailed in the character area description or considered appropriate according to the matrix:

Appropriate Land Uses for Character Area 5 – Hopewell Woods	
Low Density Residential	Parks and Recreation
Medium Density Residential	Mixed-use (vertical)
Planned Residential Community (mixed housing types allowed)	Places of assembly
Skilled nursing facilities (no rehab)	Transportation, communication and utilities
Neighborhood level commercial, studio, or office (<5,000 sf)	

B. Policy Goals

Under the policy goals the proposed rezoning meets the following criteria:

- *Policy 1-3: Support opportunities for infill development that reflects the neighborhood character.*
- *Policy 5-1: Accommodate the housing needs of a diverse population by supporting the development of a variety of residential types and densities based on land use patterns.*

C. Character Area Vision

The Hopewell Woods Character Area contains four points that support the area’s vision of which the following applies:

- *Residential areas have a traditional design*
- *A mix of housing types accommodate varied incomes and life stages (young, singles, families, empty-nesters, etc.)*
- *Townhomes and other medium-density housing types create a transition from single-family neighborhoods*
- *High-end infill development provides housing options for working professionals.*

D. Land Use Definition

Planned residential community – a residential development whose essential features are a definable boundary, and a consistent, but not necessarily uniform character. Such developments may include a variety of housing types and typically share common recreational

amenities, private covenants, conditions, and restrictions enforced by a homeowners' association

Standards Governing the Exercise of Zoning Power

According to Section 103-11, the criteria by which a zoning action can be approved or denied are as follows:

1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties?

The request to approve the proposed site plan for the construction of 21 single-family homes within the PRD zoning district is suitable based on the existing uses of adjacent and nearby properties. Although denser than the surrounding residential land uses, this proposed single-family development is aligned with adjacent uses. The proposed development creates a transition from the single-family uses in the area.

2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The land use itself would likely not adversely impact existing uses or usability of adjacent properties, beyond the additional trips created from new homes on a historically vacant property.

3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The subject property has reasonable economic use under its current zoning of PRD. This site could be developed, as zoned, with any allowed uses under the PRD zoning district.

4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

Staff does not foresee any excessive or burdensome use of existing streets, transportation, utilities, and schools based on the comments received by the different Gwinnett County Departments.

5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan?

The subject site is located within the Hopewell Woods Character Area, which continues to develop as a mixed-use area- with a diversity of housing types, institutional and office uses as well as limited commercial to support residents and area employees. It allows a variety of residential housing options, as part of a planned residential development. The proposed medium density development creates a transition from the single-family neighborhoods in the immediate area. The proposed single-family project is considered infill and will provide more housing options to the Norcross community, meeting the intent of the Comprehensive Plan.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

There are no known existing or changing conditions affecting the use of the property.

Conclusion

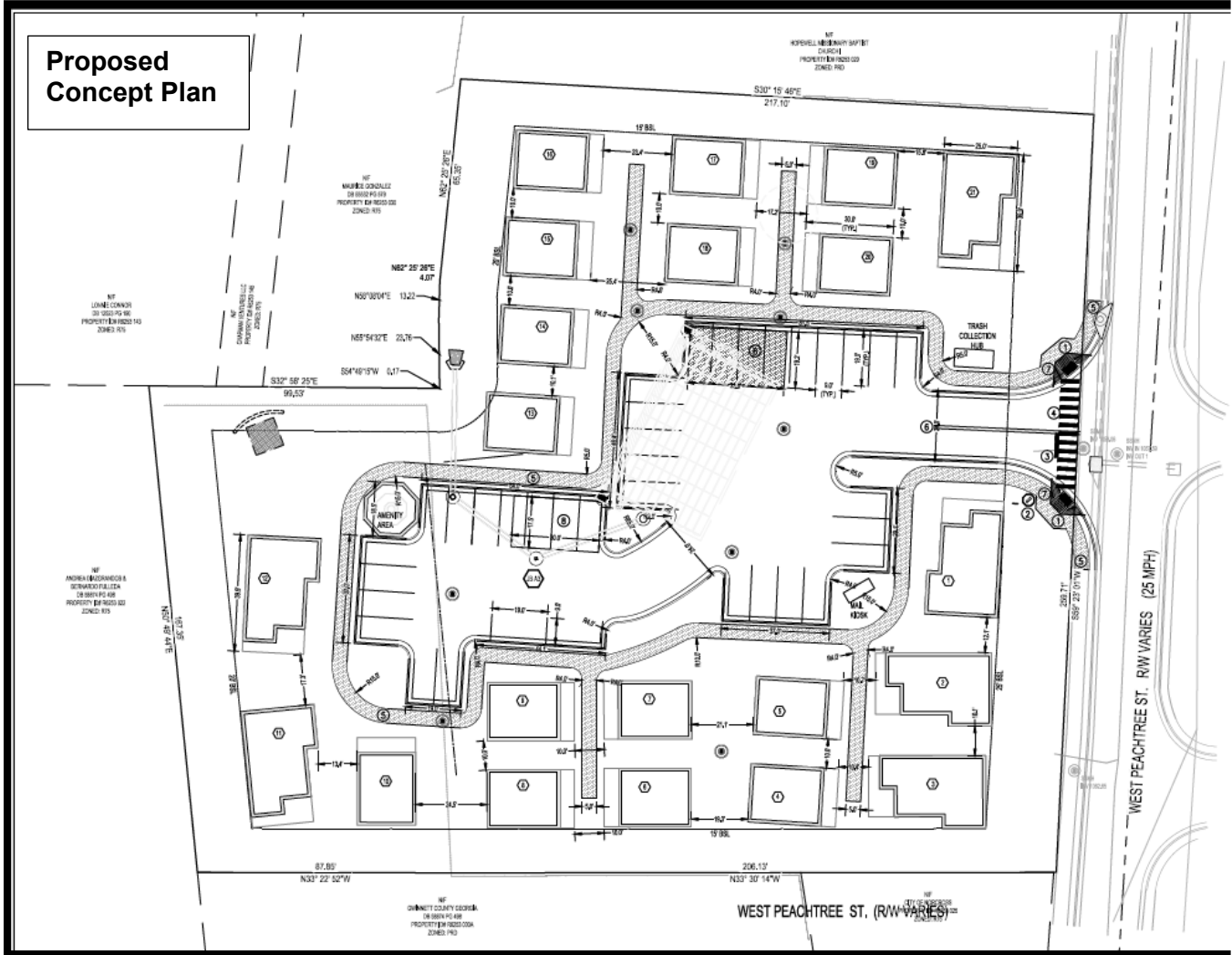
The submitted application meets the comprehensive plan expectations as noted by the previously mentioned appropriate land uses, policy goals, and vision in Sections A-C; the proposed development appears to meet the presented policy goals in Section C and it meets planned residential community definition.

Recommendation

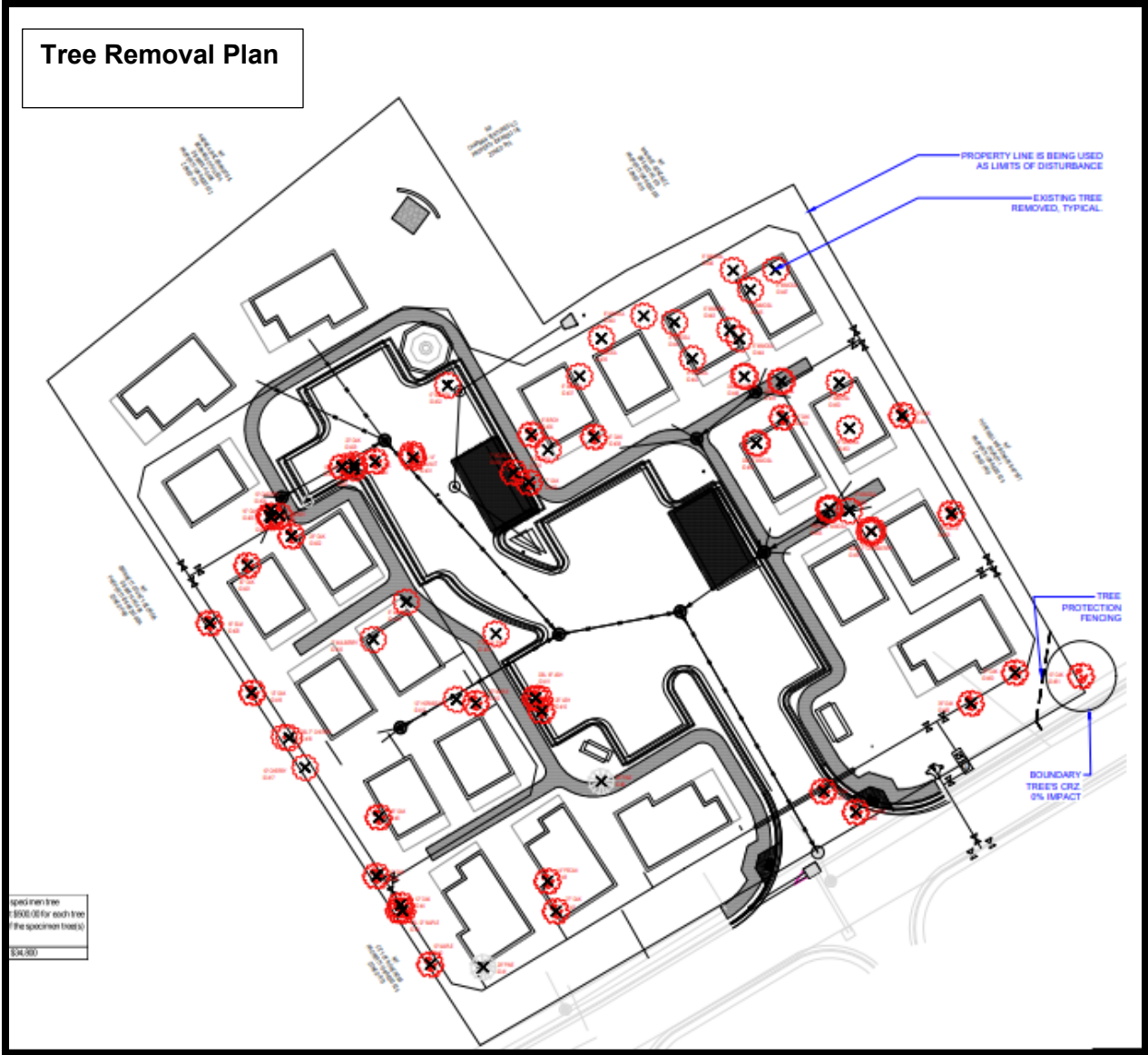
Staff recommends **approval** of the zoning component of RZ2025-003, the adoption of zoning standards under the existing Planned Residence District (PRD) for the property located at 636 West Peachtree Street, 646 West Peachtree Street, 656 West Peachtree Street, 658 West Peachtree Street, and parcel 6253 288

, with the following conditions:

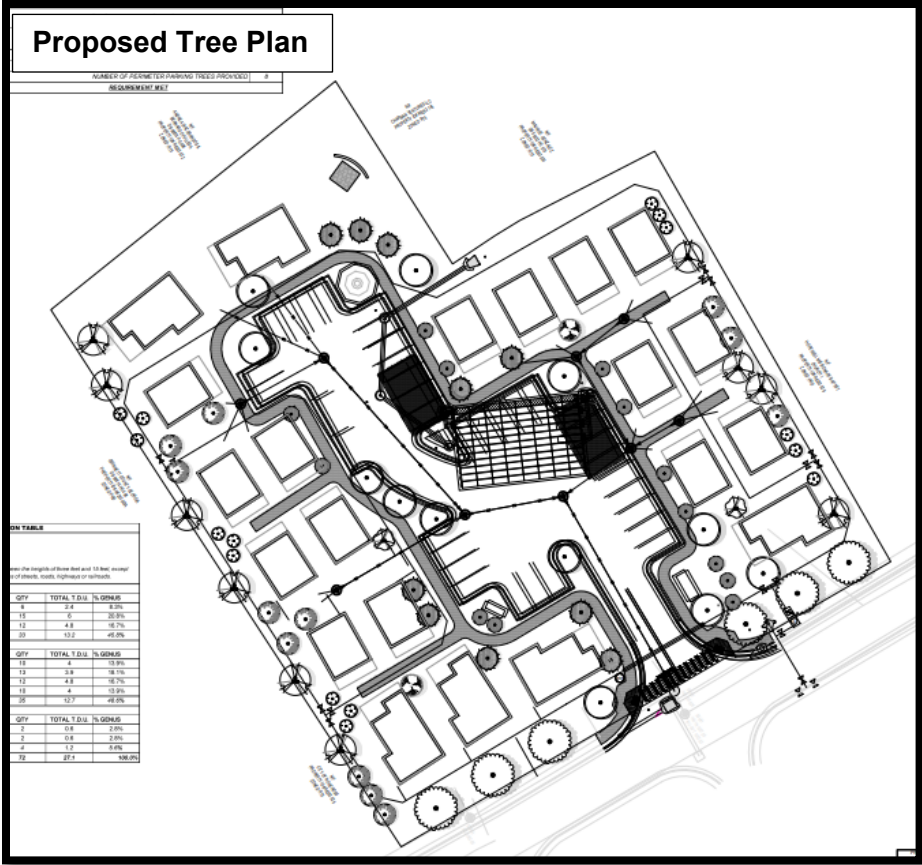
1. The PRD zoning designation shall be restricted to a single-family development up to a maximum of 21 units;
2. The property shall be developed in general conformance with the site plan dated receipt 05/16/2025;
3. To address the potential sidewalk and landscape strip requirement challenges , applicant to contribute a fee-in-lieu toward a sidewalk improvement fund;
4. All common areas, including but not limited to storm water systems, shall be maintained by the HOA;
5. It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks and minor adjustments to the site concept plan shall be approved by the Community Development Director in response to Gwinnett County comments is allowed;
6. Subject to Gwinnett County Water and Sewer comments and recommendations;
7. Plant material use on site in landscape strips and buffers are subject to final approval of the City's Arborist;
8. Location of stormwater detention is subject to the approval of the City Engineer;
9. All utilities shall be buried;
10. The development shall comply with the Architectural Review Board's conditions of approval. Any changes to previously approved plans shall be subject to the formal advertising and review process of the Architectural Review Board.
11. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance (UDO). The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report;



Attachment: RZ2025-003 Staff Report (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)



Attachment: RZ2025-003 Staff Report (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)



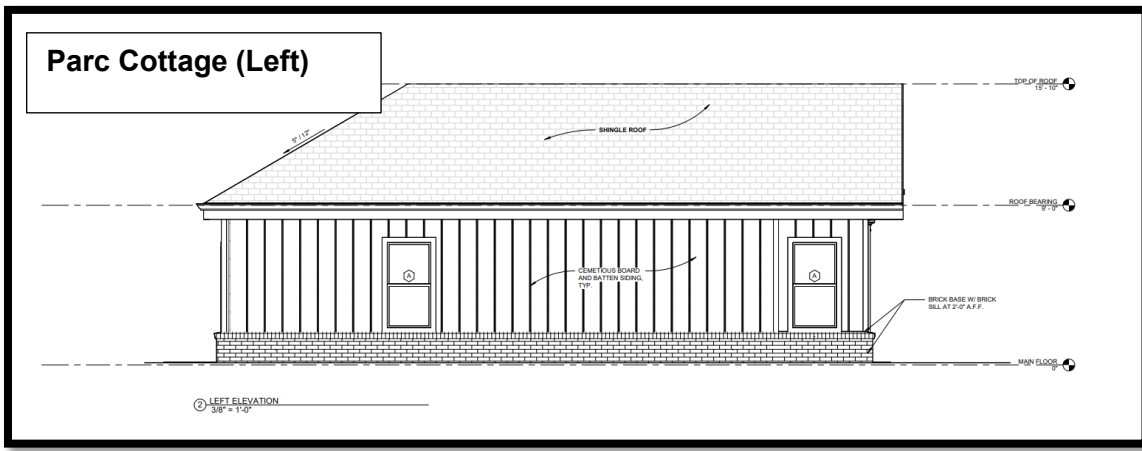
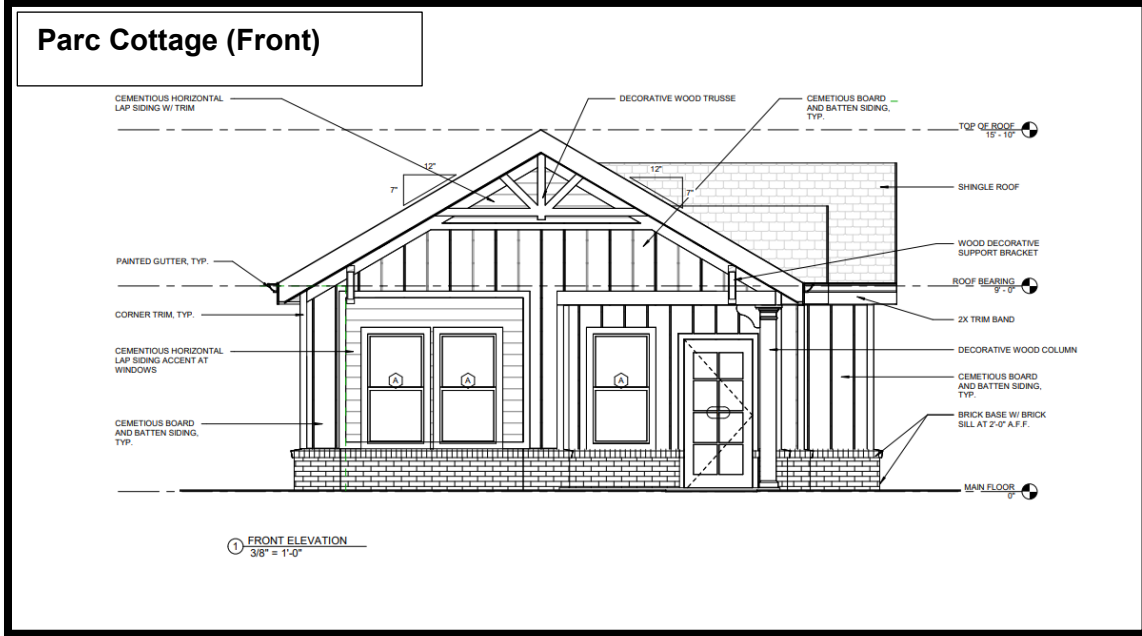
Plant Schedule

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	6	Cladrastis kentuckea / American Yellowwood	B & B	3"Cal	
	15	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B & B	3"Cal	
	12	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B & B	3"Cal	
EVERGREEN					
	10	Ilex x attenuata 'Fosteri' / Foster's Holly	B & B	3"Cal	8'-10' HT.
	13	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	15 gal	2"Cal	6'-8' HT.
	12	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B & B	3"Cal	10' HT. MIN.
	10	Magnolia virginiana / Sweetbay Magnolia	B & B	3"Cal	10' HT. MIN.
UNDERSTORY					
	2	Amelanchier arborea / Downy Serviceberry	15 gal	2"Cal	6'-7' HT. MIN.
	2	Chionanthus virginicus / White Fringetree	15 gal	2"Cal	
SHRUBS					
	6	Buddleja x 'Miss Molly' / Miss Molly Butterfly Bush	3 gal		
	41	Diatylum x 'BLDY01' / Jewel Box™ Diatylum	3 gal		
	17	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	5 gal		
	11	Hydrangea macrophylla 'Bailmer' / Endless Summer® The Original Hydrangea	5 gal		
	28	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Oakleaf Hydrangea	3 gal		
	9	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 gal		
	42	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	3 gal		
	58	Muhlenbergia capillaris / Pink Muhly Grass	1 gal		
	75	Rhododendron x 'Robleg' / Autumn Angel® Encore® Azalea	3 gal		

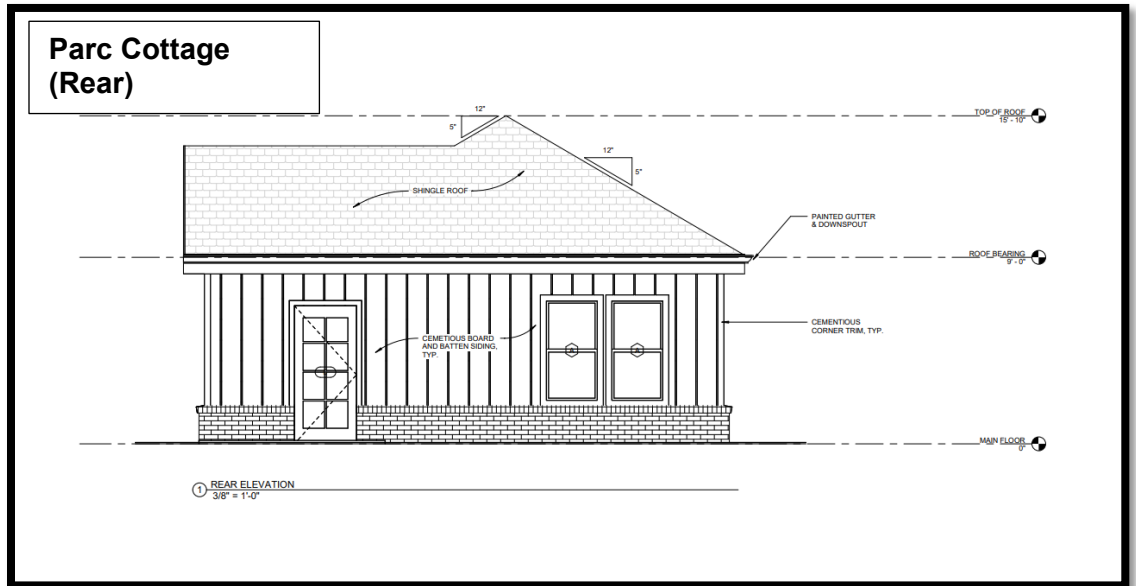
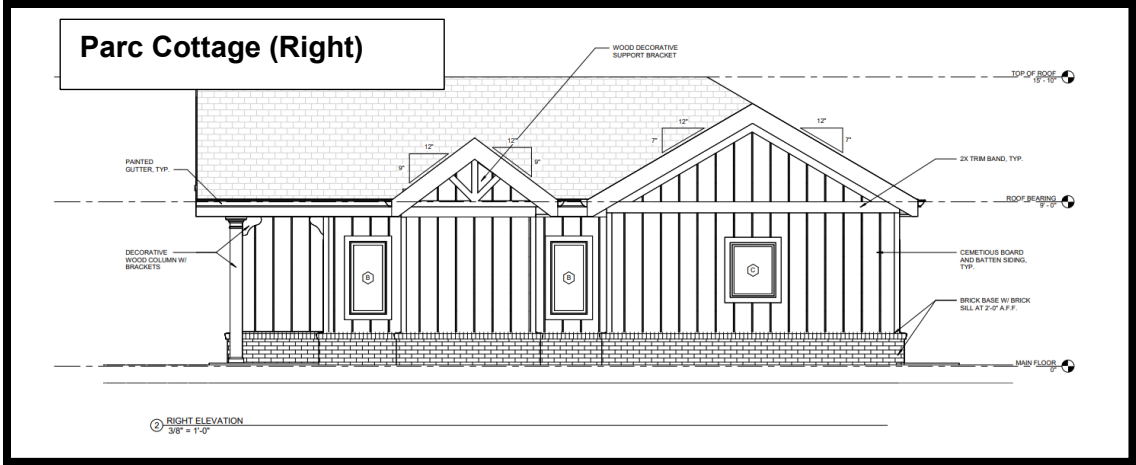
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Elevations

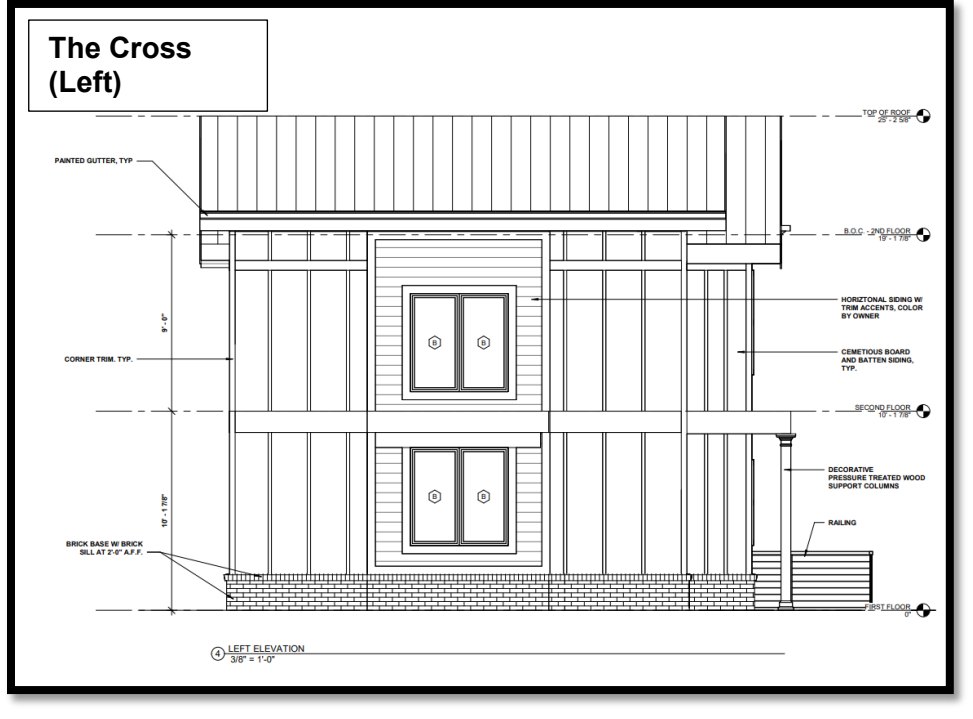
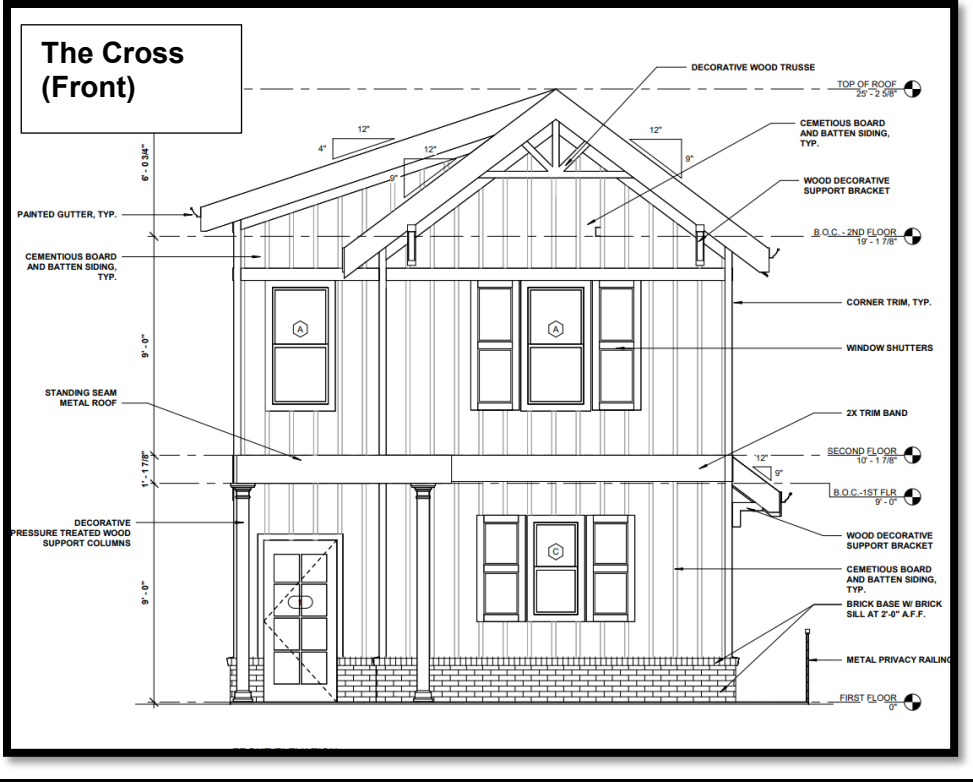
The following pages include front, right, left, and rear facades for each proposed home, as well as the proposed finishes.



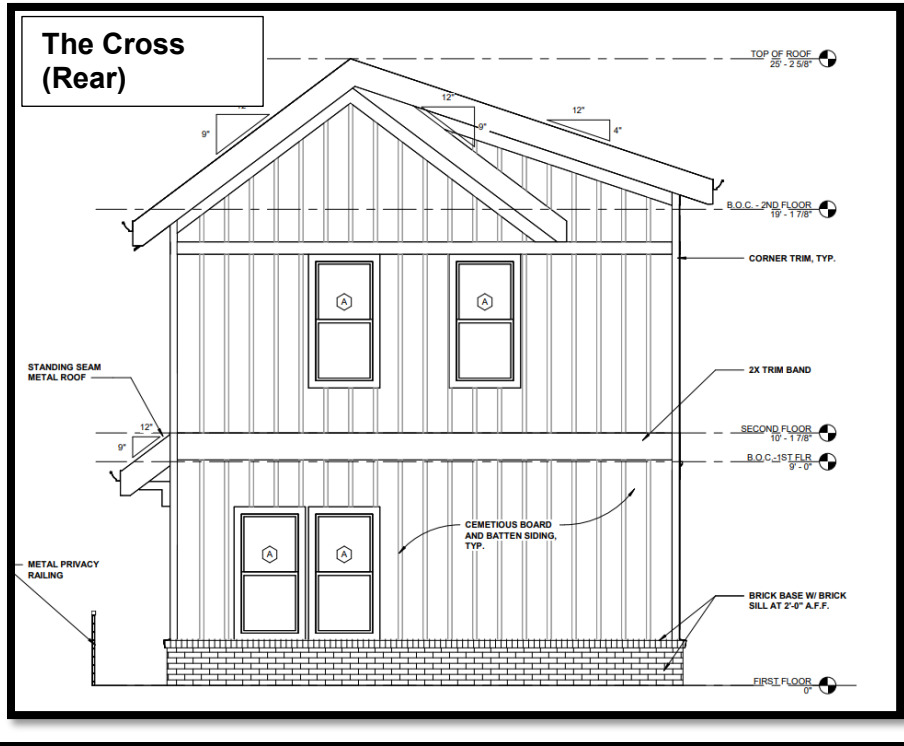
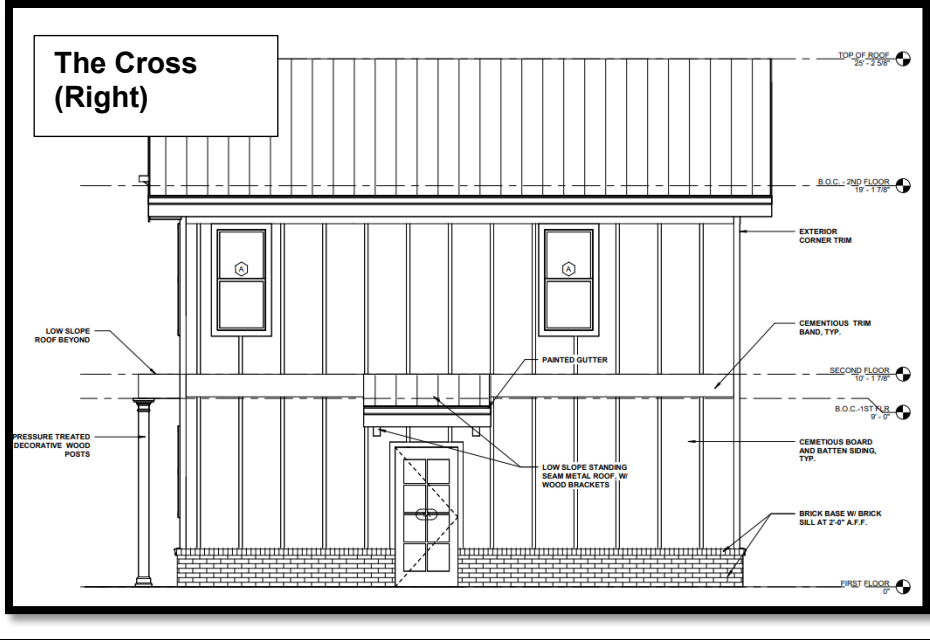
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Page 24 from ARB Agenda Packet



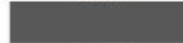
Exterior



Paint Colors



Light French Gray
(Base)



Peppercorn
(Trim)



Alabaster
(Base)



Peppercorn
(Trim)

Siding Colors



Vintagewood Black



Vintagewood Poplar



Vintagewood Cedar



Vintagewood Bark





Attachment: RZ2025-003 Staff Report (25-7434 : REZ2025-003 636, 646, 656, 658 West Peachtree Street)



Department of Community Development

TO: Planning and Zoning
FROM: LeDarius Scott
DATE: September 3, 2025
SUBJECT: Changes to the UDO Ordinance
CC:

Please review attached Staff Reports and supporting documents for submitted application.

Provide a recommendation for approval for several proposed changes to the Unified Development Ordinance (items to be removed are in red strike through, items to be added are in bold, underlined italics and highlighted in yellow on the attached documents).

[Agenda Report - Changes to the UDO Ordinance](#)



Mayor: Craig Newton • Mayor Pro Tem: Marshall Cheek • Councilmember: Andrew Hixson • Councilmember: Bruce Gaynor
Councilmember: Matt Myers • Councilmember: Josh Bare • City Manager: Eric Johnson • City Clerk: Monique Philip

Agenda Report

To: Planning and Zoning Board

From: Community Development

Meeting Date: August 28, 2025

Item No.:

Title: Changes to the Unified Development Ordinance

CC: Eric Johnson, City Manager

Recommendation

Provide a recommendation for approval for several proposed changes to the Unified Development Ordinance (items to be removed are in red strikethrough, items to be added are in bold, underlined italics and highlighted in yellow on the attached documents).

Background

City staff have identified a number of sections of the existing Unified Development Ordinance that call for updates or modification to language to make requirements more clear. In particular, definitions and standards related to parking requirements. Currently, the number of parking spaces required for auto repair is based on the number of service bays, which would generally be appropriate when auto repair was typically associated with a gas station or a small commercial repair facility. However, it is becoming more common that auto repair facilities are taking leases in warehouse and distribution facilities, and industrial condominium complexes. While these facilities may have one to four or more bay doors, there typically are several repair stations within a space accessed by a single bay. Therefore, two spaces per bay are not adequate to accommodate parking for the number of employees assigned to stations within each bay. As a result, autos waiting for repair, as well as employees' vehicles, are parked in no-parking areas, blocking other businesses' bays, or other businesses' assigned parking. Staff propose amendments to the following portions of the code:

- Section 102-2. Defined Terms
- Section 203-9. Parking. Minimum Number of Spaces Required

New Sections of the UDO:

Chapter 100 General and Administrative Provisions, Article II. Definitions,

Sec. 102-2. Defined Terms

Add definitions for Repair Station (within an automobile repair facility).

Chapter 200 Land Use and Zoning/Article III. Parking and Loading

Sec 203-9. – Minimum Number of Spaces Required

Revise the minimum number of parking spaces for auto repair to 2 per repair station for uses including: motor vehicle repair shop; motor vehicle (auto) sales and rental; motor vehicle sales and service; trucks and heavy equipment; motor vehicle service and fuel station.

Financial Impact: N/A

Consistent with Comprehensive Plan?

Yes

1. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment

Attachments

Next Steps

Update

Sec. 102-2. Defined terms.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Note that for flood-plain management, specific definitions exist in chapter 400 article IV which only relate to items applicable to that section.

R

Recovered materials means those materials which have known use, reuse, or recycling potential; can be feasibly used, reused or recycled; and have been diverted or removed from the solid waste stream for sale, use, reuse, or recycling, whether or not requiring subsequent separation and processing.

Recovered materials processing means any lot, land, structure, or facility, or part thereof, utilized for the purpose of collecting, sorting, processing for resale, and transport of materials to be recycled or reused, including: plastics, glass, paper, aluminum and scrap metals. Recovered materials processing does not include any operation which changes the nature of a material, its chemical composition or its physical qualities.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recycling means the process by which recovered materials and waste products are reduced to raw materials and transformed into new and often different products.

Redevelopment means structural land development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surfaces not as part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.

Regional stormwater management facility refers to stormwater management facilities designed to control stormwater runoff from multiple properties, where the owners or developers of the individual properties may assist in the financing of the facility, and the requirement for on-site controls is either eliminated or reduced.

"Repair Station" shall mean the portion of an automobile repair facility intended or designed to be used for temporary storage of motor vehicles, during repairing or servicing of such vehicles. The number of repair stations shall be the maximum number of passenger-type vehicles that could be serviced and stored within a service bay door opening per repair station at any one time, allowing for accommodation of the vehicle being serviced and parking for the technician.

Repetitive loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals, or exceeds 25 percent of the market value of the structure before the damage occurred.

Residential/business dwelling means a type of attached dwelling in which a commercial business or office may be operated in the basement or first floor/story of the structure. The business need not be operated by the resident of the dwelling.

Residential property means:

Sec. 203-9. Minimum number of spaces required.

The following are the minimum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use as determined by the Community Development Director.

Use	Number of parking spaces
Residential	
<i>Household residences</i>	
Single-family detached dwelling	3 per dwelling unit
Duplex dwelling	2 per dwelling unit
Townhouse dwelling	2 per dwelling unit; plus 1 additional space for every 4 dwelling units
Multi-family dwelling	2 per dwelling unit; plus 1 additional space for every 4 dwelling units
Mixed-use dwelling	2 per dwelling unit; plus 1 additional space for every 4 dwelling units
<i>Group, institutional and social service living</i>	
Child care institution, congregate personal care, convalescent, group day care, personal care, nursing homes	1 per 2 residents of design capacity
Membership dwelling (fraternity, etc.)	1 per 2 residents of design capacity
Retirement community	2 per dwelling unit
Rooming and boarding house	1 per guest room
<i>Miscellaneous, lodging, rooms for rent</i>	
Accessory dwelling unit	No additional spaces are required
Bed and breakfast inn	1 per guest room
Hotel or motel (except bed & breakfast inn)	1 per guest room; or 1.5 per guest room if hotel has a restaurant, lounge and/or meeting facilities
Rooming house (e.g. Air BnB, VRBO, HomeAway)	2 per dwelling unit
Commercial and services	
ALL COMMERCIAL/SERVICES EXCEPT AS LISTED BELOW	1 per 400 sf GFA
Adult entertainment	1 per 200 sf GFA
Amusement or recreational attraction	See places of public assembly
Amusement park	1 per 2,000 sf
Amusement/gaming parlor	1 per 400 sf GFA
Animal hospital or veterinarian clinic	1 per 300 sf of GFA
Antique shop	1 per 400 sf GFA
Art gallery	1 per 400 sf GFA
Artist's studio	1 per 200 sf GFA
Automobile rental establishment	1 per 200 sf GFA
Automobile rental establishment trucks or trailers	1 per 400 sf GFA
Banks and financial institutions	1 per 400 sf GFA
Beauty parlor, barber shop, hair salon, or nail salon	1 per 300 sf GFA; or 2 per barber chair, whichever is greater
Bowling alley	4 per bowling alley lane

Building material sales with outdoor storage yards	1 per 2,000 sf GFA of storage area
Business service establishment, miscellaneous	1 per 400 sf GFA
Car wash	1 per 200 sf GFA office space, plus sufficient stacking space for 5 vehicles per bay or per conveyer system
Community garden	None required
Community recreation facility	1 per 400 sf GFA
Convenience food stores with fuel pumps	1 per 300 sf GFA
Convenience food stores without fuel pumps	1 per 250 sf GFA
Crematorium	1 per 400 sf GFA of office space
Dance studios or schools	1 per 50 sf GFA
Day care center	1 per 5 children of design capacity
Department store	1 per 800 sf GFA
Doctor, dentist or chiropractor office	1 per 200 sf GFA
Dry cleaning, pick-up and delivery stations	1 per 400 sf GFA
Emission inspection station	1 per 100 sf GFA
Equipment rental	1 per 400 sf GFA
Places of public assembly (churches, event facility)	1 per 150 sf GFA in largest assembly room
Farm (heavy) equipment, mobile home, recreational vehicles and equipment sales and service	2 per 1,000 sf of indoor sales area plus 1 for each 2,500 sf outdoor sales area plus 2 each service bay
Food catering service	1 per 400 sf of GFA
Funeral home	1 per 75 sf GFA used for assembly
Furniture rental or sales	1 per 500 sf GFA
Health club or spa	1 per 150 sf GFA
Indoor flea market	1 per 300 sf GFA
Instruction of fine arts	1 per 200 sf GFA
Instructional dance studio	1 per 100 sf GFA
Junk and salvage yards	1 per 200 sf GFA of office space
Landscaping services	Minimum of 5 spaces
Laundries and dry cleaning establishments, including self-service	1 per 400 sf GFA
Lockbox retailer	1 per 20 lockboxes
Medical or dental clinic, massage therapist	1 per 300 sf of GFA
Microbrewery	1 per 150 sf GFA of customer gathering space
Mixed uses	Total of all uses, less 25%
Motion picture theater	See places of public assembly
Motor vehicle repair shop	2 per repair station plus 1 per 200 sf GFA of customer waiting space
Motor vehicle (auto) sales and rental	2 per 1,000 sf of indoor sales area; plus 1 for each 2,500 sf outdoor sales area; plus 2 each repair station
Motor vehicle sales and service: trucks & heavy equip.	2 per 1,000 sf of indoor sales area; plus 1 for each 2,500 sf outdoor sales area; plus 2 each repair station
Motor vehicle service and fuel station	2 per repair station plus 1 for every 200 sf GFA retail space
Offices, professional or business	1 per 400 sf of GFA
Office/showroom facility	1 per 800 sf GFA

Open air market and outdoor flea market	1 per 2,500 sf of outdoor sales area
Outdoor theater	1 per 3 seats in a fixed seating facility; or 1 per 250 sf of lawn area
Personal services	1 per 300 sf of GFA
Photocopying and reproduction services	1 per 400 sf GFA
Photography shops and studio	1 per 50 sf GFA
Plant nursery sales/garden supply center	1 per 500 sf GFA
Plumbing, electrical, pool and home building supply showrooms and sales centers	1 per 2,000 sf indoor GFA
Pool hall or billiard hall	1 per 300 sf GFA
Professional and business offices	1 per 400 sf GFA
Professional services	1 per 400 sf GFA
Radio, recording or television broadcast station-studio	1 per 400 sf GFA
Recreation, amusement, entertainment facility	See places of public assembly
Restaurant (not fast food)	1 per 100 sf GFA
Restaurant, fast food, drive-in and drive-thru	1 per 75 sf GFA
Social services, other (not listed)	1 per 200 sf GFA; plus 1 per 4 beds of design capacity
Sporting goods	1 per 500 sf GFA
Tattoo and/or body piercing establishments	1 per 300 sf of GFA
Telephone marketing (telemarketing) enterprises	1 per 300 sf GFA
Toy store, children's hobby shop	1 per 400 sf GFA
Temporary structures used in connection with the construction of permanent buildings or for a non-reoccurring purpose	4 per office
Window tinting or stereo installation not associated with auto repair	1 per 400 sf GFA
Manufacturing, wholesale and warehousing	
ALL MANUFACTURING, WHOLESALE AND WAREHOUSING EXCEPT AS LISTED BELOW	1 per 1,000 sf GFA
Baking plant	1 per 1,000 sf GFA
Building materials or other outdoor storage yards	1 per 2,000 sf GFA of storage area
Cold storage plant	1 per 2,000 sf GFA
Machine or welding shop	1 per 500 sf GFA
Mini-warehouse	Minimum of 5 spaces
Newspaper and printing plant	1 per 1,000 sf GFA
Office distribution warehouse facilities	1 per 1,000 sf GFA
Soft drink bottling and distribution plant	1 per 1,000 sf GFA
Telecommunications antenna or tower	1 per station
Truck terminal	1 per 1,000 sf GFA
Waste treatment and disposal	1 per 250 sf GFA of office space
Wholesale trade/distribution office with showroom	1 per 200 sf GFA area devoted to sale or display plus 1 space per 300 sf GFA area devoted to office plus one space per 2,000 sf GFA for storage
Wholesale warehouse	1 per 2,000 sf GFA
Public or semi-public	

ALL PUBLIC OR SEMI-PUBLIC USES EXCEPT AS LISTED BELOW	1 per 400 sf GFA
Government offices and emergency services	1 per 400 sf GFA
Hospital	1 per bed of design capacity
Library	1 per 400 sf GFA
Museum	1 per 500 sf GFA
Places of public assembly (places of worship, event centers, church schools recreational facilities, movie theaters, and training centers)	1 per 150 sf GFA
School (technical, vocational, college, university, or community college)	20 per classroom
School (kindergarten, elementary and secondary)	2 per classroom for kindergarten, elementary and junior high school
School (high school)	6 per classroom for high school
Utility transmission, generation and monitoring facility	1 per 400 sf GFA; or 1 per location where no office is present
Wastewater treatment facility including sewage lagoon	1 per 250 sf GFA of office space
Transportation	
Automobile parking lot or garage	None required
Bus station or terminal	1 per 200 sf GFA of terminal building
Taxi cab or limousine services	1 per 400 sf GFA of office space

(Ord. No. 08-2019, § I, 6-3-2019)