

ADDENDUM I*
MINIMUM AREA, YARD, AND HEIGHT

ZONING DISTRICT	LOT SIZE	LOT WIDTH (ft)	YARD ABUTTING PUBLIC STREET (ft from r/w)	SIDE YARD (ft)	REAR YARD (ft)	MAXIMUM HEIGHT (ft)	ROAD FRONTAGE (ft)
R-140	30,000 sf	140 (100 abutting cul-de-sac)	50	10	40	35	40
R-100	22,000 sf 18,500 sewer	100 (85 abutting cul-de-sac)	50 (except on S/D street. 35' from S/D R/W)	10	40	35	40
RMD	24,000	100	50	15	40	40	40
RM-6	6 units/acre	100	50	See Section 503	40	40	40
RM-8	8 units/acre	100	50	See Section 504	40	40	40
0-I	no minimum	n/a	50	10	15 (40 if abutting R Dist.)	40	40
C-1	no minimum	n/a	0	0 (50 residential buffer)	0 (50 residential buffer)	35	40
C-2	no minimum	n/a	50	10 (20 if abutting R dist.)	15 (40 if abutting R Dist.)	35	40
C-2A	no minimum	n/a	50	10 (20 if abutting R dist.)	15 (40 if abutting R Dist.)	35	40
C-3	1 ac	200	50	10 (20 if abutting R dist.)	15 (40 if abutting R Dist.)	35	40
M-1	1 ac	100	50	20 (50 if abutting R dist.)	15 (50 if abutting R Dist.)	40	40
TRD	12,000 sf (sewered)	70	50 (except on S/D St. 35' from S/D R/W)	7.5	40	35	40
PMUD	5 acre tract size	special	special	special	special	special	special
R-85 (REPEALED)	15,000 sf (sewered)	85	50 (except on S/D St. 35' from S/D R/W)	10	40	35	40

* This table is not part of the official City of Suwanee Zoning Ordinance. It is a summary document that is provided as a courtesy by the City. All of the information is believed to be true and correct, however, please refer to the most recently adopted City of Suwanee Zoning Ordinance for official information.

Addendum II Table of Uses

(N=Not Allowed, C = Conditional Use, P = Permitted Use, S = Special Use)

This table is not part of the official City of Suwanee Zoning Ordinance. It is a summary document that is provided as a courtesy by the City. All of the information is believed to be true and correct, however, please refer to the most recently adopted City of Suwanee Zoning Ordinance for official information.

Use	R140	R100	RMD	TRD	RM8	RM6	C-1	C-2	C-2A	C-3	O-I	M-1
Adult Entertainment Facility	N	N	N	N	N	N	N	N	N	C	N	N
Animal Hospital	N	N	N	N	N	N	N	S	S	P	S	N
Antique Store	N	N	N	N	N	N	P	P	P	P	N	N
Art Supply Store	N	N	N	N	N	N	P	P	P	P	N	N
Art Gallery/Studio	N	N	N	N	N	N	P	P	P	P	N	N
ATM, Stand-alone	N	N	N	N	N	N	S	S	S	S	N	N
Automobile Body Shop	N	N	N	N	N	N	N	N	N	N	N	P
Automobile Service and Repair	N	N	N	N	N	N	N	S	S	P	N	N
Automobile Sales Facility	N	N	N	N	N	N	N	S	S	C	N	N
Bakery	N	N	N	N	N	N	P	P	P	P	N	N
Baking Plant	N	N	N	N	N	N	N	N	N	N	N	P
Bank	N	N	N	N	N	N	P	P	P	P	P	N
Barber Shop	S	S	S	S	N	N	P	P	P	P	N	N
Bars, Nightclubs, Lounges, Taverns and Restaurants serving alcoholic beverages for consumption on premises	N	N	N	N	N	N	N	N	P	P	N	N
Baseball Batting Cage	N	N	N	N	N	N	N	S	S	S	N	N
Beauty Parlor	S	S	S	S	N	N	P	P	P	P	N	N
Bed and Breakfast Inns	N	S	N	N	N	N	P	P	P	P	N	N
Bicycle Shop	N	N	N	N	N	N	P	P	P	P	N	N
Book and Stationary Store	N	N	N	N	N	N	P	P	P	P	N	N
Bowling Alleys	N	N	N	N	N	N	C	C	C	C	N	N
Building Material Storage Yard	N	N	N	N	N	N	N	N	N	N	N	C
Bus Terminal	N	N	N	N	N	N	N	N	N	S	N	S
Cabinet Shop	N	N	N	N	N	N	N	N	N	N	N	P
Camera Store	N	N	N	N	N	N	P	P	P	P	N	N
Car Wash	N	N	N	N	N	N	N	S	S	P	N	N
Churches	C	C	C	N	C	C	P	P	P	P	P	S
Clothing Sales	N	N	N	N	N	N	P	P	P	P	N	N
Clothing Rental Store	N	N	N	N	N	N	N	P	P	P	N	N
Club or Lodge, Fraternal	N	N	N	N	N	N	P	P	P	P	P	N
Club or Lodge, Non-commercial	N	N	N	N	N	N	P	P	P	P	P	N
Cold Storage Plant	N	N	N	N	N	N	N	N	N	N	N	P
Commercial Greenhouse	N	N	N	N	N	N	N	P	P	P	N	N
Communication Transmission Tower	See Telecommunications Tower Regulations											C
Contractor, General Building, Special or Heavy Construction	N	N	N	N	N	N	N	N	N	N	N	P
Convenience Store, with accessory car wash and with or without gasoline pumps	N	N	N	N	N	N	N	C	C	C	N	N
Dance Studio	N	N	N	N	N	N	P	P	P	P	N	N
Day Care Center	S	S	N	N	N	N	P	C	P	P	N	S
Dental Clinic or Laboratory	N	N	N	N	N	N	P	P	P	P	P	N
Distribution Facility	N	N	N	N	N	N	N	N	N	N	N	P

Use	R140	R100	RMD	TRD	RM8	RM6	C-1	C-2	C-2A	C-3	O-I	M-1
Dog Grooming Shop	N	N	N	N	N	N	P	P	P	P	N	N
Drugstore	N	N	N	N	N	N	P	P	P	P	N	N
Dry Cleaning Pick-up and Delivery Station	N	N	N	N	N	N	P	P	P	P	N	N
Duplex Dwelling	N	N	P	N	P	P	N	N	N	N	N	N
Electronics Sales and Service Establishment	N	N	N	N	N	N	N	P	P	P	N	N
Electrical Showroom and Sales Center, no outdoor storage	N	N	N	N	N	N	N	P	P	P	N	N
Golf Courses and Country Clubs, Private	C	C	C	N	N	N	N	N	N	N	N	N
Family Day Care	P	P	N	P	N	N	N	N	N	N	N	N
Farm Equipment Sales or Service	N	N	N	N	N	N	N	N	N	N	N	P
Farming and Horticulture, General	S	S	N	N	N	N	N	N	N	N	N	N
Fast Food Restaurant	N	N	N	N	N	N	N	P	P	P	N	N
Financial Services/Institutions	N	N	N	N	N	N	P	P	P	P	P	N
Florist	N	N	N	N	N	N	P	P	P	P	N	N
Food Catering Establishment	N	N	N	N	N	N	N	P	P	P	N	N
Food Store (no beer/wine)	N	N	N	N	N	N	P	P	P		N	N
Food Store, with the retail sale of beer and wine	N	N	N	N	N	N	N	N	P	P	N	N
Funeral Home	N	N	N	N	N	N	N	P	P	P	N	N
Furniture Rental and Sales Establishment	N	N	N	N	N	N	N	P	P	P	N	N
General Building Contractor Office (no outdoor storage)	N	N	N	N	N	N	N	P	P	P	N	N
General Building Contractor Office, with outdoor storage	N	N	N	N	N	N	N	S	S	S	N	N
Gift Shop	N	N	N	N	N	N	P	P	P	P	N	N
Golf Driving Range	N	N	N	N	N	N	N	S	S	S	N	N
Grocery Store, with the retail sale of beer and wine	N	N	N	N	N	N	N	N	P	P	N	N
Group Day Care	S	S	N	S	N	N	N	N	N	N	N	N
Hardware Store	N	N	N	N	N	N	P	P	P	P	N	N
Heavy Equipment Rental or Leasing	N	N	N	N	N	N	N	N	N	N	N	S
Hobby Shop	N	N	N	N	N	N	P	P	P	P	N	N
Home Occupation	P	P	P	P	P	P	N	N	N	N	N	N
Home Supply Showroom and Sales Center, no outdoor storage	N	N	N	N	N	N	N	P	P	P	N	P
Hospital	N	N	N	N	N	N	N	N	N	N	P	N
Hotels and Motels	N	N	N	N	N	N	N	C	C	C	N	N
Ice Cream Shop	N	N	N	N	N	N	P	P	P	P	N	N
Industrialized Home	P	P	P	P	N	N	N	N	N	N	N	N
Industrial Research Laboratory	N	N	N	N	N	N	N	N	N	N	N	P
Industry, Light	N	N	N	N	N	N	N	N	N	N	N	P
Jewelry Store	N	N	N	N	N	N	P	P	P	P	N	N
Landfill	N	N	N	N	N	N	N	N	N	S	N	N
Locksmith	N	N	N	N	N	N	P	P	P	P	N	N
Light Manufacturing Facility	N	N	N	N	N	N	N	N	N	N	N	P
Limousine Service	N	N	N	N	N	N	N	S	S	S	N	N
Manufactured Home Sales	N	N	N	N	N	N	N	S	S	S	N	N
Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	P
Medical Clinic	N	N	N	N	N	N	P	P	P	P	N	N

Use	R140	R100	RMD	TRD	RM8	RM6	C-1	C-2	C-2A	C-3	O-I	M-1
Medical Laboratory	N	N	N	N	N	N	N	N	N	N	P	N
Mini warehouses	N	N	N	N	N	N	N	N	N	N	N	S
Motel	N	N	N	N	N	N	N	C	C	C	N	N
Movie Theater, Outdoor	N	N	N	N	N	N	N	S	S	S	N	N
Movie Theater, Indoor	N	N	N	N	N	N	N	P	P	P	N	N
Multi-Family Dwelling	N	N	N	N	P	P	N	N	N	N	N	N
Museum	N	N	N	N	N	N	P	P	P	P	P	N
Music Store	N	N	N	N	N	N	P	P	P	P	N	N
Neighborhood Recreation Center	C	C	C	C	P	P	N	N	N	N	N	N
Offices, Business or Professional	N	N	N	N	N	N	P	P	P	P	P	N
Offices or Office Park	N	N	N	N	N	N	P	P	P	P	P	P
Outdoor Storage	N	N	N	N	N	N	S	S	S	S	N	C
Package Store	N	N	N	N	N	N	N	N	N	C	N	N
Parking Lot and Garage, Off-street (less than 750 parking spaces)	N	N	N	N	N	N	N	P	P	P	P	N
Parking Lot, exceeding 750 Surface spaces that are not an alternative parking Surface	N	N	N	N	N	N	N	S	S	S	S	N
Pawn Shop	N	N	N	N	N	N	N			S		N
Personal Care Home	N	N	N	N	N	N	N	P	P	P	P	N
Photocopying/Reproduction Services	N	N	N	N	N	N	P	P	P	P	N	N
Photographic Studio or Supply	N	N	N	N	N	N	P	P	P	P	N	N
Physical Fitness Center	N	N	N	N	N	N		P	P	P	N	N
Picture Framing	N	N	N	N	N	N	P	P	P	P	N	N
Plant Nursery and Commercial Greenhouse	N	N	N	N	N	N	N	P	P	P	N	N
Plumbing showroom and sales center, no outdoor storage	N	N	N	N	N	N	N	P	P	P	N	P
Professional Office	N	N	N	N	N	N	P	P	P	P	P	P
Printing and Publishing Establishment	N	N	N	N	N	N	P	P	P	P	N	N
Printing or Publishing Plant	N	N	N	N	N	N	N	N	N	N	N	P
Quadruplex Dwelling	N	N	N	N	P	P	N	N	N	N	N	N
Quarry	N	N	N	N	N	N	N	N	N	N	N	S
Radio and Television Studio	N	N	N	N	N	N	N	P	P	P	P	N
Radio Transmission Tower	See Telecommunications Tower Regulations											C
Recreation Facilities, Indoor	N	N	N	N	N	N	C	C	C	C	N	N
Recreation Facilities, Outdoor	N	N	N	N	N	N	N	P	P	P	N	N
Recycling Facility	N	N	N	N	N	N	N	N	N	N	N	S
Research and Development	N	N	N	N	N	N	N	N	N	N	N	P
Restaurant (non-fast food)	N	N	N	N	N	N	P	P	P	P	N	N
Restaurant serving alcoholic beverages for consumption on premises	N	N	N	N	N	N	N	N	P	P	N	N
Retirement Community	N	N	N	N	N	N	N	N	N		P	N
Sanitary Landfill	N	N	N	N	N	N	N	N	N	S	N	N
School Supply Store	N	N	N	N	N	N	P	P	P	P	N	N
Schools, Public or Private	C	C	C	N	C	C	P	P	P	P	P	S
Schools, Technical or Vocational	N	N	N	N	N	N	N	N	N	N	P	N
Self Storage Facility	N	N	N	N	N	N	N	N	N	N	N	S
Shoe Repair	N	N	N	N	N	N	P	P	P	P	N	N
Shoe Sales	N	N	N	N	N	N	N	P	P	P	N	N

Use	R140	R100	RMD	TRD	RM8	RM6	C-1	C-2	C-2A	C-3	O-I	M-1
<i>Single Family Dwelling</i>	P	P	P	P	N	N	N	N	N	N	N	N
<i>Skating Rink</i>	N	N	N	N	N	N	C	C	C	C	N	N
<i>Small Appliance Repair Shop</i>	N	N	N	N	N	N	N	P	P	P	N	N
<i>Soft Drink Bottling or Distribution Plant</i>	N	N	N	N	N	N	N	N	N	N	N	P
<i>Sporting Good Store</i>	N	N	N	N	N	N	N	P	P	P	N	N
<i>Stables, Private</i>	C	N	N	N	N	N	N	N	N	N	N	N
<i>Stand-alone ATM</i>	N	N	N	N	N	N	S	S	S	S	N	N
<i>Tailor Shop</i>	N	N	N	N	N	N	P	P	P	P	N	N
<i>Tattoo Parlor</i>	N	N	N	N	N	N	N	N	N	S	N	N
<i>Taxi Cab</i>	N	N	N	N	N	N	N	S	S	S	N	N
<i>Television Transmission Tower</i>	See Telecommunications Tower Regulations											C
<i>Towing Service</i>	N	N	N	N	N	N	N	N	N	N	N	S
<i>Toy Store</i>	N	N	N	N	N	N	N	P	P	P	P	N
<i>Travel Agency</i>	N	N	N	N	N	N	N	P	P	P	P	N
<i>Triplex Dwelling</i>	N	N	N	N	P	P	N	N	N	N	N	N
<i>Truck Rental or Leasing Facility</i>	N	N	N	N	N	N	N	S	S	S	N	S
<i>Truck Terminal</i>	N	N	N	N	N	N	N	N	N	N	N	S
<i>Vehicle Rental or Leasing Facility</i>	N	N	N	N	N	N	N	S	S	S	N	S
<i>Veterinary Clinic</i>	N	N	N	N	N	N	N	P	P	P	P	N
<i>Video/Record Sales and Rental Store</i>	N	N	N	N	N	N	N	P	P	P	N	N
<i>Watch Repair</i>	N	N	N	N	N	N	P	P	P	P	N	N
<i>Warehousing</i>	N	N	N	N	N	N	N	N	N	N	N	P
<i>Wholesale Warehouses, Commercial</i>	N	N	N	N	N	N	N	C	C	C	N	N
<i>Wholesaling, Industrial</i>	N	N	N	N	N	N	N	N	N	N	N	P
<i>Wrecker Service</i>	N	N	N	N	N	N	N	N	N	N	N	S

ADDENDUM III
DEVELOPMENT HANDBOOK

Section 1 **City of Suwanee Development Handbook**

The City of Suwanee Development Handbook, as now or hereafter amended, is hereby adopted as an administrative policy of the City and is incorporated by reference herein. A copy of the current ordinance and any additions or deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

ADDENDUM IV
BUILDING CODE REGULATION

Technical Codes

Section 1 Building Code Adopted.

The Standard Building Code as revised, recommended by the Southern Building Code Congress International, Inc., and as adopted by Gwinnett County, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Building Code and any additions or deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 2 Plumbing Code Adopted.

The Standard Plumbing Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Plumbing Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 3 Electrical Code Adopted.

The State Electrical Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Electrical Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 4 Heating & Air Conditioning Code Adopted.

The Standard Mechanical Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Mechanical Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 5 Gas Code Adopted.

The Standard Gas Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Gas Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 6 Housing Code Adopted.

The Standard Housing Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Housing Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 7 Fire Prevention Code Adopted.

The Standard Fire Prevention Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Fire Prevention Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 8 Swimming Pool Code Adopted.

The Standard Swimming Pool Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Swimming Pool Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 9 Amusement Device Code Adopted.

The Standard Amusement Device Code, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Amusement Device Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

Section 10 Unsafe Building Code Adopted.

The Standard Code for the Elimination or Repair of Unsafe Buildings, as now or hereafter amended, has been adopted as a general ordinance of the City and is incorporated by reference herein. A copy of the current Unsafe Buildings Code and any deletions thereto shall be maintained in the office of the City Clerk and be available for inspection by the public.

ADDENDUM V
MOVING AND DEMOLITION OF BUILDINGS

Section 1 Moving and Demolition of Buildings Adopted.

Chapter 18 Article IV. Moving, Demolition of Buildings of the Code of Ordinances has been adopted as a general ordinance of the City of Suwanee. A copy of the current regulations pertaining to the moving and demolition of buildings and any additions, deletions or local amendments thereto shall be maintained in the office of the City Clerk and shall be available for inspection by the public.