

City of Suwanee

Gwinnett County

Atlanta MSA

2003 Population Estimate 10,562; +14.4% change from 2000 Census.

Tree City USA for 16 years.

No tree board established by ordinance.

APPENDIX A ZONING

ARTICLE III. DEFINITIONS

ARTICLE VII. PERMIT PROCEDURE AND REQUIREMENTS

ARTICLE XVII. BUFFER, LANDSCAPE AND TREE PRESERVATION REQUIREMENTS

Year first adopted or last revised unknown.

Addresses private property.

Includes buffer and landscape requirements.

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Survey and contact information not submitted.

APPENDIX A ZONING*

***Editor's note:** Printed herein is the 1998 zoning appendix of the City of Suwanee, Georgia, as adopted by the mayor and city council. Amendments to the appendix are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets.

Cross references: Any zoning ordinance saved from repeal, § 1-6(10); buildings and building regulations, ch. 18; environment, ch. 34; flood prevention, ch. 38; planning, ch. 46.

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**THE 1998 ZONING ORDINANCE
OF THE
CITY OF SUWANEE, GEORGIA**

TITLE

An ordinance of the City of Suwanee, Georgia, regulating the location, height, number of stories and size of buildings and other structures; the density of population; the size of yards and other open spaces; the use of land, buildings and structures for industry, commerce, conservation, recreation, residence, public activities and other purposes; creating district for said purposes and establishing the boundaries thereof, defining certain terms used herein, providing for the method of administration, amendment and enforcement, and for the imposition of penalties for violation providing for a planning and zoning board, a zoning board of appeals and defining its powers and duties; and repealing conflicting ordinances, and other matters.

ARTICLE XVII. BUFFER, LANDSCAPE AND TREE PRESERVATION REQUIREMENTS

Section 1700. Intent.

This article shall apply to all properties or portions thereof within the incorporated areas of Suwanee, Georgia, to the extent of the provisions contained herein. The city council hereby finds that the protection and preservation of trees, the planting of new trees and other landscape material, and the provision of buffers between dissimilar uses as part of the land development process is a public purpose and provides for the public health and general welfare.

Section 1701. Purpose.

The purpose of this article is to preserve and enhance the city's natural environment through tree protection and preservation, the planting of trees and other landscape material, and the provision of natural and/or planted buffers between dissimilar uses. The article is intended to further the city's policy that all development where trees are most commonly removed will achieve upon project completion a uniform standard related to tree coverage, landscaping and maintenance.

Section 1702. Buffer regulations.

Section 1702.1. Applicability.

Buffers shall be required between dissimilar districts or uses in accordance with the provisions of the zoning ordinance or as a condition of zoning, special use or variance approval.

Section 1702.2. Standards for permanent buffers.

1702.2.1. Width of buffers. Buffers shall meet the minimum width requirements contained in the zoning ordinance, except as authorized to be reduced by the applicable buffer reduction process, as follows:

- A. As specified in the "Minimum Buffer Strip Requirement Table"; or
- B. As specified in a residential zoning district for a permitted non-residential user (e.g. a church, temple, synagogue, etc.); or
- C. As required by a condition of zoning, special use, or variance approval.

1702.2.2. Screening requirements.

- A. Buffers shall be natural, undisturbed, and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein, and shall contain the existing tree cover and vegetation as well as any supplemental plantings or replantings as may be required.
- B. Buffers shall be of such nature and density so as to screen activities,

structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen.

C. Buffers required along side property lines shall extend to a street right-of-way line unless otherwise required by the city inspector, in order to observe the sight distance requirements contained in the development regulations, or as authorized by a condition of zoning, special use, or variance approval.

[D.] E. In situations where the required buffer width is partially or completely contained within an existing easement (e.g. power or natural gas transmission, etc.), the screening requirements of this article shall be met outside of the easement area.

1702.2.3. Supplemental plantings.

A. Buffers in which vegetation is non-existent or is inadequate to meet the screening requirements of this article shall be planted with supplemental plantings so as to provide a year-round effective visual screen.

B. Supplemental plantings and replantings shall consist of evergreen trees, shrubs, or combination thereof, native or adaptable to the region. All trees planted shall be a minimum of six feet in height at time of planting and shall be a species which will achieve a height of at least 20 feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of three feet in height at time of planting and shall be a species which will achieve a height of at least ten feet at maturity.

C. All supplemental plantings shall be installed to allow for proper plant growth and maintenance.

1702.2.4. Non-vegetative screening.

A. Non-vegetative materials utilized to satisfy the screening requirements of this article, in addition to the use of existing vegetation and/or supplemental plantings, may consist of walls, fences, earthen berms or any combination thereof.

B. If walls or fences are to be utilized, their placement and installation shall be such so as to cause minimal disturbance of existing vegetation and located so as to provide an effective visual screen.

1702.2.5. Disturbance or encroachments.

A. Ditches, swales, stormwater conveyance facilities, stormwater detention ponds, sanitary sewer conveyance facilities, similar facilities, and any associated easements, shall not encroach into a buffer except that necessary access and utility crossings (e.g. stormwater or sanitary sewer pipes) may encroach into the buffer as near to perpendicular as practical.

B. Supplemental plantings or replantings of vegetation, or authorized non-vegetative screening devices shall be authorized to encroach into a buffer provided there is minimal disturbance of any significant existing vegetation.

C. Land disturbance is authorized in areas of a buffer that are devoid of significant vegetation provided that the final grade and replantings of vegetation meet the screening requirements contained herein.

D. Dying, diseased or dead vegetation may be removed from a buffer provided minimal disturbance occurs. Vegetation thus removed shall be replaced where necessary to meet the screening requirements contained herein.

1702.2.6. Protection during land disturbing activities.

- A. During authorized land disturbing activities, buffers shall be clearly marked and protected prior to commencement of, and during construction.
- B. The method of marking and protection utilized shall be in accordance with best management practices or as required by the city inspector.

Section 1702.3. Standards for construction buffers.

1702.3.1. Where required. Construction buffers shall only be required where specifically provided as a condition of zoning, special use or variance approval.

1702.3.2. Time constraints. Construction buffers shall only be in effect during the construction period of a project and shall terminate upon project completion. In the case of a residential subdivision a construction buffer shall terminate upon each individual lot with the issuance of a certificate of occupancy for the principal dwelling.

1702.3.3. Disturbance or encroachments.

- A. Construction buffers shall be natural, undisturbed and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein.
- B. The encroachment of ditches, swales, stormwater conveyance facilities, stormwater detention ponds, sediment basins, sanitary sewer conveyance facilities, similar facilities, and any associated easements, into a construction buffer shall not be authorized except that necessary access and utility crossings (e.g. stormwater or sanitary sewer pipes), and natural bottom detention ponds (sediment basins must be located outside of the construction buffer) and their appurtenant structures which require no grading and removal of trees, may encroach upon the construction buffer.
- C. If the construction buffer on a residential lot is devoid of existing trees and vegetation, and a tree survey is submitted to document this situation prior to conducting land disturbing activities (including clearing) on the lot, then the city inspector may authorize the encroachment of a building or structure into the construction buffer for a distance not to exceed ten feet.

1702.3.4. Protection during land disturbing activities.

- A. During authorized land disturbing activities, construction buffers shall be clearly marked and protected prior to commencement of, and during, construction.
- B. The method of marking and protection utilized shall be in accordance with best management practices or as required by the city inspector.

Section 1703. Landscape regulations.

Section 1703.1. Applicability.

1703.1.1. Non-residential and multi-family uses. Non-residential and multi-family uses shall provide for landscape plantings on-site as follows:

- A. In a landscape strip at least ten feet in width adjacent to any street right-of-

way abutting the property and running the length of the entire property frontage;
and

B. In areas adjacent or internal to off-street parking lots that are required by the zoning ordinance to contain more than five off-street parking spaces; and

C. As required by a condition of zoning, special use or variance approval.

1703.1.2. Residential subdivisions. Residential subdivisions shall provide for landscape plantings on-site as follows:

A. In no-access easements that are required to be provided by the development regulations along the property line of double frontage lots abutting upon a major thoroughfare; and

B. As required by a condition of zoning, special use or variance approval.

Section 1703.2. Landscape strip planting requirements.

1703.2.1. Ten-foot wide landscape strips. Landscape strips, which are required to be ten feet in width shall contain landscaping and plantings within said landscape strip as follows:

A. One tree for each 25 linear feet of strip length shall be provided. Each tree shall be at least six feet in height at time of planting and shall be a species native or suitable to this region.

B. One shrub for each 25 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

C. Trees and shrubs required herein may be planted and spaced singly or in groups as authorized by the city engineer so long as the total number of plantings is achieved.

D. The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

1703.2.2. Five-foot wide landscape strips. Landscape strips which are required to be five feet in width shall contain landscaping and plantings within said strip as follows:

A. One tree for each 50 linear feet of strip length shall be provided. Each tree shall be at least six feet in height at time of planting and shall be a species native or suitable to this region.

B. One shrub for each 50 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

C. Trees and shrubs required herein may be planted and spaced singly or in groups as authorized by the city engineer so long as the total number of required plantings is achieved.

D. The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

1703.2.3. Encroachments into landscape strips. Required landscaped strips shall not be encroached upon by parking spaces, driveway surfaces or stormwater detention facilities except that driveway crossings may traverse such strip as near to a perpendicular alignment as practical.

Section 1703.3. Off-street parking lot planting requirements.

Off-street parking lots which are required to contain more than five off-street parking spaces shall contain landscaping and plantings as follows:

- A. One tree for each five spaces around the perimeter of the parking lot shall be provided.
- B. One tree for each ten spaces on the interior of the parking lot shall be provided.
- C. Each tree shall be at least six feet in height at time of planting and shall be a species native or suitable to this region.
- D. The minimum planting area or space for each tree shall be at least 25 square feet.
- E. Trees shall be planted in areas surrounding the perimeter of the parking lot and/or shall be planted in planting areas or islands internal to the parking lot. Trees may be planted and spaced singly or in groups.
- F. Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.

Section 1703.4. No-access easement screening requirements.

No-access easements which are required to be provided and recorded by the development regulations, or as a condition of zoning, special use or variance approval, shall be screened as follows:

- A. Planted with a single line of evergreen trees or shrubs; or
- B. Contain a decorative ornamental fence; or,
- C. Contain such other landscaping treatments or grade changes, which will produce a partial screening effect as authorized by the city inspector.

Section 1704. Tree preservation and replacement regulations.

Section 1704.1. Applicability and exemptions.

1704.1.1. Applicability. The terms and provisions of this article shall apply to any activity on real property, which requires the issuance of a land disturbance permit within incorporated City of Suwanee, but specifically excluding the construction of individual single-family detached and duplex dwellings, and except as further excluded in other paragraphs in this section. Table 1700.1: Summary of Applicability and Exemptions, at the end of this section, summarizes those activities, which are exempt from the provisions of this article and those for which a tree preservation/replacement plan must be approved prior to issuance of a land disturbance permit.

1704.1.2. Grandfathered projects.

- A. This article shall not apply to any portion of a property included within the limits of a valid land disturbance permit issued prior to the effective date of this

article, provided that all time constraints relating to the permit issued shall be observed.

B. The requirements of this article may be waived by the planning commission for a land disturbance permit which is to proceed with development of a larger project, at least 75 percent of the land area of which has already received a permit or permits initiating clearing or grading activities prior to the effective date of this article.

C. In no event shall any grandfathered project be extended for a greater time period than 24 months from the date of enactment of this article.

1704.1.3. Horticultural or agricultural operations.

A. All plant or tree nurseries and botanical gardens shall be exempt from the terms and provisions of this article in relation to those trees which are being grown for relocation and continued growth in the ordinary course of business, or for some public purpose.

B. All orchards of trees in active commercial operation shall be exempt from the terms and provisions of this article for bona fide agricultural purposes only.

C. Land clearing or clearing and grubbing activities for clearly agricultural purposes in R-140 zoning district shall be exempt from the provisions of this article.

D. Timber harvesting (selective cutting or clear-cutting) for pulpwood or sawtimber shall be exempt from the provisions of this article upon approval by the planning commission. Timber harvesting requires a 75-foot undisturbed buffer along the entire perimeter of the property if abutting a non-agricultural property.

1704.1.4. Removal of disease or infestation. Upon the advice of the County Extension Service or the Georgia Forestry Commission in accordance with commonly accepted forestry practices and a finding of tree disease or infestation, the city clerk [planning director] may authorize the removal of trees to prevent the transmission of disease or infestation, to prevent the danger of these trees falling, or to prevent potential injury to life and property. The owner/developer, prior to the removal of the diseased trees, shall notify the city clerk [planning director], identifying the location of the infested property, and shall submit to the city clerk [planning director] the written finding of the County Extension Service or Georgia Forestry Commission. Upon which time, the city clerk [planning director] may require the review of a tree preservation/replacement plan to reflect a density of 24 units/acre.

1704.1.5. Tree thinning. The thinning of trees (selective cutting only) solely for the purpose of good forestry management, may be permitted upon authorization by the city clerk [planning director] and shall require the submittal and approval of a tree preservation/replacement plan. Permits authorizing tree thinning shall be limited to the following:

A. A 75-foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land disturbing activity, except for authorized road crossings.

B. The property shall be required to meet a tree density standard of 24 units per acre upon completion of authorized land disturbing activities.

C. The owner/developer shall utilize the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

1704.1.6. Credit for zoning buffer plantings excluded. Existing trees proposed to be retained and new trees proposed to be planted in order to meet the buffer requirements of this article or conditions of zoning, special use or variance approval shall not be considered in fulfilling the

requirements of this article. Trees or other vegetation shall not be removed from a zoning buffer area except under the provisions of the zoning ordinance.

1704.1.7. Easement exemption. Properties possessing natural gas, petroleum or electric power transmission easements, or sanitary sewer main (greater than eight inches in diameter) or water main (greater than 16 inches in diameter) distribution easements, may exclude the land area contained in said easement from the total acreage of the property in fulfilling the tree density standard of this article provided that no improvements (e.g. parking lots, tennis courts, driveways, stormwater detention facilities, etc.) are proposed within the easement. If any improvements are proposed within the easement, then the land area so utilized within the easement for the improvement, plus an additional ten feet of land area surrounding the improvements, shall be used to fulfill the tree density standard of this article.

TABLE 1700.1

SUMMARY OF APPLICABILITY AND EXEMPTIONS
(See Text for Further Details)

TABLE INSET:

One- and two-family house	Building permit	Exempt (1704.1.1)
Grandfathered projects	Any property included within the limits of a LDP approved prior to the effective date of this article, and remaining portion of a project where 75 percent of area has already been included in LDP's approved prior to _____ [sic], which was the effective date of this article.	Exempt (1704.1.2)
Horticultural or agricultural operations	Land clearing for clearly agricultural purposes, including timber harvesting in an R-140 zoning district. Plant or tree nurseries. Orchards.	Exempt (1704.1.3)
Diseased or infested trees	Removal upon advice and written finding of County Extension Service or Georgia Forestry Commission.	Exempt (1704.1.4)
Tree thinning	Thinning of trees (selective cutting) in zoning districts solely for the purpose of good forestry management, utilizing recommended BMP's of the Georgia Forestry Commission, upon the advice and written findings of the County Extension Service or Georgia Forestry Commission.	TP/RP Required (1704.1.5)
Residential S/D and non-residential S/D	* Land disturbance limited to area needed for streets, drainage, and utilities.	TP/RP Required*
	* Land disturbance beyond area needed for streets, drainage, and utilities.	TP/RP Required*
	* Building permit for the construction of one and two family dwellings.	TP/RP Required*
	* Recreation areas.	TP/RP Required*
Multi-family and non-residential sites	* Clearing or clearing and grubbing only, proposing disturbance not within a minimum yard nor a 100-year flood plain.	TP/RP Required*
	* Clearing or clearing and grubbing only, proposing disturbance within a minimum yard or 100-	

	year flood plain. Grading or development permit.	TP/RP Required**
	* Building permit.	Covered by TP/RP as approved by LDP

(TP/RP - Tree Protection/Replacement Plan)

*Limits of land disturbance to be designated with protective tree fencing or silt fencing with attached continuous ribbon prior to commencement of activities, consistent with exemption allowances.

**Additional areas may be designated by the city inspector to remain undisturbed based on land use plan.

Section 1704.2. Permits.

Land disturbance activities shall not commence until such activities have been authorized by issuance of any land disturbance permit under provisions of the development regulations.

Section 1704.3. Plan review procedures.

1704.3.1. Overview. The city engineer is the primary plan reviewer, and is responsible for making professional judgments regarding any arboricultural principles or practices related to the implementation of the article.

1704.3.2. Pre-submittal conference. Developers and design professionals may meet at any time with the city engineer or city inspector to discuss the tree preservation planning process. The city engineer is available for field inspections of site conditions prior to submittal to give advice as to the relative value of trees, and to assist in the design process as it relates to preserving trees. Information can also be disseminated about how to prepare a tree preservation/replacement plan for submittal in order to minimize staff review time.

1704.3.3. Land disturbance permit. Tree preservation/replacement plans shall be submitted with other permit drawings as part of the plan approval and/or land disturbance permit process. These plans shall be reviewed for conformance with applicable zoning conditions, the zoning ordinance, and other administrative standards, and will either be approved or returned for revisions. Reasons for denial will be stated in writing.

Issuance of any land disturbance permit is contingent upon approval of the tree preservation/replacement plan.

1704.3.4. Tree survey inspection. Following the receipt of the completed tree removal application and supporting data, the city inspector, if deemed necessary, shall schedule and conduct an inspection of the proposed development site. The applicant or his designee shall be advised as to the date and time of the inspection and given an opportunity to participate. Following the inspection, the city inspector, consistent with the purposes of this article, shall advise the applicant of any recommended changes in the applicant's proposed tree removal, protection or replanting plans.

Section 1704.4. Preservation plan requirements.

1704.4.1. Introduction. The tree preservation plan shall be submitted as a separate sheet or as part of the site development plans.

Plan requirements for each type of permit are listed below. Appropriate sections of these standards are referenced where additional explanations or instructions are necessary.

1704.4.2. Clearing and grading permits. All requirements shown for development permits with the exception of building and paving improvements must be met for clearing and/or grading permits.

1704.4.3. Development permits. Show the following information on the plan:

- * All items found on the erosion and sedimentation control submittal checklist pertinent to normal plan review.
- * Site area.
- * The locations of existing and proposed structures, paving, driveways, cut and fill areas, detention areas, etc.
- * Phase lines or limits of construction (see phased projects).
- * A delineation of all protected zones with any required dimensions (see plan review standards).
- * Calculations showing compliance with the required site density factor using existing trees, and/or replacement trees, (see density factor analysis).
- * Locations of all existing and proposed utility lines or easements.
- * Locations of any boring sites for underground utilities.
- * Locations of all specimen trees and indications whether they are to be removed or preserved (see specimen trees).
- * Locations of all tree protection devices, materials to be used in each location and details (see construction standards).
- * A delineation of tree save areas in which trees have been inventoried for density calculations.
- * The location of any state waters and the limits of any proposed disturbance in a water quality buffer zone.
- * If applicable, locations and details of all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.)
- * Additional information as required on a case by case basis.
- * The following notes:

All tree protection devices must be installed and inspected prior to any clearing, grubbing or grading. Call the city inspector for an inspection.

The density requirements shown on the tree preservation/ replacement plan(s) must be verified prior to the issuance of the certificate of occupancy or acceptance of the project.

A maintenance inspection of trees will be performed after one full growing season from the date of the final construction inspection. Project owners at the time of the maintenance inspection are responsible for ordinance compliance.

Section 1704.45. Replacement plan requirements.

1704.45.1. Introduction. The tree replacement plan shall be submitted as a separate sheet or as part of the tree preservation plan; provided that all required information is legible.

Plan requirements for each type of permit are listed below.

1704.45.15. Clearing and grading permits. All requirements shown for development permits with the exception of building and paving improvements must be met for clearing and/or grading permits.

1704.45.2. Development permits. Show the following information on the plan:

- * All items found on the erosion and sedimentation control submittal checklist pertinent to normal plan review.
- * Site area.
- * The locations of existing and proposed improvements, including structures, paving, driveways, cut and fill area, and detention areas, etc.
- * Calculations showing compliance with the required site density factor using existing trees, and/or replacement trees (see density factor analysis).
- * Locations of all existing and proposed utility lines or easements.
- * A planting schedule showing the type (common and botanical names), size and quantity of trees to be planted, and any special planting notes (see tree replacement standards).
- * The locations of all trees to be planted on the site to meet density requirements.
- * For trees to be planted in any publicly maintained street right-of-way, show the following:
 1. A shoulder section showing placement of trees in relation to the curb and underground utilities;
 2. If an irrigation system is provided, plans showing the location of lines and heads, the spray radius for each head, shut-off valve and timer locations, and a 24-hour emergency contact phone number;
 3. A note indicating the type of irrigation to be used;
 4. Additional information as required on a case by case basis; and
- * The following notes:

The density requirements shown on the tree preservation/ replacement plan(s) must be verified prior to the issuance of the certificate of occupancy or acceptance of the project.

A maintenance inspection of trees will be performed after one full growing season from the date of the final construction inspection. Project owners at the time of the maintenance inspection are responsible for ordinance compliance.

Section 1704.5. Density factor analysis.

1704.5.1. Overview. A basic requirement of this article is that all applicable sites maintain a

minimum tree density of 20 units per acre. The term "unit" is an expression of basal area (a standard forest inventory measurement), and is not synonymous with "tree".

This density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees, or some combination of the two as represented by the formula:

$$SDF = EDF + RDF$$

Where:

SDF (site density factor) = The minimum tree density required to be maintained on a developed site (20 units per acre).

EDF (existing density factor) = Density of existing trees to be preserved on a site.

RDF (replacement density factor) = Density of new trees to be planted on site.

1704.5.2. *Site density factor.* The SDF is calculated by multiplying the number of site acres by 20.

Example: A 2.2 acre site has a SDF of $2.2 \times 20 = 44$

1704.5.3. *Existing density factor.* The EDF is calculated by converting the diameter of individual trees to density factor units. This is done using Table 1700.2 below.

TABLE 1700.2

Conversion of Tree Diameters (DBH) to Density Factory Units

TABLE INSET:

Size Class	Diameters	Unit Value*
1	1-4"	0.1
2	5-8"	0.3
3	9-12"	0.6
4	13-16"	1.2
5	17-20"	1.9
6	21-24"	2.8
7	25-28"	3.8
8	29-32"	5.1
9	33-36"	6.5

10	37-40"	8.1
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*The unit value of any individual tree may be determined by using the formula: (Diameter) 2 X .784) 144.

Example: A total of 15 trees will remain on the 2.2 acre site. The tree inventory is as follows:

- 7--12" diameter pines
- 3--14" diameter pines
- 3--18" diameter oaks
- 1--21" diameter hickory
- 1--30" diameter oak

Converting diameters (DBH) to density units, the EDF is determined as follows:

TABLE INSET:

DBH	Units	No. of Trees	Totals
12"	0.6	X 7	= 4.2
14"	1.2	X 3	= 3.6
18"	1.9	X 3	= 5.7
21"	2.8	X 1	= 2.8
30"	5.1	X 1	= 5.1
			21.4

1704.5.4. Replacement density factor. Calculate the RDF by subtracting the EDF from the SDF.

Example: $RDF = 44 - 21.4 = 22.6$

The density factor credit for each caliper size of replacement (new) trees is shown in Table 1700.3. Any number or combination of transplantable size trees can be used so long as their total density factor units will equal or exceed the RDF and the species list is accepted by the city engineer.

Note: No more than 30 percent of all replacement trees to be planted on site may be of any one species.

TABLE 1700.3

Conversion of Replacement Tree Caliper to Density Factor Units

TABLE INSET:

Caliper Size	Density Factor Units

1"	.4
2"	.5
3"	.6
4"	.7
5"	.9
6"	1.0
7"	1.2
8"	1.3
9"	1.5
10"	1.7
11"	1.9
12"	2.1
13"	2.3
14"	2.5
15"	2.8

Container grown pine trees are given density factor credit as follows:

7 gallon = .4 unit

3 gallon = .2 unit*

1 gallon = .1 unit*

*The use of one and three gallon pines is permitted only with prior approval.

1704.5.5. Unique requirements.

A. *Subdivisions.* New residential, commercial and industrial subdivisions are subject to a two-staged review process (for the infrastructure and later for each individual lot). For this reason, these subdivisions may base density calculations on the net site area defined by the limits of construction of the infrastructure (roads, utility lines, detention ponds, etc.).

B. *Additions to existing projects.* For additions to existing projects, the density requirements may be met in one of the following ways:

* Calculate the area of any new land disturbance and/or improvements and add replacement trees based on that area (existing trees elsewhere

on the site may not be counted with this option); or

- * Base density requirements on the total site area and count any existing trees on the site (subject to the restrictions of the next section).

C. *Phased projects and reduced net site areas.* Where development is going to occur in increments (by design or by implication), density calculations must be based on a site area defined by an established or estimated phase line.

The following criteria are applied regarding existing trees:

- * Existing trees to be counted toward meeting the density requirements should be within the phase line or limits of construction.

- * The trees in areas outside the phase line or limits of construction may not be counted toward the density requirement of subsequent phases or new projects.

D. *Previously cleared or pasture land.* Where development will occur on non-forested properties, replacement trees will not be required to be installed until prior to the issuance of a certificate of occupancy (CO).

Section 1704.6. Tree preservation standards.

1704.6.1. Introduction. The following section establishes standards by which plans and field conditions are to be evaluated to determine compliance with the tree preservation intent of this article.

1704.6.2. Tree inventories and surveys. All trees that are to be counted toward meeting density requirements must be inventoried. Trees in any buffer areas need not be inventoried.

Specimen trees must be shown on the plan with an indication whether they are to be retained or removed. Accurate locations are requested when the preservation of a specimen tree is questionable, or when a site design alteration is feasible. Approximate locations are acceptable otherwise.

1704.6.3. Plan review standards. All buffer areas must be delineated on the plan along with a designation whether protection during construction is to be active or passive (see construction standards below). Tree save areas established to preserve specimen trees must be dimensioned on the plan. All buffers with existing trees must be delineated on plans as tree save areas. Land disturbance within any buffer (see article III, definitions) is subject to city approval. The applicant must clearly demonstrate the need for the proposed disturbance.

1704.6.4. Construction standards.

A. *Purpose of tree protection devices.* Tree protection devices are necessary to eliminate activities detrimental to trees including but not limited to:

- * Soil compaction in the critical root zone resulting from heavy equipment, vehicular or excessive pedestrian traffic, or storage of equipment or materials;
- * Root disturbance due to cuts, fills or trenching;
- * Wounds to exposed roots, trunks or limbs by mechanical equipment;
- * Other activities such as chemical storage, cement truck cleaning, fire, etc.

B. *Location and types of tree protection devices.* Tree protection devices are to be installed as shown on the plan or otherwise completely surrounding the

critical root zone (see article III, definitions) of all trees to be preserved.

The plan shall indicate whether the tree protection device is to be active or passive.

- * Active protection (see materials section below) is required where tree save areas are located in proximity to construction activity)

- * Passive protection (see materials section below) may be used in more remote and undisturbed locations.

The locations of all tree protection devices will be verified prior to the issuance of any land disturbance permit. Once tree save areas are established and approved, any changes are subject to re-review.

C. *Materials.*

1. Active tree protection shall consist of silt fence with continuous ribbon, orange laminated plastic, wooden post, rail fencing and/other equivalent restraining material. In addition to fencing, where tree trunks are in jeopardy of being damaged by equipment, 2 X 4 inch boards may be requested to be strapped around the trunks of trees.

2. Passive protection shall consist of plastic flagging a minimum of four inches wide with dark letters on a bright background reading "Tree Protection Area - Do Not Enter," or equivalent signage on a continuous, durable restraint.

D. *Sequence of installation and removal.* All tree protection devices shall be installed prior to any clearing, grubbing or grading. The city inspector, if deemed necessary, inspect the installation of tree protection and erosion and sedimentation control devices prior to the issuance of any land disturbance permit. Tree protection must remain in functioning condition throughout all phases of development.

E. *Other specifications.*

1. *Clearing.* Where clearing has been approved, trees shall be removed in a manner which does not adversely impact the trees to be preserved. Avoid felling trees into tree save areas or disturbing roots inside tree save areas.

2. *Erosion and sedimentation control.* All erosion and sedimentation control measures shall be installed in a manner which will not result in the accumulation of sediment in any tree save areas.

3. *Signage.* All tree protection zones shall be designated as such with "Tree Save Area" signs posted visibly on all sides of the fenced-in areas. These signs are intended to inform subcontractors of the tree protection process. Signs requesting subcontractors cooperation and compliance with the tree protection standards are recommended for site entrances.

Section 1704.7. Tree replacement standards.

1704.7.1. *Introduction.* The following section establishes standards by which plans and field conditions are to be evaluated to determine compliance with the tree replacement intent of this article.

Tree replacement plans should be prepared with appropriate consideration given to the function of trees in the urban landscape. Every effort should be made to maximize the

environmental benefit of the plant material.

1704.7.2. Planting specifications. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor in order to assure a reasonable expectation of survivability.

Standards for transplanting shall be in keeping with those established in the International Society of Arboriculture publication *Tree and Shrub Transplanting Manual* or similar publication. Reference the American Association of Nurserymen publication *American Standard for Nursery Stock (ANSI Z60, 1973)* for plant material quality specifications. Reference the *Manual of Woody Landscape Plants (Michael Dirr, 1983, Castle Books)* or similar publication for information on tree species site requirements.

1704.7.3. Species.

Recommended species list of large trees

TABLE INSET:

Scientific Name	Common Name
<i>Acer barbatum</i>	Florida Maple, Southern Sugar Maple
<i>Acer floridanum</i>	Florida Maple, Southern Sugar Maple
<i>Acer leucoderme</i>	Chalk Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Betula nigra</i>	River birch
<i>Carya illinoensis</i>	Pecan
<i>Carya ovata</i>	Shagbark Hickory
<i>Castanea millissima</i>	Chinese Chestnut
<i>Cunninghamia lanceolata</i>	Common Chinafir
<i>Fagus grandifolia</i>	American Beech
<i>Fraxinas pennsylvanica</i>	Green Ash
<i>Ginkgo biloba</i>	Ginkgo, grafted
<i>Halesia carolinia</i>	Silverbell
<i>Ilex opaca</i>	American Holly

<i>Juniperus virginiana</i>	Easter Red cedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Metasequoia glyptostroboides</i>	Dawn Redwood
<i>Nyssa aquatica</i>	Swamp Tupelo
<i>Nyssa sylvatica</i>	Black Gum
<i>Oxydendrum aboreum</i>	Sourwood
<i>Pinus elliotii</i>	Slash Pine
<i>Pinus strobus</i>	White Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Pinus virginiana</i>	Virginia Pine
<i>Platanus occidentalis</i>	American Sycamore
<i>Quercusacutissima</i>	Sawtooth Oak
<i>Quercus alba</i>	White Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus falcata</i>	Southern Red Oak
<i>Quercus nigra</i>	Water Oak
<i>Quercus phellos</i>	Willow Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus prinus</i>	Chestnut Oak
<i>Quercus shumardi</i>	Shumard Oak
<i>Robinia pseudoacacia</i>	Black Locust

Sassafras albidum	Sassafrass
Sophora japonica	Japanese Pagodatree
Taxodium distibum	Bald Cypress
Ulmus parvifolia	True Chinese Elm
Zelkova serrata	Japanese Zelkova

Recommended species list of small trees

TABLE INSET:

Scientific Name	Common Name
Acer buergerianum	Trident Maple
Amelanchier arborea	Serviceberry
Carpinus caroliniana	American Hornbeam
Cercus canadensis	Easter Redbud
Chionanthus virginicus	Fringe tree, Grancy Graybeard
Continus coggygria	Common Smoketree
Cornus alternifolia	Alternate Leaf Dogwood
Cornus florida	Flowering Dogwood
Cornus kousa	Chinese Dogwood
Cotinus obovatus	American Smoketree
Crataegus phaenopyrum	Washington Hawthorne
Cupressocyparis leylandii	Leyland Cypress
Hamamelis virginiana	Witchhazel
Ilex x attenuata	Savannah Holly
Ilex decidua	Decidious Holly

Ilex latifolia	Lusterleaf Holly
Ilex x Nellie R. Stevens	Nellie R. Stevens Holly
Ilex opaca	American Holly
Ilex verticellata	Winterberry
Ilex vomitoria	Yaupon Holly
Illicium floridanum	Florida Anise-tree
Koelreuteria bipinnata	Golden Rain Tree
Koelreuteria paniculata	Goldenraintree
Lagerstroemia species	Crapemyrtle species
Maclura pomifera	Osage-orange
Magnolia x soulanqiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Malus species	Flowering Crab
Myrica cerifera	Waxmyrtle
Ostrya virginia	Ironwood
Pitachia chinensis	Chinese Pistache
Prunus serrulata	Japanese Flowering cherry
Prunus x yedoensis	Yoshino Cherry
Pyrus calleryana	Bradford Pear
Rhus species	Sumac
Vitex agnus-castus	Chastetree

1704.7.4. Minimum root zones. In order to provide sufficient growing area for planted trees, the following minimum criteria must be observed unless otherwise approved.

Large trees - 200 sq. ft. of pervious root zone

Small trees - 100 sq. ft. of pervious root zone

All planting strips - Five ft. minimum width

1704.7.5. Irrigation. Newly planted trees and existing trees subjected to construction impacts typically need supplemental watering when rainfall is inadequate. Applicants should be prepared to discuss how trees are to be watered during their establishment or transition period, and possibly note on the plan the method of irrigation that is proposed.

1704.7.6. Public street rights-of-way. Trees planted within publicly maintained street rights-of-way cannot be counted toward the tree density requirement for a site unless otherwise approved by the city and the county department of transportation.

Indemnification and maintenance agreements must be recorded with the City of Suwanee prior to plan approval for irrigation or plantings within city rights-of-way. For subdivisions, these agreements must be recorded in the name of a homeowner's association along with documentation attesting to that association's existence. For all other types of projects, these agreements must be recorded in the name of any current project owner.

Section 1704.8. Specimen trees.

1704.8.1. Identification. Some trees on a site warrant special consideration and encouragement for preservation. These trees are referred to as specimen trees.

The following criteria are used by the City of Suwanee to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify.

Size criteria:

- * Large hardwoods: 30-inch diameter or larger
- * Large softwoods: 30-inch diameter or larger
- * Small trees (see article III, definitions): 12-inch diameter or larger

Condition criteria:

- * Life expectancy of greater than 15 years.
- * Relatively sound and solid trunk with no extensive decay.
- * No more than one major and several minor dead limbs (hardwoods only).
- * No major insect or pathological problem.

1704.8.2. Preservation. In order to encourage the preservation of specimen trees and the incorporation of these trees into the design of projects, additional density credit will be given for specimen trees which are successfully saved by a design feature specifically designated for such purposes. Credit for any specimen tree thus saved would be two times the assigned unit value shown in Table 1700.2.

1704.8.3. Removal and replacement. If a specimen tree is to be removed, a plan or written documentation indicating the reason for the removal must be submitted to and approved by the city.

Specimen trees must be replaced by species with potentials for comparable size and quality.

Any specimen tree which is removed must be replaced by trees with a total density equal to two times the unit value of the tree removed. Size alone will determine whether a tree was of specimen quality if the tree is removed without approval and there is no evidence of this condition.

Section 1705. Compliance.

Section 1705.1. Artificial materials prohibited.

All artificial plants, trees, shrubs grass or other vegetation shall be prohibited from fulfilling the requirements of this article.

Section 1705.2. Warranty or maintenance surety.

Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this article, and following acceptance by the city inspector in accordance with the procedures set forth in the development regulations, the owner shall either provide proof of warranty or post a maintenance bond or other acceptable surety, warranting the new trees, shrubs or landscape material for a period of no less than one year.

Section 1705.3. Inspection.

1705.3.1. Pre-construction inspection. Prior to the issuance of any land disturbance permit, the City of Suwanee must inspect all tree protection devices for compliance with the approved plans. Land disturbance permits will not be issued until tree protection fencing has been installed correctly.

1705.3.2. Construction inspection. During construction, the city inspector will periodically inspect all projects to assure the adequacy of tree protection fencing. Failure to adhere to the provisions of this article will constitute noncompliance, and will subject the project to enforcement procedures found in section 1706.2 of this article.

1605.3.3. Final inspection. Prior to the release of the project for final platting or certificate of occupancy, or other form of acceptance, the city inspector shall inspect for compliance with all requirements.* Any disturbances in tree save areas or deficiencies in the required site density factor will be cited at this time. Tree save area disturbances and/or SDF deficiencies must be corrected with new tree plantings prior to project release.

Existing trees which are not expected to survive will not be counted toward meeting density requirements. Conversely, any existing trees not shown to remain on plans but which have been preserved (meeting all tree preservation standards) through field adjustments may be counted toward density requirements, provided that all changes are accepted by the city engineer.

New tree plantings may be postponed for up to six months by posting performance security. The project will not be released until after receipt of the security by City of Suwanee.

*Note: Procedures for final inspections may vary when consideration must be given to the peculiarities of a particular type of construction project.

1705.3.4. Maintenance inspection. One full growing season (see article III, definitions) after the date of the inspection of new tree installations, the city inspector will inspect all trees on the project site. Any trees planted to meet the required site density factor which are dead or near death must be replaced. Trees preserved to meet the required site density which are dead or near death at the time of the maintenance inspection must be replaced if there is evidence that the demise of such trees was due to construction injury.

Any trees required to be replaced by this inspection must be planted within 30 days of receipt of notification by the current owner(s). New tree plantings may be postponed for up to six months by posting performance security (see next section). Failure to plant new trees in

accordance with these provisions will constitute noncompliance, and will subject the project to possible civil penalties.

Section 1705.4. Performance surety.

1705.4.1. Compliance prior to certificate of occupancy or final plat approval. In the event that new trees proposed to be planted to achieve the tree density standard as set forth in the article contained herein, or other trees or landscape material required to be planted as set forth herein, are not installed upon application for a certificate of occupancy or final plat approval as appropriate to the project, then a performance bond or other acceptable surety in an amount equal to 110 percent of the value of the new trees or landscape material and their installation shall be posted in accordance with the performance bonding requirements and provisions of the development regulations.

1705.4.2. Compliance upon permit completion or expiration. Properties where a permit is issued to conduct land disturbing activities that do not require the issuance of a certificate of occupancy or the approval of a final plat, or said activities as authorized are completed or the permit expires, shall comply with the tree density standard of this article.

A. *Clearing, clearing and grubbing, or grading only permits.* Replacement trees proposed to be planted to achieve the tree density standard of this article which are not planted upon completion or prior to expiration of a clearing, clearing and grubbing, or grading permit, shall be planted within 30 days of the completion or expiration of said permit unless a performance bond is posted with the city.

B. *Development permits.* Replacement trees proposed to be planted to achieve the tree density standard of this article which are not planted upon expiration, as opposed to completion, of a development permit shall be planted within 30 days of expiration of said permit unless a performance bond is posted.

Section 1705.5. Continuing maintenance.

The owner, occupant, tenant, and respective agent of each, if any, shall be jointly and severally responsible for the perpetual maintenance and protection of buffers and landscape plantings required by this article.

The inspections is hereby authorized to order diseased, infested, dying, dead or damaged landscaping required herein to be replaced.

Buffers that, over a period of time, lose their screening ability shall be replanted to meet the requirements of this article.

Replacement trees and landscaping shall be in accordance with the applicable provisions of this article.

Section 1706. Enforcement, violation and appeals.

Section 1706.1. Enforcement.

It shall be the responsibility of the city inspector to enforce this article. The city inspector or his/her designee shall have the authority to revoke, suspend, or void any clearing, clearing and grubbing, grading, development or building permit or to withhold issuance of a certificate of occupancy, and shall have the authority to suspend all work on a site or any portion thereof,

where tree removal or damage occurs in violation of this article or the provisions of the approved tree preservation/replacement plan for the site.

Section 1706.2. Violation and penalty.

Any person violating a provision of this article shall be guilty of violating a duly adopted article of the 1998 Zoning Ordinance of the City of Suwanee, Georgia and upon conviction by a court of competent jurisdiction, may be punished either by a fine not to exceed \$500.00, or confinement in the city jail not to exceed 60 days, or both. The court shall have the power and authority to place any person found guilty of a violation of this article on probation and to suspend or modify any fine or sentence. As a condition of said suspension, the court may require payment of restitution or impose other punishment allowed by law which may include mandatory attendance at an educational program regarding tree preservation. The owner of any property wherein a violation exists, and any builder, contractor, or agent who may have assisted in the commission of any such violation, shall be guilty of a separate offense.

Section 1706.3. Appeals and variances.

1706.3.1. Variance from the zoning ordinance. The preservation of trees may be considered as a condition peculiar to the particular piece of property in support of an application for a variance from the literal application of the provisions of the zoning ordinance, under the procedures and requirements contained therein.

1706.3.2. Appeals. Appeals of the interpretation of the requirements of this article by the city shall be filed and processed in accordance with the appeal procedures as set forth in the zoning ordinance.

Section 1707. Adoption and amendment.

Section 1707.1. Repeal clause.

The provisions of any article or resolutions or parts of articles or resolutions in conflict herewith are repealed, save and except such articles or resolutions or parts of articles or resolutions which provide stricter standards than those provided herein.

Section 1707.2. Severability.

Should any section, subsection, clause, or provision of this article be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the article in whole or any part thereof other than the part so declared to be invalid.

ARTICLE VII. PERMIT PROCEDURE AND REQUIREMENTS

Section 700. Permit approvals on state highways.

For all developments with road frontage upon a state highway, no building or development permit shall be issued until the approval of the Georgia Department of Transportation has been obtained by the applicant for entrances and exits, curb radii, drainage and other matters that are the appropriate concern of the department.

Section 701. City and county approvals required.

All city and county approvals that are required for the use of land and structures and for the location and operation of businesses and industries shall be obtained by the applicant and transmitted by him with his request for a building, clearing, development or grading permit, or certificate of occupancy. Except as otherwise required by state law, no local action shall be taken and no public hearings shall be held until the above-required approvals have been obtained by the applicant.

Section 702. Site plan requirements.

- A. A site plan for the development or improvement of any property within the city shall be submitted to the planning department for review, at the time of application for a development or building permit, and in every case prior to any grading, bulldozing or other extensive removal of vegetation that may affect the health of existing tree cover and/or drainage and siltation hazards.
- B. Site plans and other development plans required to be submitted under the provision of this ordinance shall be prepared by engineers, architects, and landscape architects who are currently registered for this work in accordance with the applicable state laws; no plans for structures shall be prepared by other than a currently state registered architect or engineer.
- C. No site plan shall be required for the construction of a single-family or duplex dwelling.
- D. Subdivision plans: Refer to the adopted subdivision regulations for the requirements and procedures necessary to submit plans for review.
- E. For every application, consideration shall be given to the needs of the intended use of the property, together with a realistic evaluation of the following:
 1. Existing tree coverage.
 2. Number of trees to be removed from the entire property.
 3. Area to be covered with structures, parking and driveways.
 4. Topography and drainage.
 5. Character of the site and its environs.
 6. Ecology.
 7. Site distances afforded motor traffic.

8. Characteristics and amount of shrubs, grass, and trees to be planted.

F. The site plan shall be drawn to scale and shall accurately depict the lot size, location and size of existing and proposed buildings, structures or improvements to be placed on the site; the specific use of each building, structure, property or part thereof; detailed arrangement of required parking spaces, location of means of ingress and egress and, when necessary, topographical information to indicate status of the completed size.

The site plan shall bear a legend in tabular form depicting the total gross acreage, the area devoted to recreation, if applicable the square footage devoted to each proposed use, the number of parking spaces, if applicable, the number of loading spaces, if applicable, square footage and number of one, two, three or four, or more bedroom dwelling units, if applicable, as well as any other pertinent data.

G. The site plan shall show, in addition to the usual requirements, the following:

1. Trees to be retained or planted.
2. A replanting program including the completion date for seasonable and timely planting of trees and shrubs.

Section 703. Plan review procedure.

A. The planning department with the city engineer shall review the site plan for completeness and conformance with applicable City of Suwanee rules and regulations.

B. Issuance of building and development permits may be withheld when it is the opinion of the city inspector that the specifications of the site plan have not been complied with.

C. If the site plan is approved with modifications the applicant shall file a properly revised site plan with the city clerk.

D. Construction and development of the property shall be in accordance with the site plan as approved and shall not be changed, varied, extended, altered, modified, or expanded in any manner different from that specified or described in the application as approved, unless such change, variation, extension, alteration, modification, or expansion, has been approved by the planning department.

E. All plans for commercial, industrial, office, subdivisions, etc., shall be reviewed by the designated city engineer for technical compliance with this and other ordinances.

F. Only complete plans in compliance with required submittal information shall be approved by the city.

G. Plans must be approved by planning staff only.

H. A fee shall be required to be paid upon submittal of plans according to the adopted fee schedule indicated in addendum III.

ARTICLE III. DEFINITIONS

Except as specifically defined in this article, all words used in this ordinance shall be as defined in The New Illustrated Book of Development Definitions (1993, Rutgers). Words not defined in this article or in the above book shall be construed to have the meaning given by common and ordinary use, and shall be interpreted within the context of the sentence, section and article in which they occur.

Words used in the singular include the plural and words used in the plural include the singular.

Words used in the present tense include the future tense.

The word "erected" includes the words "constructed", "moved", "located" or "relocated".

The word "lot" includes the word "plot" or "parcel".

The word "map" or "zoning map" means the Official Zoning Maps of the City of Suwanee, Georgia.

The word "person" includes the words "individuals", "firms", "partnerships", "corporations", "associations", "governmental bodies" and all other legal entities.

The word "shall" is always mandatory and never discretionary.

The words "used" or "occupied" include the words "intended, maintained, arranged or designed to be used or occupied".

For the purposes of this ordinance, certain words or terms used herein shall be defined as follows:

Abutting. Having a common border with or being separated from such common border only by an alley or easement. "Abutting" shall also include "coterminous", "contiguous", "adjoining" and "adjacent".

Accessory structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

Accessory use. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

Alternative tower structure. Shall mean man-made structures such as clock towers, bell towers, power transmission towers, church steeples, water towers, light poles and similar structures constructed for other purposes, the use of which may camouflage or conceal the presence of antenna and towers.

Antenna. Any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves.

Appeal of administrative decision. A procedure designed to resolve conflicts created by an administrative decision of an official which appears to a property owner to be fairly disputable, unfair, arbitrary, capricious or in excess of the official's power or authority under this ordinance.

Area of special flood hazard. The land in the flood plain within a community subject to a one-percent or greater chance of flooding in any given year.

Arterial street. A street which is used primarily for fast and heavy traffic flow, is of considerable continuity, and is used as a traffic artery for inter-connection among large areas. Arterial streets are identified on the official "Thoroughfare Map of the City of Suwanee" and are

designated to be 100 feet in width.

Basal area. The cross-sectional area of a tree trunk at diameter breast-height (dbh) expressed herein in terms of "units " per acre.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year (100-year flood).

Bed and breakfast inn. An establishment in a private dwelling, in which the owner of the dwelling is also an occupant, that supplies temporary accommodations to overnight guests for a fee.

Boarding or rooming house. A dwelling in which meals or lodging or both are furnished for compensation to more than two but not more than ten non-transient persons.

Buffer. Land area used to visibly separate one use from another through screening and distance, to shield or block noise, light, glare, or visual or other conditions, to block physical passage to non-similar areas, or to reduce air pollution, dust, dirt, and litter.

Buffer area. That portion of a lot set aside for open space and visual screening purposes, pursuant to applicable provisions of this ordinance, to separate different use districts, or to separate uses on one property from uses on another property of the same use district or a different use district.

Building. Any structure attached to the ground which has a roof and which is designed for the shelter, housing or enclosure of persons, animals or property of any kind.

Building permit. Authorization granted by the city to commence construction of a building.

Caliper. The standard for trunk measurements of nursery stock. Caliper of the trunk shall be taken at six inches above the ground for trees up to and including four-inch caliper size, and 12 inches above the ground for trees larger than four-inch caliper.

Certificate of occupancy. Authorization granted by the city for a building or use to be occupied or operated. The certificate is issued provided a building or use is in compliance with this or other ordinances.

City administrator [City manager]. The City of Suwanee City Administrator [City manager] or his/her designee.

City clerk [planning director]. The city official responsible for administration of this ordinance.

City inspector. The city official duly authorized to enforce provisions of this ordinance.

Clearing. The removal of vegetation from a property, whether by cutting or other means.

Clearing permit. Authorization granted by the city to commence the clearing of trees and vegetation on a site.

Collector street. A street which carries traffic from activity centers on local streets to arterial streets. Collector streets are identified on the official "Thoroughfare Map of the City of Suwanee" and are designated to be 80 feet in width.

Clinic. A clinic is an establishment where patients who are not lodged overnight, are admitted for examination and treatment by a group of physicians practicing medicine together.

Club. Buildings and facilities owned or operated by a corporation, association, person or persons, for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Collocation. Collocation occurs when two or more providers place their transmitting facilities together in the same location or on the same tower or monopole. These facilities may

or may not provide identical, competing services or a variety of different telecommunications services. By using existing towers or poles, the need to erect new structures can be reduced and their overall visual presence in a jurisdiction can be minimized, without compromising their technical utility.

Conditional zoning. The granting or adoption of an amendment to the official zoning maps (rezoning) for a property, subject to compliance with conditions as to use, size, project design or timing of development, stipulated by the city council to mitigate adverse impacts that could be expected without the imposition of such conditions.

Condominium. A condominium is a multiple dwelling in which each dwelling unit is owned or financed by the occupant, but in which halls, entrance ways, and underlying lands are owned jointly.

Construction buffer. A type of buffer which is temporary and remains in effect during the construction of a project.

Critical root zone. The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone (CRZ), will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one times the number of inches of the trunk diameter. Example: The CRZ radius of a 20-inch diameter tree is 20 feet.

Cul-de-sac. A street with only one outlet, closed and terminated by a vehicular turnaround.

Day care facility. A structure or portion of a structure where the care and supervision of persons is provided away from their place of residence for less than 24 hours per day on a regular basis for compensation. For the purposes of this ordinance, the term "day care" shall include but not be limited to the terms "nursery school", "early learning center", "pre-kindergarten", "private kindergarten", "play school", and "preschool".

Density. The number of families, individuals, dwelling units or housing structures per unit of land. Gross density is determined by dividing the number of families, individuals, dwelling units or housing structures by the gross area of the land (i.e. all land within the boundaries of the particular area excluding nothing). Net density is determined by subtracting from the gross area the following conditions identified on the land:

- * Fifty percent of any land identified as a flood hazard boundary; and
- * Fifty percent of any land within an electricity transmission easement or right-of-way; and
- * Fifty percent of any land within a gas transmission easement or right-of-way.

The result of this calculation is the net acreage. The net acreage is divided into the number of units to determine the net density.

Decorative ornamental fence. Any fencing that has the primary purpose of defining property lines, entrances, or points of focus on a particular site. Decorative ornamental fencing may be constructed of wood, wrought iron, anodized aluminum or polyvinyl chloride and may not reach a height of greater than four feet. Chain-linked style fencing is not considered a decorative ornamental fencing. Decorative ornamental fencing shall not be considered for security purposes.

Density factor. A unit of measure used to prescribe the calculated tree coverage on a site (see density factor analysis).

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

Development permit. Authorization granted by the city to commence construction of site improvements.

Development regulations. The adopted regulations providing for the subdivision and development of real property within the corporate limits of Suwanee, Georgia, as amended from time-to-time by the city council.

Dripline. The limits of the area around the trunk of a tree beneath the spread of its branching.

Duplex dwelling. A residential structure containing two and only two dwelling units.

Dwelling. A building which is designed or used exclusively for residential purposes, including single-family, duplex and multiple family residential buildings, rooming and boarding houses, fraternities, sororities, dormitories, manufactured homes, and industrialized homes but not including hotels and motels.

Dwelling unit. One or more rooms designed for the occupancy, cooking and sleeping of one or more persons living as a family.

FAA. The Federal Aviation Administration.

FCC. The Federal Communications Commission.

Family. An individual, or two or more persons related by blood, marriage, adoption or guardianship, or a group of not more than four unrelated persons, occupying a single dwelling unit; provided, however, that domestic servants employed on the premises may be housed on the premises without being counted as a separate family or families. The term "family" does not include any organization or institutional group.

Family day care home. A customary home occupation which provides, for no more than six persons who are not residents of the premises, care and supervision by a State of Georgia registered resident adult for less than 24 hours per day on a regular basis for compensation.

Fast food restaurant. Any establishment whose principal business is the sale of food in a ready-to-consume state for consumption within the restaurant building, within a motor vehicle parked on the premises, or off the premises as drive-through pick-up or carry-out orders, and whose principal method of operation includes the following characteristics: food is usually served in paper, plastic, or other disposable containers, or edible containers.

Federal Emergency Management Agency (FEMA). The federal agency which administers the National Flood Insurance Program.

Fence. A structural barrier for enclosure, screening or demarcation, presenting a solid face or having openings amongst or between its constituent members; also, a wall separate from or extending from a building.

Flood Boundary and Floodway Map (FBFM). An official map of a community on which the Federal Emergency Management Agency has delineated the areas of special flood hazard as well as the floodway.

Flood control works. Any man-made construction, such as a dam, levee, groin or jetty designed to alter the flood potential of the body of water on or adjacent to which it is built.

Flood or flooding. A general and temporary condition of partial or complete inundation of land areas from:

- a. The overflow of waters from a river, stream or their tributaries; and
- b. The ponding of waters upstream of a dam, culvert, or other flow-retarding devices.

Flood hazard area. Any land area that is susceptible to being inundated by waters of the

one percent annual chance flood, i.e., the 100-year flood.

Flood Hazard Boundary Map (FHBM). An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been designated as zone A.

Flood Insurance Rate Map (FIRM). An official map of a community on which the Federal Emergency Management Agency has delineated the areas of special flood hazard, the base flood elevations, and the risk premium zones applicable to the community.

Flood insurance study. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, the Flood Insurance Rate Map and the Flood Hazard Boundary and Floodway Map, and the water surface elevation of the base flood.

Floodplain. That area within the intermediate regional flood contour elevations subject to periodic flooding as designated on the F.I.R.M. Maps for the City of Suwanee and other federal, state, or county hydraulic studies.

Floodplain 100-year. Those lands subject to flooding, which have at least a one percent probability of flooding occurrence in any calendar year; and specifically, the floodplain as shown on the Flood Boundary and Floodway Map as prepared by the Federal Emergency Management Agency (FEMA).

Floodproofing. Structural additions, changes, or adjustments to structures subject to flooding which will reduce or eliminate flood damages to water and sewer facilities, structures and building contents.

Floodway or floodway district. The channel of a river or other major watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The floodway district is shown on the flood boundary and floodway map.

Floor area. The gross heated, finished horizontal area of the several floors of a dwelling unit exclusive of basement, attic, carport or garage.

Governing body. The city council for the City of Suwanee.

Guest house. A lodging unit for temporary guests in an accessory building. No such lodging unit shall contain independent kitchen facilities.

Guy towers. A communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Grading. The placement, removal, or movement of earth by use of mechanical equipment on a property.

Grading permit. Authorization granted by the city to commence grading on a site.

Growing season. A period of no less than 12 months during which there are at least three contiguous months of dormancy followed by a spring leafing.

Hardwood tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Hazardous waste. Solid or liquid waste material resulting from the manufacture or use of pesticides and drugs (other than normal household use); pathological wastes; highly flammable or explosive wastes; toxic waste, sewage sludges, and other waste material that may be a hazard to the public health, safety or environment, except radioactive waste materials as defined by the State of Georgia.

Height. When referring to a tower, antennas or other structure, means the distance measured vertically from the highest point when positioned for operation to the lowest point which is defined as the bottom of the base of the structure being measured at either roof or

ground level, whichever is applicable. The height of a tower shall include the height of any antennas positioned for operation attached or which may be attached to the highest point on the tower.

Height of building. The vertical distance measured from the mean finished ground level at the front of the building to the highest point of the roof or parapet.

Home occupation. An occupation customarily carried on within a dwelling unit for gain or support involving the sale of only those articles, products or services produced on the premise, conducted entirely within the dwelling by members of the immediate family residing in the dwelling unit, using equipment customarily used for household purposes and involving no display of articles or products. A customary home occupation includes the accommodation of not more than two boarders or roomers.

Industrialized home. A factory fabricated transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a structure to be used for residential purposes. An industrialized home shall be certified by the manufacturer to meet the approval of the State Building Administrative Board (SBAB) or the Georgia Department of Community Affairs (DCA) to meet the same requirements as an on-site built home within the city. Prior to issuance of a building permit, the applicant shall provide the city a set of building plans affixed with the seal of the Georgia Dept.[ment] of Community Affairs.

Junked vehicle. Vehicle which does not bear a current license plate.

Junkyard. Property used for indoor or outdoor storage keeping, or abandonment, whether or not for sale or resale, of junk including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking and structural steel materials and equipment or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

Kenel. Any location where boarding, caring for and keeping of more than a total of three dogs or cats or other small animals or combination thereof (except litters of animals of not more than six months of age) is carried on, and also raising, breeding, caring for or boarding dogs, cats or other small animals for commercial purposes.

Land disturbance permit (LDP). Any permit other than a building permit issued by the City of Suwanee that authorizes clearing or grading activities on a site or portion of a site. Said permit may be clearing, clearing and grubbing, grading, or development permit as defined and authorized under the Development Regulations of Suwanee, Georgia.

Landfill. A disposal site where solid wastes other than putrescible wastes or hazardous wastes, are disposed of on land by placing an earth cover thereon.

Landscape strip. Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are authorized.

Large tree. Any tree which has the potential to grow a mature height of 40 feet or more (Reference Landscape Plant Materials for Georgia, Cooperative Extension Service, The University of Georgia College of Agriculture, Bulletin No. 625 or any similar publication.)

Lattice or self-supporting tower. A communication tower that has open-framed supports on three or four sides and is constructed without guy wires and ground anchors.

Laundromat. A business that provides self-service washing, drying and/or ironing machines for hire to be used by customers on the premises.

Loading space. A space within the main building or on the same lot providing for the standing, loading, or unloading of trucks.

Local street. A street used primarily for access to abutting properties or developments serving to carry traffic to collector streets or arterial streets. Local streets are identified on the

official "Thoroughfare Map of the City of Suwanee" and are designated to be 60 feet in width.

Lodginghouse. A building other than a hotel where lodging for not more than 20 persons is provided for definite periods for compensation pursuant to previous arrangements.

Lot. A developed or undeveloped tract of land in one ownership, legally transferable as a single unit of land.

Lot of record. A lot whose legal boundaries have been recorded by the Clerk of Superior Court of Gwinnett County.

Lot, through. A lot having frontage on two streets that are approximately parallel.

Lot width. The horizontal distance between the side lines of a lot measured at the minimum required front yard (building setbacks) building line.

(Amended 4-16-1988)

Lot width (cul-de-sac). For a lot having the majority of its frontage on a cul-de-sac, the lot width shall be the horizontal distance between the side lines of the lot, measured at the minimum required front yard (building setback) line or at a line parallel to said setback line which is no more than twice the minimum front yard setback distance from the street.

Manufactured home. A dwelling which is certified by the State of Georgia as meeting the National Manufactured Home Construction and Safety Standards and is transportable in one or more sections, which is at least ten-feet wide and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and has plumbing, heating, air conditioning and electrical systems contained therein. The term "manufactured home" includes the term "mobile home".

Mobile home. See "manufactured home".

Modular home. See "industrialized home".

Monopole tower. A communications tower consisting of a single pole, constructed without guy wires or ground anchors.

Motel. A building in which lodging or board and lodging are provided for transient guests and offered to the motoring public for compensation in which ingress and egress to and from all rooms are made primarily direct from an exterior walkway rather than from an inside lobby.

Multi-family dwelling. A dwelling containing three or more dwelling units.

Non-conforming use and non-conforming structure. See article X.

Nursing home. A home for the aged, chronically ill or incurable persons in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Parking lot. Any designated area designed for the accommodation of motor vehicles in normal operating condition whether for a fee or as a service.

Planned center, shopping, office, institutional or industrial. Any planned concentration of at least three business establishments which also provides planned and shared parking, access and service.

Planning commission. The body of members appointed by the Mayor and Council of the City of Suwanee to carry out the duties of the planning commission pursuant to this ordinance and other laws and ordinances.

Principal use. The primary or predominant purpose for which a lot is occupied and/or used.

Private deed restrictions or covenants. Private deed restrictions or covenants are imposed on land by private land owners. They bind and restrict the land in the hands of the present owners and subsequent purchasers. They are enforced only by the land owners involved and not by any city, county, or other public agency.

Public street. Any right-of-way set aside for public travel, deeded to the city or county, and also any right-of-way which has been accepted for maintenance as a street by the city or county.

Putrescible wastes. Wastes that are capable of being decomposed by microorganisms. Examples of putrescible wastes include, but are not necessarily limited to, kitchen wastes, animal manure, offal, hatchery and poultry processing plant wastes and garbage.

Quadruplex dwelling. Building designed for and containing four dwelling units and is located on one individual lot.

Recreational courts, private. Private recreational courts lighted or unlighted, include all recreational courts which are used or intended to be used in connection with a single family or household and private guests, and where no monetary charge is required.

Recreational courts, public. Public recreational courts, lighted or unlighted, include all recreational courts other than private recreational courts; and include recreational courts for the use of residents within a subdivision or similar development, recreational courts operated as a club, or recreational courts operated for profit.

Regulatory flood. For purposes of this ordinance, a flood event having a one percent chance of occurring in any given year, although the flood may occur in any year, i.e., the 100-year flood.

Relative residence. A lodging unit contained within a single family dwelling which may contain independent kitchen facilities, for the exclusive use of relatives of the real property owner.

Replacement tree. A new tree planted on a site to meet minimum site density factor requirements (regardless of whether trees existed prior to any development).

Restaurant. A facility primarily designed and used for the preparation upon order and serving at tables of food to customers. (See also fast food restaurant).

Right-of-way. A strip of land over which the city has a right, by ownership or easement, to construct a public street, sidewalk or use for public utilities.

Sanitary landfill. A method of disposing of putrescible wastes and/or hazardous waste on land by placing an earth cover thereon.

Screening. A method of shielding or obscuring one abutting or nearby structure or use from another by opaque fencing, walls, berms, densely planted vegetation, or the like.

Service station. Any building, structure, or land use for the dispensing, sale or offering for sale at retail of any automobile fuels, oils, or accessories and in connection with which is performed general automotive servicing as distinguished from automotive repairs.

Shopping center. A group of retail stores, planned and developed for the site upon which they are built and owned as a unit.

Shrub. A woody plant of relatively low height, as distinguished from a tree by having several stems rather than a single trunk.

Sign, billboard. A sign structure that is affixed to a pole or device and constructed without permanent letters, wording or messages where such face is designed to be easily changed or modified which advertises or directs attention to businesses, services, or products not conducted on the premises on which the sign is located.

Sign, business or institution identification. A sign that may give the name and address of a business or institution that is located on the premises on which the sign is placed, as well as the nature of its activity.

Sign, outdoor advertising. An attached or freestanding sign that directs attention to a business, commodity or service not normally available on the premises on which the sign is located.

Sign, portable. A sign which is not permanently affixed or by virtue of its construction is designed for portability including, but not limited to, signs mounted or painted on vehicles which are parked in such a manner as to serve the purpose of an advertising device.

Single family dwelling. A dwelling containing one and only one dwelling unit. A manufactured home, in this ordinance, is not a single family dwelling.

Small tree. Any tree which typically grows to a mature height of less than 40 feet (Reference Landscape Plant Materials for Georgia, Cooperative Extension Service, The University of Georgia College of Agriculture, Bulletin No. 625 or any similar publication).

Softwood tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Soil survey floodplain. Areas of flood hazard designated by alluvial soils as indicated by the Gwinnett County Soil Survey. In areas of the city where floodplain information is provided by both the soil survey and the F.I.R.M., the F.I.R.M. should be used. If the soil survey floodplain as reflected by the Gwinnett County Soil Survey is not representative of site floodplain conditions, removal of such an area from the flood hazard area may be accomplished through the normal appeal of administrative decision process. Topographic surveys, hydraulic and hydrologic studies, and/or other supporting data shall be required in order to demonstrate that an area can safely be removed from the flood hazard area classification.

Solid waste. Putrescible and non-putrescible wastes, except water-carried body waste, and shall include garbage, rubbish, ashes, street refuse, dead animals, sewage sludge, animal manure, industrial waste, abandoned automobiles, dredging waste, construction waste, hazardous waste and any other waste material in a solid or semi-solid state not otherwise defined in these regulations.

Special exception. A special exception is a use listed in the zoning ordinance as permitted if it meets stated conditions and is approved by the zoning board of appeals after a public hearing.

Specimen tree. Any tree which qualifies for special consideration for preservation due to its size, type and condition (see specimen trees)[1704.3].

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A thoroughfare that affords the principal means of access to abutting property.

Structure. Anything constructed or erected on the ground or attached to something on the ground.

Subdivision. See The Development Regulations of the City of Suwanee.

Swimming pools, private. Private swimming pools, lighted or unlighted, include all artificially constructed pools which are used or intended to be used as a swimming pool in connection with a single family or multi-family residence and available only to the family of the householder and private guests and where no monetary charge is required.

Swimming pools, public. Public swimming pools, lighted or unlighted, include all artificially constructed pools other than private pools; and include pools operated for the use of residents within a subdivision or similar development, pools operated by a club, or pools operated for profit.

Temporary directional real estate signs. Signs, usually four or less square feet in area and designed for temporary use, which are placed in public rights-of-way and advertise multiple home sales in new or recently developed subdivisions. These signs are normally placed on wooden or metal stakes and are usually three feet in height or less.

Timber harvesting. The felling, loading and transporting of timber products (pulpwood, etc.). The term "timber harvesting" may include both clear-cutting and selective cutting of timber.

Tower. A structure, such as self-supporting lattice tower, guy tower, or monopole tower, constructed as a free-standing structure or in association with a building, other permanent structure or equipment, on which is located one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, and/or PCS (personal communication services), telephone; but, is not limited to similar forms of wireless electronic communication. The term includes radio and television transmission towers, microwave towers, common carriers towers, and cellular telephone towers. The term excludes any tower and antenna under 70 feet in total height and owned and operated by an amateur radio operator licensed by the Federal Communications Commission, and satellite earth station antenna one meter in diameter or less, any receive-only home television antenna, and any satellite earth station antenna two meters or less in diameter which is located in a commercial or industrial zoning district.

Townhouse. A townhouse is an attached or semi-detached two-story, single-family dwelling in which each family or dwelling unit occupies two stories.

Thoroughfare map. A map adopted by the city indicating street classifications and rights-of-way for the purposes of providing for future road improvements and right-of-way acquisition.

Tree. Any living, self-supporting woody perennial plant which normally obtains a trunk diameter of at least two inches and a height of at least ten feet, and typically has one main stem or trunk and many branches.

Exception: A dogwood, any cornus genus, with a caliper of two inches or more, to be measured no greater than three feet above the ground, is defined as a tree.

Tree density unit (TDU). A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this ordinance.

Tree density standard (TDS). The minimum number of tree density units per acre which must be achieved on a property after development.

Tree protection area (TPA). Any portion of a site wherein are located existing trees which are proposed to be preserved in order to comply with the requirements of this ordinance. The tree protection area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.

Tree preservation/replacement plan (TP/RP). A plan that identifies tree protection areas where existing trees are to be preserved and where proposed replacement trees are to be planted on a property to meet minimum requirements, as well as methods of tree protection to be undertaken on the site and other pertinent information.

Tree thinning. Selective cutting or thinning of trees only for the clear purpose of good forestry management in order to protect said forest from disease or infestation and in no way shall be construed as clear-cutting.

Triplex dwelling. A building designed for and containing three dwelling units and is located on one individual lot.

Variance. Relaxation of the terms of the zoning ordinance that apply to a parcel of land when the regulations impose unnecessary hardship on the owner because of unique conditions or unusual circumstances.

Wetlands. Those areas that are inundated or saturated by surface water or groundwater at a frequency and distribution sufficient to support, and under normal circumstances does support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Wetlands generally include swamps, marshes, bogs and similar areas.

Yard. An open space on a lot situated between the principal building or use on the lot and a lot line and unoccupied by any structure except as otherwise provided herein. A yard may also be referred to as a "setback".

Yard, front. An open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street line and the front line of the building projected to the side lines of the lot.

Yard, rear. An open space on the same lot with a principal building or use, unoccupied except by an accessory building or use, extending the full width of the lot and located between the rear line of the lot and the rear line of the building or use projected to the side lines of the lot.

Yard, side. An open, unoccupied space on the same lot with a principal building or use, located between the building or use and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Zoning board of appeals. The body of members appointed by the Mayor and Council of the City of Suwanee to carry out the duties of the zoning board of appeals pursuant to this ordinance and other laws and ordinances.

Zoning buffer. A buffer required by the zoning ordinance or as a condition of zoning, special use or variance approval for a specific property.

Zoning ordinance. The 1998 Zoning Ordinance of the City of Suwanee, Georgia, as amended from time-to-time by the Mayor and Council of the City of Suwanee.

(Ord. of 10-19-1999, § 6)