

**ARTICLE IV**  
**ZONING DISTRICTS AND ZONING MAPS ESTABLISHED**

**SECTION 400. Establishment of Zoning Districts.**

For the purposes of this chapter, the incorporated area of the City is divided into Zoning Districts designated as follows:

R-140	Residential Single Family District
R-100	Residential Single Family District
R-85	Residential Single Family District (Repealed)
R-75	Residential Single Family District
RMD	Residential Multi-Family Duplex District
RM-6	Residential Multi-Family District
RM-8	Residential Multi-Family District
C-1	Neighborhood Commercial District
C-2	General Commercial District
C-2A	Special Commercial District
C-3	Special Commercial District
O-I	Office-Institutional District
M-1	Light Industry District
PMUD	Planned Mixed-Use Development District
CSO	Conservation Subdivision Overlay District
OTCD	Old Town Commercial District
IRD	Infill Residential District
GCA	Gwinnett County Annexed
GUD	Governmental Use District

**SECTION 401. Official Zoning Maps.**

The map or maps displaying the boundaries of all of the Zoning Districts are hereby made a part of this Ordinance and shall be known as "The Official Zoning Maps of the City of Suwanee". The Official Zoning Maps may be amended from time to time under the procedures set forth in this Ordinance.

**SECTION 402. Location and Maintenance of the Official Zoning Maps.**

The Official Zoning Maps shall be kept on file in the office of the director. It shall be the responsibility of the director or designee to execute changes made to the Official Zoning Maps as a result of map amendments (rezoning) acted upon by the Mayor and Council.

**SECTION 403. Boundaries and Location of Zoning Districts.**

The boundaries of the various Zoning Districts shall be as delineated on the Official Zoning Maps and as more specifically described by legal descriptions of properties which may have been rezoned from time to time.

Where different Zoning Districts are located on either side of an existing or proposed freeway, public street, railroad right-of-way or alley or other public right-of-way held in

fee simple, the Zoning District boundary shall be deemed to automatically extend to the centerline of said public right-of-way.

The boundaries of the various Zoning Districts may be changed from time to time through the procedures outlined for map amendments (rezoning).

#### **SECTION 404. Interpretation of the Official Zoning Maps.**

Where uncertainty exists with respect to the location of the boundaries of any Zoning District in the City, the following rules shall apply:

1. Where a Zoning District boundary line is shown as approximately following a corporate limits line, a militia district line, a land lot line, a lot line or the center line of a street, county road, a state highway, an interstate highway or a railroad right-of-way or such lines extended, then such lines shall be construed to be the Zoning District boundary lines.
2. Where a Zoning District boundary line is shown as being set back from a street, a county road, a state highway, an interstate highway or a railroad right-of-way, and approximately parallel thereto, then such Zoning District boundary line shall be construed as being at the scaled distance from the center line of the street, county road, state highway, interstate highway or railroad right-of-way and as being parallel thereto.
3. Where a Zoning District boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the Zoning District in which the greater portion of the lot lies shall apply to the balance of the lot except that such extension shall not include any part of the lot that lies more than 50 feet beyond the Zoning District boundary line.
4. In the case of a Through Lot fronting on two (2) approximately parallel streets that is divided by a Zoning District boundary line paralleling the streets, the restrictions of the Zoning District in which each frontage of the Through Lot lies shall apply to that portion of the Through Lot.
5. Whenever any street, alley, railroad or other public way is vacated or abandoned by official action of the City Council, the Zoning District adjoining each side of such street, alley, railroad or public way shall be automatically extended to the center of same and all area included therein shall then and henceforth be subject to all appropriate regulations of the extended district.

#### **SECTION 405. Zoning District of Annexed Property.**

All territory which may be annexed to the City shall automatically retain the same zoning classification as was designated by the former governing authority until otherwise amended by the City Council after a Public Hearing and a review by the Planning Commission. In the event that the existing Zoning District of the property is not included

in the Zoning Ordinance of the City, then the Zoning District most similar will take effect until otherwise determined.