

ARTICLE IV: ESTABLISHMENT OF DISTRICTS

4.0 Division of the Town into Districts

For the purposes of this Code, the Town of Braselton, Georgia is divided into the following zoning districts:

R-I	Single Family Residential District – Low Density
R-II	Single Family Residential District – Medium Density
R-III	Single-Family Attached Residential District – High Density
R-M	Residential Multifamily
MHD	Manufactured Housing District
O-I	Office and Institutional District
N-C	Neighborhood Commercial District
G-C	General Commercial District
D-D	Downtown District
B-P	Business Park District
M-D	Manufacturing and Distribution
I-I	Industrial District
PUD	Planned Unit Development District
TND	Traditional Neighborhood District

In addition the following Overlay Zones are established:

SR 211 Commercial Corridor District (See Article XIII)

Downtown Overlay District (See Article XII)

S.R. 53 Overlay District (See Article XIX)

4.1 Map Amendment due to annexation:

Where the municipal limits of the Town of Braselton expand by annexation, the area to be incorporated through annexation shall be classified in the zoning category deemed most appropriate by the Town Council through procedures specified in this Code. The zoning shall become effective on the day that it is approved by the Town Council or on the day that the annexation becomes effective, whichever is later. No building permit or development permit shall be issued until both the annexation and zoning classification have been established by the Town Council. Existing uses of property annexed into the Town may continue, but shall not be expanded and no new use allowed until the Town Council approves the zoning classification of the property. Any and all uses of the property after the zoning has been established shall be in conformity with this Code.

4.2 Incorporation of Zoning Map

The “Official Zoning Atlas” of Braselton with all notations references and other information shown thereon shall be the official zoning map for the Town of Braselton and is hereby made a part of this Code. Said map shall be a public record and shall be kept permanently in the office of the Town Clerk, where the map will be accessible for inspection by the general public.

4.3 Relationship of Zoning to the Comprehensive Plan

4.3.0 The Comprehensive Plan of the Town of Braselton is hereby established as the official policy of the Town concerning the designation of land uses under which development standards shall apply. The Comprehensive Plan does not alter or affect the existing zoning districts of the Town and does not effectuate an

amendment to the official Zoning maps or in and of itself prohibit any allowable land use within the existing land uses.

- 4.3.1** Within the various land use categories described in this chapter and shown similarly on the Comprehensive Plan, no amendment to the official zoning maps shall permit a use except in accordance with the uses and intents specified in the Comprehensive Plan Land Use Element category applicable to the property to which the proposed zoning map amendment applies.
- 4.3.2** The boundaries of the various land use districts are shown upon the maps that constitute the land use element of the Comprehensive Plan and are made a part of this chapter and shall be maintained by the Planning Department at the direction of the Town Council. All such maps and all notation, references and information shown thereon shall be as much a part of this chapter as if all the matter and information set forth by the maps were fully described herein. All other writings concerning the Comprehensive Plan, including technical documentation and appendices adopted simultaneously with the Comprehensive Plan, are for guidance and information purposes only and are not made a part of this document.
- 4.3.3** Where uncertainty exists as to the boundaries of any land use district shown on the maps constituting the Comprehensive Plan, the Planning Director shall determine the intent and direction of the Comprehensive Plan and shall apply that standard to existing land.

4.4 Map Amendment

If, in accordance with provisions of the Code, changes are made in the zoning district boundaries or other information portrayed in this "Official Zoning Atlas," such changes shall be made on the Official Zoning Atlas as soon as practicable after the amendment has been approved by the Mayor and Council. Such changes to the Official Zoning Atlas shall be considered incidental to any approved changes in zoning district boundaries, and failure to make any changes to the Official Zoning Atlas shall in no way affect the validity of any approved zoning district boundary change.

4.5 Determination of Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Official Zoning Atlas of Braselton, the following rules shall apply:

- 4.5.0** Unless otherwise indicated the district boundaries are indicated as approximately following property lines, land lot lines, centerlines of streets, highways, alleys, or railroads, centerline of streams, reservoirs or other bodies of water or civil boundaries as they shall be construed to follow such lines.
- 4.5.1** Where a district boundary line, as appearing on the "Official Zoning Atlas", divides a lot that is under single ownership at the time of enactment of this Code, the use classification of the larger portion may be extended by the Council to the remainder without recourse to the amendment procedure.
- 4.5.2** Where a public road,, street, or alley is officially vacated or abandoned the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street, or alley.
- 4.5.3** If the exact location of a boundary cannot be determined by the foregoing methods, the Council shall upon application determine the location of the boundary.

4.6 Use of Land

No building, structure, premises or land use shall hereafter be used or occupied and no building or part thereof shall be erected, remodeled, extended, enlarged, constructed,

moved, or altered except in conformity with the regulations herein specified for the district in which it is located or is to be located in the future.