

**AMENDMENT(S):**  
**AMD-2010-001**

**Ordinance Number: AMD-2010-001**

A RESOLUTION/ORDINANCE TO AMEND **ARTICLE V. ZONING DISTRICT DEVELOPMENT AND USE REGULATIONS** OF THE CITY OF SUWANEE ZONING ORDINANCE; AND OTHER PURPOSES

**WHEREAS**, the Mayor and Council of the City of Suwanee have adopted and enacted the 1998 Zoning Ordinance of the City of Suwanee, Georgia in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of Suwanee; and

**WHEREAS**, the City of Suwanee Zoning Ordinance provides rules, regulations, requirements and standards for various land uses within the City of Suwanee; and

**WHEREAS**, the Mayor and Council of the City of Suwanee find that the City of Suwanee Zoning Ordinance serves to promote the health, safety, morals, convenience, order, prosperity or the general welfare of the present and future inhabitants of the City of Suwanee; lessen congestion in the streets; secure safety from fire, panic and other danger; provide adequate light and air; prevent the overcrowding of land, avoid both undue concentration of population and urban sprawl; facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; protect property against blight and depreciation; encourage the most appropriate use of land, buildings and other structures throughout the City; secure economy in government expenditures; and other purposes; and

**WHEREAS**, the Mayor and Council find that the regulation of zoning district development and land use regulations in the city directly affects the public health, safety, welfare and property values. The city finds that providing zoning districts with permitted, conditional and special uses does not detract from the beauty and appearance of the city or adversely impact the well being of nearby residents, thus impacting property values. The city finds that there is a substantial need directly related to the public health, safety and welfare to routinely update and amend the zoning district development and land use regulations to address the current and future needs of the City.

**WHEREAS**, the Mayor and Council find that the attached amendment accomplishes said goals; and

**WHEREAS**, notice of said amendment has been duly advertised as required by local rules and State laws in the City's legal organ; and

**WHEREAS**, a duly advertised public hearing was held on the 27<sup>th</sup> of April 2010 by the Suwanee City Council; and

**NOW THEREFORE**, be it ordained and resolved and it is hereby resolved by the Mayor and Council of the City of Suwanee this the 27<sup>th</sup> day of April, 2010, that the City of Suwanee Zoning Ordinance, specifically Article V, is hereby amended as outlined on the attached Exhibit "A" which is herein incorporated by reference with any minor renumbering and general editing of the Zoning Ordinance as needed.

SUWANEE CITY COUNCIL, A  
GEORGIA MUNICIPAL  
CORPORATION

By:

\_\_\_\_\_  
Dave Williams, Mayor

By:

\_\_\_\_\_  
Jace Brooks, Mayor Pro Tem

By:

\_\_\_\_\_  
Jimmy Burnette, Councilmember

By:

\_\_\_\_\_  
Kevin McOmber, Councilmember

By:

\_\_\_\_\_  
Daniel F. Foster, Councilmember

By:

\_\_\_\_\_  
Richard I. Goodman, Councilmember

ATTESTED TO BY:

\_\_\_\_\_  
Elvira Rogers, City Clerk

APPROVED AS TO FORM BY:

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Gregory D. Jay, City Attorney  
Chandler, Britt, Jay & Beck, LLC

## Exhibit 'A'

Amend Article V Zoning District Development and Use Regulations as detailed below:

Delete from Section 500 R-140 Residential Single-Family District paragraph B Permitted Special Uses, the following uses: 1) Barber Shops as a Home Occupation and Beauty Parlors as a Home Occupation.

Delete from Section 501 R-100 Residential Single Family District Paragraph B Permitted Special Uses, the following uses: 1) Barber Shops as a Home Occupation and Beauty Parlors as a Home Occupation.

Add to Section 501A R-85 Residential Single Family District paragraph D to read as follows: Existing R-85 Residential Single Family District property shall not be required to obtain a Special Exception from the Zoning Board of Appeals in order to allow for a Barber Shop or Beauty Salon to operate as a Home Occupation. Said uses shall be subject to the requirements of Section 616 Home Occupations.

Delete from Section 502 RMD Residential Multi-Family Duplex District paragraph B Permitted Special Uses, the following uses: 1) Barber Shops as a Home Occupation and Beauty Parlors as a Home Occupation.

Delete from Section 502A R-75 Single-Family Residence District paragraph B Permitted Special Uses, the following uses: 1) Barber Shops as a Home Occupation and Beauty Parlors as a Home Occupation.

Delete from Section 512.2 Infill Residential District (IRD) paragraph B Permitted Special Uses, the following uses: 1) Barber Shops as a Home Occupation and Beauty Parlors as a Home Occupation.