

ARTICLE VIII DISTRICT USES AND SITE DESIGN REQUIREMENTS (see Article XII for standards in the Downtown Overlay District, Article XIII for standards in the S.R. 211 Corridor Overlay District, Article XIV for standards in the Traditional Neighborhood Development zoning classification)

8.0 Each district within the Town is allowed reasonable and suitable uses within these districts. These standards control the development of land with regard to usage, placement, intensity, density, and the separation of uses. See the Definition for specific requirements or for interpretation of meanings.

8.1 Use by District Tables

Each zoning district within the Town of Braselton allows individual, primary and accessory uses. See Article IV for the creation of the districts and their intent. See Article V for residential districts and Article VI for the commercial/industrial districts. Where available the Standard Industrial Classification Manual was utilized to define specific uses. Where questionable, the Planning Director shall determine if a specific use meets the intent of a district and would therefore be allowed.

**PRINCIPAL USE TABLE
RESIDENTIAL DISTRICTS**

<input checked="" type="checkbox"/>	Permitted by Right
<input type="checkbox"/>	Conditional Use
	Not Permitted

SIC #		R-I	R-II	R-III	R-M	MHD	O-I	D-D
	AGRICULTURAL AND RELATED BUSINESS							
01	Agricultural uses	■						
	Agricultural Produce grown on the premises	■						
55	Agricultural implement sales & service							
01	Agricultural Production - Crops except greenhouses	■						
018	Agricultural Production - Greenhouse							
02	Agricultural Production - Livestock (excluding hogs)	■						
0213	Agricultural Production - Hogs							
072	Crop Services							
076	Farm Labor and Management Service							
0751	Livestock Services (except Veterinary)							
0783	Ornamental Shrub or Tree Service	■						
	Personal Horse Stable	■						
	RESIDENTIAL							
	Single Family Detached Dwelling (amended 5/04)	■	■	■	■	■	□	□
	Single Family Attached Dwelling			■	■		□	□
	Two Family Dwelling			■	■		□	□
	Multi-Family Attached Dwelling				■		□	□
	Multi Family Apartment Building				■		□	□
	Loft Dwelling 2 nd story or above						■	■
	Manufactured Home (HUD) Detached Modular (DCA) Dwelling					■		
	Retirement Community	□	□	□	□		■	
	Group Residence	□	□	□	■		■	

836	Convalescent Home	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
	Nursing Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

		R-I	R-II	R-III	R-M	MHD	O-I	D-D
8052	Family Personal Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	
8051	Group Personal Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	
836	Child day-care centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
836	Congregate Personal Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
83	OFFICES							
836	Accounting, Auditing or Bookkeeping						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Building Contractor or construction Firm (no Storage)						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
872	Engineering, Architectural or other Professional Office						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15-17	General Business Office						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
871	Hospital						<input type="checkbox"/>	
	Insurance company or Carrier						<input checked="" type="checkbox"/>	
806	Landscape Architecture and Counseling						<input checked="" type="checkbox"/>	<input type="checkbox"/>
63	Legal Services Office						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
0781	Dressmaking, seamstress						<input type="checkbox"/>	<input checked="" type="checkbox"/>
81	Medical or Dental Offices or Clinics (not veterinary)						<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Real Estate Office						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
801-804	Temporary sales office for subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
65	Veterinarian, Large animal							
	Veterinarian, Small Animal						<input type="checkbox"/>	
0741	RETAIL SERVICES							
0742	Bed and Breakfast, Inn	<input type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Business or Vocational School						<input type="checkbox"/>	<input type="checkbox"/>
701	Catering Service						<input type="checkbox"/>	<input type="checkbox"/>
824	Cemetery, Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	
5812	Day Care Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Golf Course, Commercial	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
835	Group Day Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7992	RETAIL SERVICES							
	Equestrian center, commercial riding trails and stables	<input type="checkbox"/>	<input type="checkbox"/>					
835	Hotel						<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Motel						<input type="checkbox"/>	<input type="checkbox"/>
	Interior Designer (no merchandise for sale on premises)						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
701	Interior Designer or Decorator (with merchandise for sale)						<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Kennel, Pet Grooming or Training							
	Lawn and Garden Services							
0752	Personal Enrichment School or Training						<input checked="" type="checkbox"/>	<input type="checkbox"/>
0782	Transmission Tower							
829	Recreational Vehicle Park or Campground					<input checked="" type="checkbox"/>		

	Rooming or Boarding Home						■	
7033	Sporting or Recreational Camp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

		R-I	R-II	R-III	R-M	MHD	O-I	D-D
702	RETAIL SALES							
7032	Agricultural Produce grown on the premises	<input type="checkbox"/>						
	Restaurant, Custom Service (not fast food)						■	■
	Custom Order or Specialty Shop						■	■
5812	INDUSTRIAL							
	Gravel Pit or Topsoil Stripping							
	Portable Sawmill							
144	SEMI-PUBLIC USES AND UTILITIES							
242	Cemetery, Non-Profit	<input type="checkbox"/>						
	Churches, or Places of Worship	<input type="checkbox"/>						
	Civic, Social or Fraternal Organization	<input type="checkbox"/>					■	■
866	Community Recreational Facility	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
864	Library	■	■	■	■	■	■	■
	Nonprofit Museum or Art Gallery						■	■
823	Post Office						■	■
84	School, Kindergarten, Elementary and Secondary (private)						■	
48	Utility Company Substation	■	■	■	■	■	■	■
822								
491-493	ACCESSORY USES							
	Accessory uses Normally Incidental to Principal Use	■	■	■	■	■	■	■
	Accessory Farm Structure	■	■					
	Customary Accessory Uses to a Dwelling	■	■	■	■	■	■	
	Family Day Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		■	
	Greenhouse, Noncommercial	■	■	■	■		■	
835	Group Day Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		■	<input type="checkbox"/>
	Guest House	■	■					
	Home Occupation	■	■	■	■	■	■	■
	Personal Horse Stable	■						
	Private Recreational Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
	Private Use HeliPort	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Yard Sale	■	■	■	■	■	■	■

8.2 Non-Residential District Uses

PRINCIPAL USE TABLE
COMMERCIAL AND INDUSTRIAL DISTRICTS

		<table border="1"> <tr> <td>■</td> <td>Permitted by Right</td> </tr> <tr> <td>□</td> <td>Conditional Use</td> </tr> <tr> <td></td> <td>Not Permitted</td> </tr> </table>							■	Permitted by Right	□	Conditional Use		Not Permitted
■	Permitted by Right													
□	Conditional Use													
	Not Permitted													
		O-I	N-C	G-C	D-D	B-P	M-D	I-I						
SIC #														
	AGRICULTURAL AND RELATED BUSINESS							■						
01	Agricultural uses							■						
	Agricultural Produce grown on the premises							■						
55	Agricultural implement sales & service						■	■						
01	Agricultural Production - Crops except greenhouses							■						
018	Agricultural Production - Greenhouse			□		■	■	■						
02	Agricultural Production - Livestock (excluding hogs)							□						
0213	Agricultural Production - Hogs							□						
072	Crop Services							■						
076	Farm Labor and Management Service						□	■						
0751	Livestock Services (except Veterinary)						□	■						
0783	Ornamental Shrub or Tree Service						□	■						
	Personal Horse Stable							■						
071	Soil Preparation Services					□	■	■						
	RESIDENTIAL													
	Single Family Detached Dwelling (amended 5/04)	□	□			□								
	Single Family Attached Dwelling	□	□		□	□								
	Two Family Dwelling	□			□	□								
	Multi-Family Attached Dwelling	□			□	□								
	Multi Family Apartment Building	□				□								
	Loft Dwelling 2 nd story or above	■	■	□	■	■								
	Manufactured Home Park													
836	Retirement Community	■	□	□		■								
	Group Residence	■	□		□	■								
8052	Convalescent Home	■	□	□		■								
8051	Nursing Home	■	□	□		■								
836	Family Personal Care Home	■	□		□	■								
836	Group Personal Care Home	■	□		□	■								
83	Child day-care centers	■	■	■	□	■	■	■						
836	Congregate Personal Care Home	■	□	□		■								
	OFFICES													
	Architect's office	■	■	■	■	■								
872	Accounting, Auditing or Bookkeeping	■	■	■	■	■								
731	Advertising Agency	■	■	■	■	■								
73	Blueprinting, photocopying, photo finishing services	■	■	■	■	■	■							
62	Brokerage for Securities or Commodities	■	■	■	■	■								
15-17	Building Contractor or construction Firm (no Storage)	■	■	■	■	■	■							
86	Business association meeting rooms	■	■	■	■	■	■	■						
861-863	Business, Professional/Trade Membership Organization Office	■	■	■	■	■	■							
82	Business schools (not to include vocational school)	□	□	□	□	□								

		O-I	N-C	G-C	D-D	B-P	M-D	I-I
484	Cable Television Operation			■		■	■	■
86	Civic, social & fraternal assn. mtg. rooms & offices	■	■	■	■	■	■	■
	Clergy's office	■	■	■		■		
732	Credit Reporting or Collection Agency	■	■	■	■	■	■	■
73	Data processing centers	■	□	■		■	■	■
871	Engineering, Architectural, or other Professional Office	■	■	■	■	■	■	■
	Financial institution, support office, no drive-through/ teller services	■	■	■	■	■	■	■
	General Business Office	■	■	■	■	■	■	■
808	Home Health Care Agency or Company	□	■	■	□	■	■	■
63	Insurance company or Carrier	■	■	■	■	■	■	■
67	Investment Company or Trust	■	■	■	■	■	■	■
0781	Landscape Architect and Counseling	■	■	■	■	■	■	■
81	Legal Services	■	■	■	■	■	■	■
874	Management and Public Relations Services	■	■	■	■	■	■	■
801-804	Medical or Dental Offices or Clinics (not Veterinary)	■	■	■	■	■	■	■
807	Medical or Dental Laboratory	■	□	■		■	■	■
72	Photo studios	■	■	■	■	■	■	■
865	Political Organization Office	■	■	■	■	■	■	■
65	Real Estate Office	■	■	■	■	■	■	■
873	Research, Development or Testing Service					□	■	■
73	Sales offices & service centers	■	■	■	■	■	■	■
7338	Secretarial or Court Reporting Service	■	■	■		■	■	
	Temporary Sales Office for a Subdivision		■	■		■	■	
792	Theatrical Production Agencies				□	■	■	■
0741	Veterinarian, Large Animal			□		□	■	■
0742	Veterinarian, Small Animal	■	□	■		■	■	■
	RETAIL SERVICE							
	Air or ground courier drop-off station		■	■	□	■	■	■
4729	Airline Ticket Office	■	■	■	■	■		
7996	Amusement Park						□	□
7993	Amusement Parlor		■	■	■		■	■
7999	Amusement or Recreational Attraction - Indoor			■	□	□	■	
7999	Amusement or Recreational Attraction - Outdoor			□		□	□	□
23	Apparel Stores-retail sales		■	■	■	■		
89	Artist, sculptor & composer studios	■	■	■	■	■	■	
59	Auction sales		□	■		■	■	■
	Automobile Gas Station and Convenient Store		■	■		□	■	■
	Automobile Non-Passenger and Heavy Duty Vehicles Sales/Service						■	■
752	Automobile Parking Lot, Commercial			■		□	■	■
751	Automobile Rental Agency			■		■	■	
	Automobile Sales Establishment			□			■	
	Automobile Sales and Service Establishment			□			■	
	Automobile Service Station/Automobile Repair			□		□	■	■

		O-I	N-C	G-C	D-D	B-P	M-D	I-I
	Automobile Service Station (Express Service)		■	□		■	■	■
724	Barber Shop	■	■	■	■	■	■	
60	Bank money dispensing machines		■	■	■	■	■	■
60	Banks & financial institutions	■	■	■	■	■	■	
82	Barber & beauty schools			■	□	■	■	
723	Beauty Shop	□	■	■	■	■		
701	Bed and Breakfast Inn	■	■	■	■			
79	Billiard rooms			■	■			
793	Bowling Center			■			■	
734	Building Maintenance or Pest Control Service			■		■	■	■
41	Bus or Taxi Service or Terminal			□		□	■	■
824	Business or Vocational School	□	□	□	□	□	■	■
738	Business Service Establishment, Miscellaneous			■	■	■	■	■
72	Carpet & rug cleaning plants						■	■
7542	Carwash Principal Use			■			■	
7542	Carwash Ancillary Use		■	■		□	■	
5812	Catering Service		■	■		■	■	■
	Cemetery, Commercial	□	□	□		□	□	□
7336	Commercial Art or Graphic Design Service	■	■	■	■	■	■	■
737	Computer Programming, Repair or Data Processing Service	■	■	■		■	■	■
61	Credit Agency or Loan Establishment	■	■	■	■	■	■	■
791	Dance Studio or School	■	■	■	■	■	■	■
835	Daycare Center	■	■	■	□	■	■	■
7331	Direct Mail Advertising Service	■	■	■	□	■	■	■
82	Driver training schools		□	■		■	■	
762	Electrical Repair Shop			■		■	■	■
473	Freight Agency or Shipping Coordinator					■	■	■
726	Funeral Home	□	□	■		□		
735	Furniture or Equipment Rental Establishment			■	■	■	■	■
7992	Golf Course, Commercial	□	□	□		□	□	□
7997	Golf, Tennis, Yacht, or Country Club, Private	■	■	■		■		
835	Group Day Care Home	■	■	■	□	■		
7991	Health Club or Fitness Center	■	■	■	■	■	■	■
809	Health Services Facility	■	■	■	□	■	■	■
806	Hospital	□		□		■	□	□
701	Hotel SEPARATE HOTEL AND MOTEL AS USES	□	□	■	■	■		
	Motel	□	□	□	□	□		
	Interior Designer (no Merchandise for sale on premises)	■	■	■	■	■		
	Interior Designer or Decoration (merchandise on premises)			■	■	■	■	■
0752	Kennel, Pet Grooming or Training		□	■		□	■	■
721	Laundry, Dry Cleaning or Services (but excluding coin operation)		■	■	□	■	■	
7215	Laundry, or Dry Cleaning, Coin Operated		■	■		■	■	
0782	Lawn and Garden Services			■			■	■

		O-I	N-C	G-C	D-D	B-P	M-D	I-I
782	Motion Picture or Video Tape Distributor			■		■	■	■
781	Motion Picture or Video Tape Production			■		■	■	■
7832	Motion Picture Theater (except drive-in)			■		■	■	■
7833	Motion Picture Theater Drive-in			■			■	■
	Performing Arts Theater	■		■	■	■	■	
829	Personal Enrichment School or Training	■		■	□	■	■	
729	Personal Services, Miscellaneous	■	■	■	■	■	■	
7334	Photocopying and Duplicating Services	■	■	■	■	■	■	■
722	Photographic Studio, Portrait	■	■	■	■	■		
7335	Photography Service, Commercial		■	■	■	■		
483	Radio or TV Broadcasting Station					■	■	■
	Transmission Tower					□	□	□
7948	Racing Track Operations			□			□	□
7033	Recreational Vehicle Park or Campsite			□			□	□
7699	Repair Shops, Miscellaneous			■		□	■	■
764	Reupholster or Furniture Repair Shop		□	■	□	■	■	■
702	Rooming or Boarding House	■	■	■	□			
	Sexually-Oriented Adult use			□				
725	Shoe Repair Shop	■	■	■	■	■	■	
7032	Sporting or Recreational Camp			□		□	□	□
794	Sports Facility, Commercial			■		□	■	■
481	Telecommunications Switching Station					■	■	■
482	Telegraph Office			■	□	■	■	
472	Travel Agency or Tour Operator	■	■	■	■	■		
22	Upholstery shop, not involving furniture manufacturing		■	■	□	■	■	■
784	Video Tape Rental Store		■	■	■	■		
763	Watch, Clock, or Jewelry Repair Shop	■	■	■	■	■	■	
7692	Welding Repair Shop						■	■
73	Window cleaning services			■		■	■	■
	RETAIL SALES							
	Agricultural Produce Grown on Premises							
56	Apparel and Accessory Store	■	■	■		■	■	
551	Automobile Sales and Service			□			■	
552	Automobile Sales, used only			□			■	
554	Automobile Service Station			□			■	
553	Automobile Parts and Supply Store			■			■	
546	Baker, Retail		■	■	■	■	■	
5813	Bar or Tavern		■	■	■	■	■	■
555	Boat Dealers			□			■	
5942	Book Store		■	■	■	■	■	
5946	Camera and Photographic Supply Store	■	■	■	■	■		
54	Candy & confectionery-retail sales		■	■	■	■		
596	Catalog Sales and or Direct Selling Office			■	■	■	■	
59	Cigars, cigarettes, tobacco-retail sales		■	■	■	■	■	

79	Coin-operated amusement centers		■	■	■			
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		O-I	N-C	G-C	D-D	B-P	M-D	I-I
5734	Computer or Computer Software Store		■	■	■	■	■	
5731	Consumer Electronic Store			■	□	■	■	
554	Convenience Gas Station		■	■			■	■
	Custom Order or Specialty Shop			■	■	■	■	
591	Drug Store		■	■	■	■	■	
	Farm Equipment Sales and Service			□		□	■	■
53	General Merchandise Store		■	■	■		■	
5747	Gift, Novelty, and Souvenir Shop	□	■	■	■	■	■	
54	Grocery or Specialty Food Store (except Bakery)		■	■	■	□		
525	Hardware Store		■	■	■	□	■	
5945	Hobby, Toy and Game Shop		■	■	■	■	■	
571	Home Furniture or Furnishings Store		□	■	■	■	■	
572	Household Appliance Store		□	■	□	■	■	
5944	Jewelry Store		■	■	■	■	■	
592	Liquor Store		■	■	■	□	□	
598	LP Gas or Fuel Oil Dealer						□	□
5948	Luggage and Leather Goods Store		□	■	■	■	■	
521	Lumber and Other Building Material Dealer			■			■	■
527	Manufactured Home Sales Lot			□			■	
5599	Motor Vehicle Dealer, Miscellaneous			□			■	
557	Motorcycle Sales and Service			□			■	
5736	Musical Instruments Store	□	■	■	■	■	■	
523	Paint, Glass or Wallpaper Store			■	■	■	■	
526	Plant Nursery, Lawn and Garden Supply			■	□		■	■
5735	Record and Video Tape Sales		■	■	■			
556	Recreational Vehicle Dealer			□			■	
5812	Restaurant, Custom Service, (not fast-food)	□	■	■	■	■	□	
5812	Restaurant, Fast Food		□	■	□	■	■	■
599	Retail Stores, Miscellaneous		■	■	■	■		
5949	Sewing, needlework and Fabric Store	■	■	■	■	■		
	Shopping Center			■	□		■	
5941	Sporting Goods Store or Bicycle Shop		■	■	■	■	■	
5943	Stationary Store	■	■	■	■	■		
593	Used Merchandise Store		■	■	■		■	
	INDUSTRIAL, TRANSPORTATION AND STORAGE							
	Any facility that falls under a permitted use listed in this section that may be determined objectionable by reason of smoke, odors, noise or vibrations by Town staff will be classified a Conditional Use	□	□	□	□	□	□	□
451	Airline or Air Courier, Storage, Transfer, or Maintenance Facility						■	■
458	Airport						□	□
29	Asphalt or asphalt products							□
20	Beverage distributors & bottling plants						■	■
4783	Cargo Packing and Crating Company						■	■

15-17	Construction Contractor, with Machinery, Equipment and Storage						■	■
30	Celluloid or cellulose products & manufacturing							□
42	Cold storage plants						■	■
32	Concrete mixing plants						□	□
p		O-I	N-C	G-C	D-D	B-P	M-D	I-I
72	Crematoriums							
20	Dairy & food product processing & packaging						□	□
14	Excavation, extraction, mining, or processing of sand, gravel, or other raw materials from the earth for resale							□
51	Food brokers-retail, wholesale & storage with processing						■	■
144	Gravel Pit or Topsoil Stripping							□
	Junkyard							□
36	Machine shops, tool & die shops						□	□
422	Mini-Warehouses			□		□	■	■
423	Motor Freight Truck Terminal						□	□
	Outdoor Storage Yard						□	□
242	Portable Sawmill							□
	Recycling Center							□
37	Research & engineering laboratories					■	■	■
50	Scrap & used metal storage & reclamation							□
50	Scrap paper storage & baling							□
4953	Solid Waste Landfill or Incinerator							□
421	Trucking and Courier Services (except air)						□	■
422	Warehousing or Indoor Storage Facility (not including mini-warehouses)						■	■
50-51	Wholesale Trade Sales Operation including Storage/Transfer						■	■
50	Wholesale houses, warehouse & other indoor storage						■	■
50	Wholesale houses, warehouse & other storage						■	■
	MANUFACTURING							
23	Apparel and Other Fabric Products					□	■	■
205	Baker, Industrial							□
15	Carpentry and cabinet shops					□	■	■
28	Chemicals and allied Products							□
36	Electronic Equipment and Components (except Computer Equipment)					□	■	■
34	Fabricated Metal Products (except Machinery and Transportation Equipment)						■	■
20	Food and Kindred Products					□	■	■
25	Furniture and Fixtures					□	■	■
35	Industrial and Commercial Machinery and Computer Equipment					□	■	■
31	Leather Products (not including tanning and finishing)						■	■
24	Lumber and Wood Products (except Furniture)						□	■
20	Meat processing, & packaging, exclusive of slaughtering							□
39	Miscellaneous Manufacturing Industries						□	■
39	Orthopedic or medical appliances-manufacturing, assembling or repair						■	■
38	Precision Instruments					□	■	■
33	Primary Metals and Industries						□	□
27	Printing and Publishing						■	■

30	Rubber and Plastics Products						<input type="checkbox"/>	<input checked="" type="checkbox"/>
38	Soap & detergent manufacture from raw materials							<input type="checkbox"/>
22	Textile Mill Products							<input type="checkbox"/>

		O-I	N-C	G-C	D-D	B-P	M-D	I-I
21	Tobacco Products							<input type="checkbox"/>
37	Transportation Equipment							<input type="checkbox"/>
55	Truck fuel dispensing stations						<input type="checkbox"/>	<input type="checkbox"/>
75	Truck repair facility							<input type="checkbox"/>
55	Truck sales and service						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
75	Truck washing facility							<input type="checkbox"/>
	SEMI-PUBLIC USES AND UTILITIES							
	Cemetery, Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
66	Church or Place of Worship	<input type="checkbox"/>						
864	Civic, Social or Fraternal Association	<input checked="" type="checkbox"/>						
	Community Recreational Facility		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
823	Library	<input checked="" type="checkbox"/>						
84	Nonprofit Museum or Art Gallery	<input checked="" type="checkbox"/>						
	Park, Playground	<input checked="" type="checkbox"/>						
43	Post Office			<input checked="" type="checkbox"/>				
458	Private Use Heliport			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
822	School, College	<input type="checkbox"/>						
821	School, Kindergarten, Elementary and Secondary (Private)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
491-493	Utility Company Substation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	ACCESSORY USES							
	Accessory uses Normally Incidental to Principal Uses	<input checked="" type="checkbox"/>						
	Accessory Farm Structure						<input type="checkbox"/>	<input type="checkbox"/>
	Customary Accessory Uses to a Dwelling	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
835	Day Care Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
835	Family Day Care Home	<input type="checkbox"/>						
	Greenhouse, Noncommercial						<input type="checkbox"/>	<input type="checkbox"/>
835	Group Day Care Home	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Guest House	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>		
	Residential Business	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Home Office	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Manufacturing or Fabrication Uses						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Night Watchman or Caretaker Residence					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	*Outdoor Display Area (subject to requirements in sec. 9.2.1)	<input checked="" type="checkbox"/>						
	*Outdoor Storage Area (subject to requirements in sec. 9.2.1)	<input checked="" type="checkbox"/>						
	Personal Horse Stable							<input checked="" type="checkbox"/>
	Private Recreational Facility			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Temporary Event of a non-commercial nature	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Yard Sale							

8.3 LOT SIZE, DENSITY, AND SETBACKS (see Article XII for standards in the Downtown Overlay District, Article XIII for standards in the S.R. 211 Corridor Overlay District, Article XIV for standards in the Traditional Neighborhood Development zoning classification) (amended 08-2011)

8.3.0 Minimum Lot/Parcel size

Every parcel of land subdivided into another parcel for the intent of building or developing, shall meet the minimum requirements for lot size, width, and shall be large enough to accommodate a reasonable use within the required setbacks for that district.

8.3.1 Minimum Setbacks

All buildings upon lots shall meet from the right-of-way or front, side, and rear setbacks put forth below. All accessory or ancillary buildings and uses shall meet the same setbacks as the principal use unless otherwise specified in this code.

8.3.2 Density and Area

All development and construction shall be subject to the restrictions of density and shall also meet lot area requirements as stated in this code.

Lot Area and Density Requirements					
	Minimum Lot Area	Maximum Gross Acreage Density	Minimum Lot Size Per Dwelling or Unit	Minimum Lot Width	Minimum Heated Floor Area 1 story/2 story
Residential-I R-I	20,000	--	20,000	100	1,800/2,000
Residential II – R-II	15,000	--	15,000	75	1,600/1,800
Residential-III R-III					
Single Family	10,000	--	10,000	75	1,400/1,600
Two Family	16,000	--	8,000	100	1,400/1,600
Attached Dwelling Townhomes	--	8 unit		22 ft. per owner occupied unit. 100 ft. parcel	1,200/1,600
Residential Multi-Family R-M					
Two-Family	10,000		5,000	75	1,600 1,600
Attached Dwelling Townhomes	--	8 Units	--	22 ft. owner occupied. 100 if units are clustered on one parcel	1,200/1,600
Multi-Family/Apartments	--	8 Units	--	100	750
Mobile Home District	43,560		5,000	75	
Neighborhood Commercial N-C	43,560		1,000	100*	
General Commercial G-C	43,560		1,000	100*	
Office-Institutional O-I	43,560		1,000	100*	
DownTown-District D-D***			1,000		
DownTown District D-D Residential Uses***		8 Units			750
Business – Park B-P	None except 43,560 along Collector or Arterial		1,000	100*	
Manufacturing & Distribution M-D-I	43,560		1,000	100*	
Industrial-I-I	43,560		1,000	100*	
Planned Residential Development	See Article VII				
See Article 14 for TND District					
*Lot width shall apply to original land parcel, not to condominium or multi-tenant building.					
**See Article IX for requirements for Conservation Subdivisions					
*** See Article XII for Downtown District requirements					

Minimum Yard Requirements				
	Front Yard requirements from edge of public road/street or property line			
	Major Streets Arterial Street Collector Street	Minor Streets Local Streets	Side Yard	Rear Yard
Residential Single-Family Detached R-I*	50	35	15	40
Residential Single-Family Detached R-II*	40	30	10	20
Residential-III R-III*				
Single-Family Detached	40	25	10	20
Two-Family	40	25	10	20
Townhomes	See section 9.1.1	See section 9.1.1	See section 9.1.1	See section 9.1.1
Residential Multi-Family R-M*				
Single-Family Detached	40	25*see note 2	10 or 20 on corner lot	40
Two-Family				
Townhomes	See section 9.1.1	See section 9.1.1	See section 9.1.1	See section 9.1.1
Apartments	40	30	20	40
Mobile Home District*	40	30	10	20

1. (* Existing Note) Where a subdivision is developed, a buffer shall be established along lots adjoining external road right-of-way. Said buffer shall be at least 25 feet in depth and shall be planted with a combination of deciduous and evergreen trees, sufficient enough to create an opaque and shaded area. The buffer shall become part of the common space associated with the development and therefore under the ownership and control of the developer or homeowner's association. The buffer may extend into the adjacent lot provided that the lot configuration can accommodate the buffer, structure, and reasonable uses.

Minimum Yard Requirements				
	Front Yard requirements from edge of public road/street or property line			
	Major Streets Arterial Street Collector	Local Streets	Side Yard**	Rear Yard**

	Street			
Neighborhood Commercial N-C	30 on State Highways	30	0 or 12 if side yard is provided; or 30 if adjacent to residential	0 or 12 if side yard is provided; or 40 if adjacent to residential
General Commercial G-C	30 on State Highways	30	0 or 12 if side yard is provided; or 30 if adjacent to residential	0 or 12 if rear yard is provided; or 40 if adjacent to residential
Downtown District D-D***	0	0	0	20 from rear or property line where fire lane, delivery, or dumpster or other access is provided.
Office Institutional O-I	30 on State Highway	30	10 or if adjacent to residential 35 for one story or 75 for two or more stories	15 or if adjacent to residential 35 for one story; 75 for two or more story
Business Park B-P	50	30	12 or 100 if along periphery of BP District	12 or 100 if along periphery of BP District
Manufacturing & Distribution M-D	50	50	20 or 100 if adjacent to residential	20 or 100 if adjacent to residential
Industrial I-I	50	50	20 or 100 if adjacent to residential	20 or 100 if adjacent to residential
Planned Unit Development	*	*	*	*
*Unless specified in zoning application, the area and setback requirements shall conform to R-I, R-II, or R-M or N-C respectfully				
**Commercial Structures shall have larger setback if adjacent residential is already developed or is platted for development.				

8.3.3 Relief from Minimum Lot Size in a NC, GC, and O-I Classification

A relief from the minimum lot size and lot width in a N-C, G-C, and O-I Classification, including such classified properties located in a Zoning Overlay District, may only be allowed if a Modification of Minimum Lot Standards is granted by the Zoning Board of Appeals, in accordance with procedures in Article XVIII, Sections 18.13.7 – 18.14.1 of the Braselton Development Code. To apply for such a modification, the proper application must be submitted with the required materials indicated on the application form. Incomplete applications will not be accepted for consideration. In order to be eligible to apply for such a modification, the following conditions must apply:

1. The proposed parcel does not have direct access to a collector or arterial road.
2. The proposed parcel does not lie adjacent to a residential use or residentially zoned property.
3. The proposed parcel is not required to contain any zoning or environmental buffer areas required by the Development Code.
4. The site plan submitted as part of the application demonstrates that all minimum building setback and yard requirements established in Article VIII are met.

Any proposed parcel that does not meet the eligibility criteria stated above shall not be considered for a Modification of Minimum Lot Standards.

In deciding whether to grant a Modification of Minimum Lot Standards, the Planning Director and Zoning Board of Appeals shall consider the following factors:

- The appropriateness of the proposed parcels and uses in relation to the surrounding properties.
- Adverse impacts to the traffic circulation of the surrounding area .
- The accommodation of an adequate amount of parking suitable for the building size and use on the parcel.
- Adverse impacts on stormwater, water, or sanitary sewerage systems.
- The proposed parcel containing sufficient access.
- The parcel and proposed improvements meeting all applicable landscaping requirements set forth in Article X and in applicable Overlay District regulations.
- The parcel and proposed improvements meeting all other applicable standards set forth by the Town of Braselton Development Code.
- The quality of the architectural design and its compatibility with its surroundings.

Any approved modification shall be limited to the respective owner/applicant and the proposed use as set forth in the application and shall not be transferable prior to such improvement being constructed.