

1998 Zoning Ordinance
Adoption/Amendment Index

1. **City of Suwanee 1998 Zoning Ordinance.** Adopted May 18, 1998 in its entirety.
2. **AMD-98-001: “Density Definition.”** An amendment to the Definitions section of the Ordinance to Substitute a revised definition for density. Adopted on June 16, 1998.
3. **AMD-98-004: “Variance Signs.”** An amendment to Section 1910. Zoning Board of Appeals to provide that the City of Suwanee places variances signs on applicant’s property prior to a variance hearing. Adopted on November 17, 1998.
4. **AMD-98-005: “Hotels/Motels.”** An amendment to Section 506 C-2 General Commercial District – Permitted Uses to establish certain requirements for hotels and motels within the City. Adopted on November 17, 1998.
5. **AMD-99-001: “Groundwater Recharge Area Protection.”** Creation of an overlay district with special development and environmental requirements for groundwater recharge areas. Adopted May 18, 1999.
6. **AMD-99-002: “Chattahoochee River Water Supply Watershed Protection.”** Creation of an overlay district with special development and environmental requirements for water Supply watershed areas. Adopted May 18, 1999.
7. **AMD-99-003: “Wetland Notification Requirements.”** An amendment to the City of Suwanee Zoning Ordinance to create Article VII. Wetland Requirements to require a process for U. S. Army Corp of Engineer approval of land disturbing activities within apparent wetland areas. Adopted May 18, 1999.
8. **AMD-99-004: “Planning Department Review Authorization.”** An amendment to the Zoning Ordinance to streamline the development process by authorizing the Planning and Inspections Department to review and approve site development plans. Adopted May 18, 1999.
9. **AMD-99-004A: “Architectural Standards.”** An amendment to Section 613. Exterior Architectural Requirements and Section 614. General Conditions to establish architectural and design standards for the City of Suwanee and repeal previous design requirements. Adopted June 22, 1999.
10. **AMD-99-005: “Billboard Requirements.”** An amendment to Article XVI. Signs to provide for and regulate off-site billboards. Adopted on October 16, 1999.
11. **AMD-99-007: “Planned Mixed-Use Development District.”** An amendment to Article V. Zoning District Development and Use Regulations to create Section 510 – PMUD – Planned Mixed-Use Development District. Adopted December 21, 1999.

12. **AMD-2000-001: “Comprehensive Zoning Ordinance Update.”** An overall update of the Zoning Ordinance. The update changed various definitions, uses, standards, regulations, and requirements contain within the Zoning Ordinance. The changes included amendments to Article III. Definitions; Article V. Zoning District Development and Use Regulations, including Section 500. R-140 Residential Single-Family District, Section 501. R-100 Residential Single-Family District, Section 502. RMD Residential Multi-Family Duplex District, Section 502A. TRD Transitional Residential Single-Family District, Section 503. RM-6 Residential Multi-Family District, Section 504. RM-8 Residential Multi-Family District, Section 505. C-1 Neighborhood Commercial District, Section 506. C-2 General Commercial District, Section 506.1 C-2A Special Commercial District, Section 507. C-3 Special Commercial District, Section 508. O-I Office-Institutional District, Section 509. M-1 Light Industry District; Article XV. Parking Requirements; Article XX. Zoning Board of Appeals; adding a new Article XXII. Special Use Permits. Adopted January 16, 2001.
13. **AMD-2001-002: “Floodplain.”** An amendment to Article XI. Floodplain General Regulations, amending the allowed uses of floodplain. Adopted February 20, 2001.
14. **AMD-2001-003: “M-1 Use Regulations.”** An amendment modifying Section 509. M-1 Light Industry District and Section 509B. Permitted Special Uses to regulate places of worship (including churches, mosques, synagogues, etc.) schools, and similar places in M-1 zoning districts. Adopted August 21, 2001.
15. **AMD-2001-004: “Adult Entertainment Establishments.”** An amendment modifying Article III. Definitions, and Article V. Zoning District Development and Use Regulations for the C-1. Neighborhood Commercial District, C-2. General Commercial District, C-2A. Special Commercial District-Alcoholic Beverage Sales and C-3. Special Commercial District zoning classifications to define and regulate adult entertainment facilities, including adult bookstores, adult movie houses, adult video stores, erotic dance establishments, and other similar uses. Adopted September 18, 2001.
16. **AMD-2002-001 – “Sign Ordinance Repeal and Adoption.”** An amendment to repeal Article XVI. Signs in its entirety, including the Section 1600 Preamble, Section 1600.1 General Provisions, Section 1601 Permit Applications, Section 1602 Expiration Date, Section 1603 Sign Permit Fees, Section 1604 Signs Prohibited, Section 1604.1 Right-Of-Way Removal, Section 1605 Signs Exempt From Specified Provisions Of This Resolution, Section 1606 Maintenance and Appearance of Signs, Section 1607 Illumination of Signs, Section 1608 Signs Permitted and Regulated in Zoning Districts According to the Purpose of Such Signs, Section 1608.1 Signs Permitted In Residential Districts, Section 1608.2 Signs Permitted in Commercial/Office/ Industrial Districts, Section 1608.3 Signs Permitted in C-3 and M-1 Zoning Districts, Section 1609 Signs Permitted With Special Permit, Section 1610 Residential Subdivision Signage, Section 1611 Project Directory Signs, Section 1612 Project Directional Signs, Section 1613 Generic Signs, Section 1614 Convenience Stores and Service Stations with

Pump Islands, Section 1615 Signs Permitted in I-85 Corridor, Section 1616 Structural and Electrical Standards, Section 1617 Non-Conforming Signs, Section 1617.1 Continuance of Non-Conforming Temporary and Portable Signs, Section 1618 Administration and Enforcement, and Section 1619 Severability and replace with a new Article XVI. Sign Ordinance which regulates all forms of signs throughout the City, and other purposes. In addition, this amendment proposes changes to Article III. Definitions to include relevant changes due to modifications in Article XVI. Adopted January 3, 2002.

17. **AMD-2002-002 – “Fuel Canopy Amendment.”** A proposed amendment to section VII. Roof Requirements of the City’s “Architectural and Design Standards” which are included as an addendum to the City of Suwanee Zoning Ordinance. Said amendment would modify said regulations to require pitched roofs for fuel canopies within the City of Suwanee, and other similar uses. Adopted September 17, 2004
18. **AMD-2002-004 – “Outdoor Storage Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III. Definitions and to modify Article V. Zoning District Development and Use Regulations for the C-1. Neighborhood Commercial District, C-2. General Commercial District, C-2A. Special Commercial District-Alcoholic Beverage Sales and C-3. Special Commercial District zoning classifications to define and regulate display of retail goods and outdoor storage. Adopted November 19, 2002.
19. **AMD-2002-005 – “TRD District Change/Creation of R-75 District.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article V. Zoning District Development and Use Regulations for the TRD. Transitional Residential Single Family District classification to regulate the parent lot size, grading and other requirements. Adopted December 12, 2002.
20. **AMD-2004-002 – “Conservation Subdivision Overlay District Amendment.”** An amendment to Article V. Zoning District Development and Use Regulations of the City of Suwanee Zoning Ordinance. This amendment to add Section 511. CSO Conservation Subdivision Overlay District creating a new overlay zoning district that would permit conservation-style residential subdivisions, and other similar purposes. Adopted February 17, 2004.
21. **AMD-2004-001 – “Buffer, Landscape and Tree Preservation Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article XVII Buffer, Landscape and Tree Preservation Requirements including the purpose; buffer regulations; off street parking lot planting requirements; landscape strips; tree preservation and replacement regulations; plan review procedures; replacement plan requirements; preservation plan requirements; density factor analysis; tree replacement standards; specimen trees; and enforcement, violation and appeals. Adopted March 16, 2004.
22. **AMD-2004-003 – “Annual Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to eliminate internal inconsistencies and clarify language throughout the ordinance includes of Article III. Definitions, Article IV.

Zoning Districts and Zoning Maps Establishment, Article V. Zoning District Development and Use Regulations, Article VI. General Development Regulations, Article VII. Permit Procedure and Requirements, Article XI. Floodplain General Regulations, Article XV. Parking Requirements, Article XVII. Tree Preservation, Article XVIII. Administration, Enforcement, Penalties, and Remedies, Article XX. Zoning Board of Appeals, Article XXI. Amendments.
Adopted March 15, 2005.

23. **AMD-2005-001 – “Old Town Overlay District – Old Town Commercial District and Infill Residential District.”** An amendment to the City of Suwanee Zoning Ordinance to add an overlay district with the approximately the same boundary as the Downtown Development Authority. This amendment includes design standards and two Zoning Districts for use within the OTOD: Old Town Commercial District and Infill Residential District. Adopted December 20, 2005.
24. **AMD-2006-001 – “Gwinnett County Annexed District.”** An amendment to the City of Suwanee Zoning Ordinance to add a district allowing property annexed into the City from unincorporated Gwinnett County to preserve land use rights as they were in unincorporated Gwinnett County. Adopted February 21, 2006.
25. **AMD-2006-002 – “Sign Ordinance – Temporary Advertising Devices.”** An amendment to the City of Suwanee Zoning Ordinance to regulate advertising inflatable devices and allowed locations for temporary advertising devices in certain circumstances. Adopted June 29, 2006.
26. **AMD-2006-003 – “Live-Work – Home Occupations.”** An amendment to the City of Suwanee Zoning Ordinance to define live-work units and allow home occupations from said units. Adopted June 29, 2006.
27. **AMD-2006-004 – “Infill Residential District.”** An amendment to the City of Suwanee Zoning Ordinance to modify the infill residential district to allow lot size averaging. Denied June 29, 2006.
28. **AMD-2006-005 – “Infill Residential District Repealer.”** An amendment to the City of Suwanee Zoning Ordinance to modify the infill residential district to allow lot size averaging. Denied September 19, 2006.
29. **AMD-2006-006 – “Zoning Board of Appeals Reorganization.”** An amendment to the City of Suwanee Zoning Ordinance to modify the terms and other organization structure of the Zoning Board of Appeals. Approved November 21, 2006.
30. **AMD-2006-007 – “Infill Residential District Amendment.”** Abandoned.
31. **AMD-2006-008 – “Backlight Awnings/Backlight Signs.”** An amendment to the City of Suwanee Zoning Ordinance to define and prohibit backlit awnings and backlight signs. Approved December 17, 2006.

32. **AMD-2008-001 – “Exempt and Window Sign Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to increase the size of signs and setback for signs exempt from the sign ordinance and to make the limitation for window signs 25 percent. Approved May 27, 2008.
33. **AMD-2008-002 – “Large Development/Projects Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to make development/projects in the R-140, R-100, R-85, R-75, RMD, IRD exceeding certain thresholds a special use. Approved May 27, 2008.
34. **AMD-2008-003 – “Electronic Signs Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to define and prohibit electronic signs. Approved September 23, 2008.
35. **AMD-2009-001 – “Blade and Projecting Signs Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to define and allow blade and projecting wall signs for Planned Multi-Tenant Offices, Institutions, Industrial or Shopping Centers. Approved February 24, 2009
36. **AMD-2009-002 – “Home Occupations.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions and create Section 616. Home Occupations. Approved June 25, 2009
37. **AMD-2009-003 – “Buffer, Landscape and Tree Preservation Ordinance Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to update the entire ordinance, specifically the areas regarding buffers regulations, landscape regulations, tree preservation and replacement regulations, compliance and enforcement, violation and appeals. Approved March 24, 2009.
38. **AMD-2009-004 – “Temporary Sign Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to redefine the time requirements for temporary advertising devices. Approved March 24, 2009.
39. **AMD-2009-005 – “Planned Mixed Use Development Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to amend regulations regarding minimum site area. Approved May 26, 2009.
40. **AMD-2009-006 – “Zoning Districts Land Use Update.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions and Article V Zoning District Development and Use Regulations in order to Modify the Permitted, Special and Conditional Uses in All Zoning Districts and amend Definitions to clarify some uses. Approved November 24, 2009.
44. **AMD-2009-007 – “Support of Comprehensive Planning.”** An amendment to create Section 2107. Support of Comprehensive Planning. Approved August 25, 2009.
45. **AMD-2010-001 - “Eliminate Barber Shops and Beauty Salons Special Use Permit Requirement.”** An amendment to the City of Suwanee Zoning

Ordinance to modify Article III Definitions and Article V Zoning District Regulations in order to eliminate the requirement for a Special Use Permit for Barber Shops and Beauty Shops in residential districts. Approved April 27, 2010.

46. **AMD-2010-002 – “Shared/Mixed-Use Parking.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions and Article XV Parking Regulations, Section 1501 and to create Section 1509 Shared/Mixed-Use Parking to establish procedures for meeting or reducing parking requirements through shared parking arrangements and/or providing a mix of appropriate uses. Approved April 27, 2010.
47. **AMD-2010-003 – “Light Retail Service.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions, Section 508.B and Section 509.B to allow light retail services as a special use in the O-I and M-1 Zoning Districts. Approved November 23, 2010.
48. **AMD-2012-001 – “Violations and Penalties.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article XVI Signs, Section 1606 Remedies, Article XVII Tree Preservation, Section 1706.2 Violation and Penalty and Article XVIII Administration, Enforcement, Penalties and Remedies, Section 1805, Penalties for Violation. Approved April 25, 2012.
49. **AMD-2012-002 – “Annual Amendment.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III. Definitions, Article IV. Zoning District Development and Zoning Maps Established, Article V. Zoning District Development and Use Regulations, Article XVII. Tree Preservation, Article XVIII. Administration, Enforcement, Penalties and Remedies, Article XX. Application of Regulations and Article XXI. Amendments, to eliminate internal inconsistencies, clarify language throughout the ordinance and to clarify the interpretation of zoning districts as they relate to railroad right-of-ways. Approved December 18, 2012
50. **AMD-2013-001 – “LED Light Strips.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions and Article XVI Signs to address the use of lighting in or as signage. Approved April 23, 2013.
51. **AMD-2013-002 – “Home Occupations.”** An amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions and Section 616 Home Occupations to include business like activities in residential areas. Approved May 28, 2013.
52. **AMD-2014-001 – “Governmental Use District.”** An amendment to Article III. Definitions to include a definition of Government Use or Building, to amend Article V. Zoning District Development and Use Regulations to create Section 514 – GUD Governmental Use District, and an amendment to Article XXI. Amendments to revise the notice requirements for City initiated rezonings. Adopted April 22, 2014.