



# CITY OF MILTON UDC CZIM MEETING 11.28.2023

# BACKGROUND

» The process started in 2017 with:

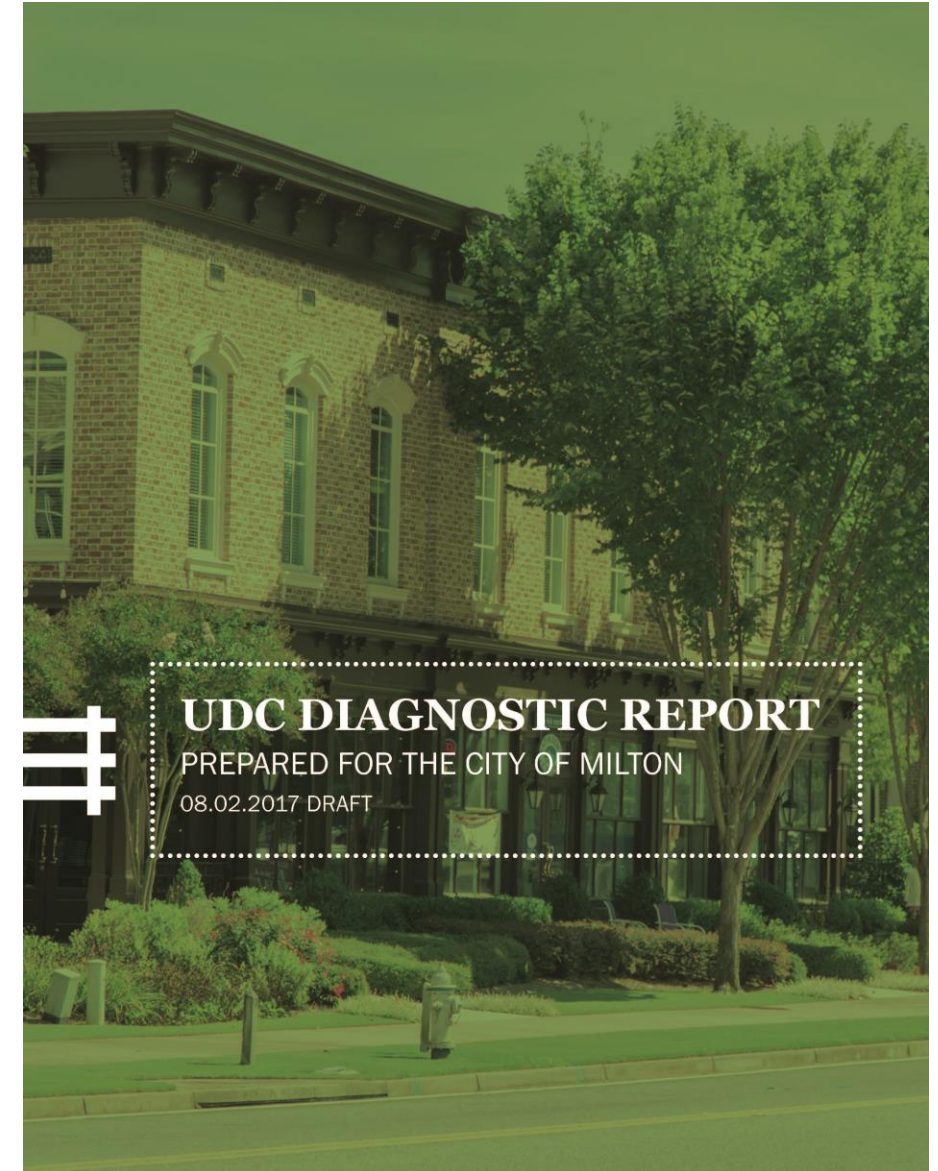
- Stakeholder interviews
- Review of City plans
- Technical review of codes
- Review of variance histories and typical zoning conditions





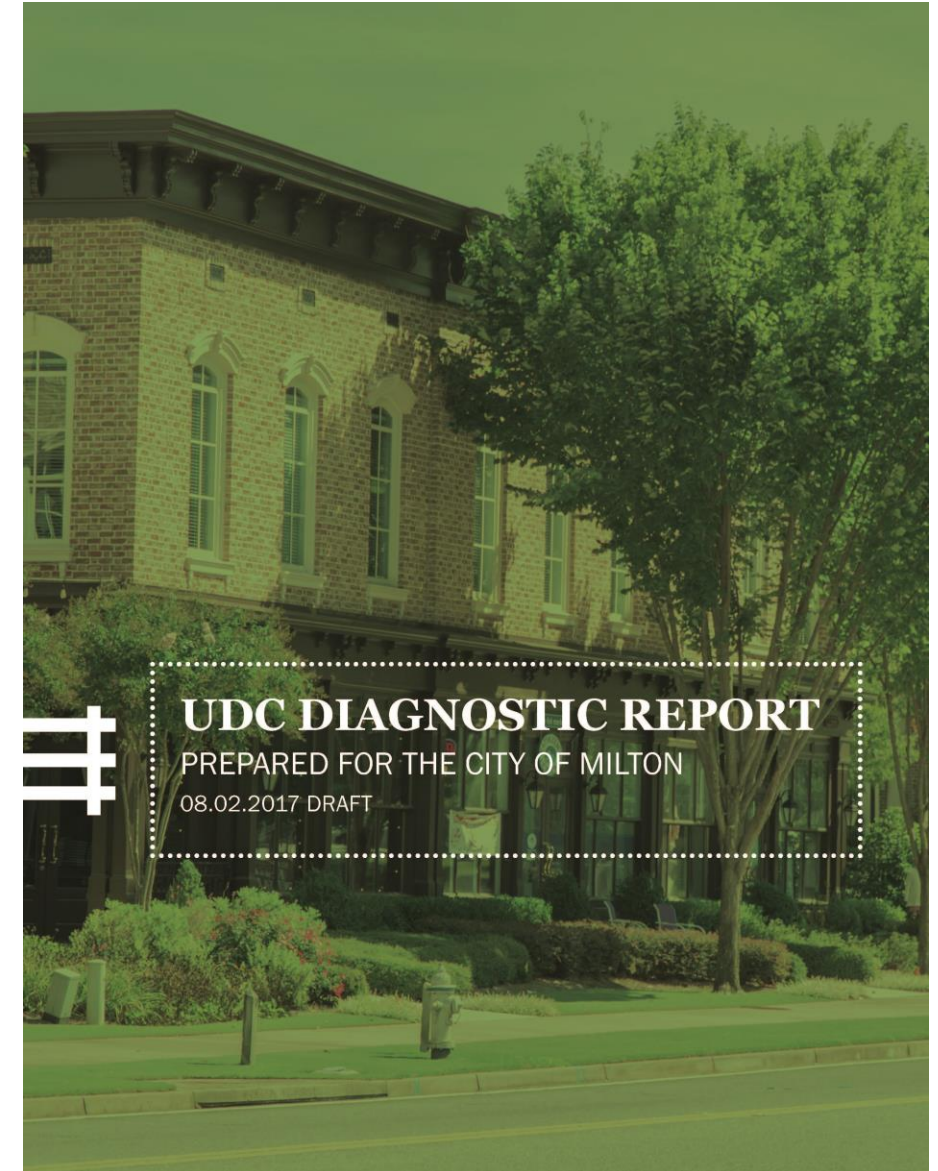
# BACKGROUND

- » UDC Diagnostic Report
  - Summarizes technical findings; and
  - Provides a “roadmap” for the creating the UDC
  - Identifies potential **TECHNICAL** and **POLICY** changes, but...



# BACKGROUND

- » UDC Diagnostic Report
  - Summarizes technical findings; and
  - Provides a “roadmap” for the creating the UDC
  - Identifies potential TECHNICAL and POLICY changes, but...
  - Only recommends **POLICY** changes in the draft UDC





| Recommendation  | Technical | Policy |
|---|-----------|--------|
| Work with City staff to discuss if there are reasons why definitions and/or criteria in the Stream Buffer Protection Article differ from what is currently stated within model ordinance. Incorporate any changes into the UDC.   | ✓         |        |
| Correct administrator of this ordinance to Director of Public Works, as requested by City staff. Verify that all procedures are directed to the appropriate City department/staff member, and incorporate necessary modifications into the UDC.   | ✓         |        |
| <b>Verify that the Board of Zoning Appeals (BZA) is listed to hear all variances.</b>   | ✓         |        |
| Clarify in the Stream Buffer Protection ordinance (or the general UDC penalty provisions of the UDC) that if any disturbance occurs within a stream buffer without appropriate approvals, an immediate stop work order may be issued until minimum corrective actions listed within the notice of violation are addressed. Discuss with City staff whether issuance of such a stop work order addresses City staff's concerns regarding duration of notice of violation, or if additional modifications are necessary to properly enforce the minimum stream buffer. Direction given by City staff will be incorporated into the new UDC. | ✓         |        |
| Reference other reviewing authorities that may require approval for disturbance within a stream buffer, such as State minimum buffer criteria and encroachment procedures, or US Army Corp of Engineers approval procedures for work within state waters and wetlands.  | ✓         |        |
| <b>Chapter 20: Environment   Article VI: Soil, Erosion, Sedimentation, and Pollution Control</b>  |           |        |
| Meet with City staff to discuss if there are reasons why definitions and/or criteria within the Stream Buffer Protection Article differ from what is currently stated within model ordinance. Incorporate direction given by City staff into UDC.   | ✓         |        |
| Correct the administrator of this ordinance to be the Director of Public Works. Verify if all procedures are directed to the appropriate City department/staff member, and incorporate necessary modifications with UDC update.   | ✓         |        |
| Verify that the Board of Zoning Appeals (BZA) is listed to hear all variances.  | ✓         |        |
| <b>Chapter 22: Fire Prevention</b>  |           |        |
| Work with City staff to explore if incentives can be created to encourage the installation of fire sprinklers in single-family houses.  |           | ✓      |
| <b>Chapter 48: Streets, Sidewalks, and Other Public Places</b>  |           |        |
| Remove the outdated website in Sec. 48-19 that references GDOT construction specifications. Include a general statement, such as, "The Georgia Department of Transportation Construction Specifications are hereby adopted and approved as if fully set forth herein. Current specifications can be found at <a href="http://www.dot.ga.gov/">http://www.dot.ga.gov/</a> ."   | ✓         |        |
| Remove references to specific editions of standards and manuals, such as AASHTO, MUTCD, Highway Capacity Manual, ITE, etc. If the City wants to reference editions, then update these to the current version, along with a note stating, "It is the responsibility of the applicant/developer to reference the most current standards." The UDC could also remove any reference to specific editions and insert this note, perhaps with a website address where the standards/manual could be found. This would eliminate the need to continually update the Code.  | ✓         |        |

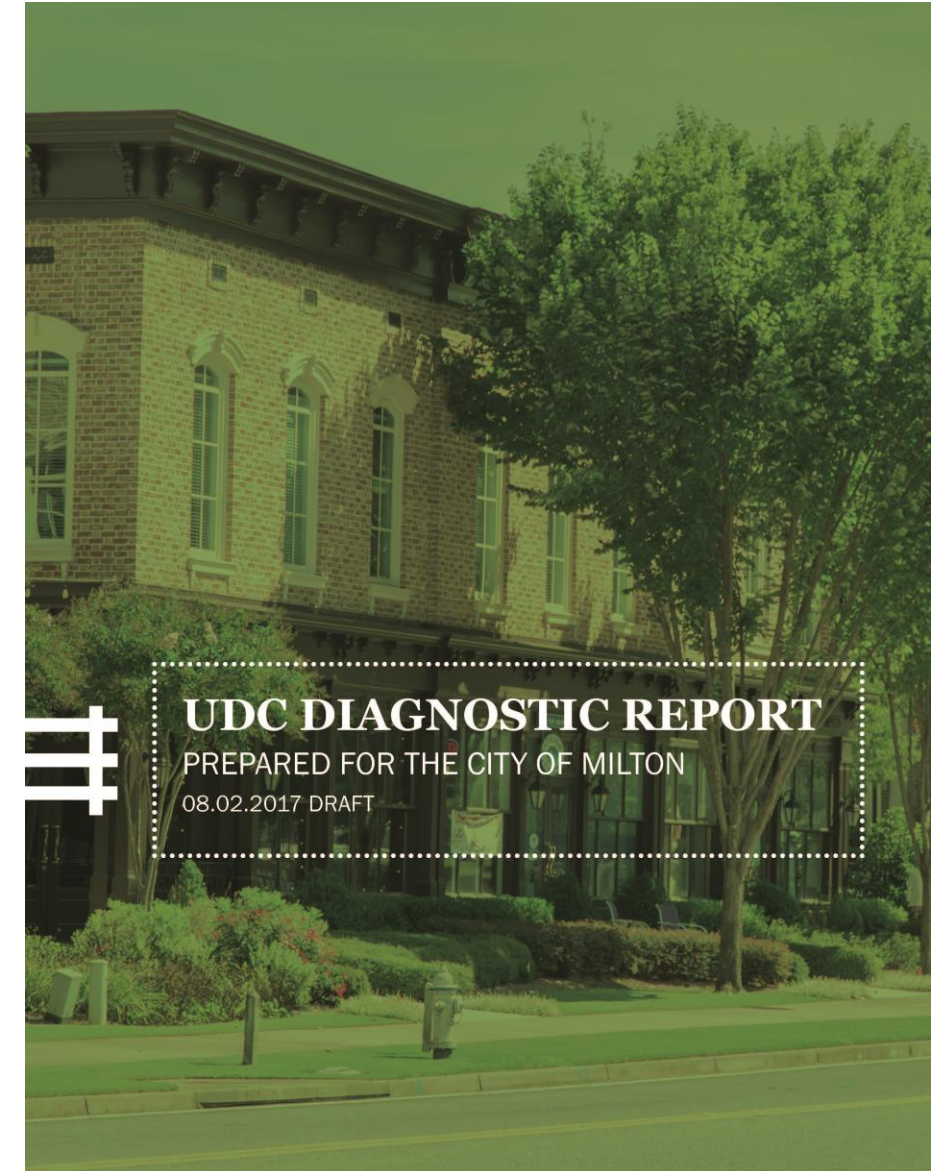
11.29.2017 DRAFT City of Milton UDC Diagnostic Report 5

| Recommendation  | Technical | Policy |
|---|-----------|--------|
| <b>Chapter 64: Zoning   Article I: In General</b>   |           |        |
| Consolidate all definitions from this Chapter into a single UDC definitions section.  | ✓         |        |
| Ensure that building height measurements in the zoning ordinance are the same as those in the building codes.   | ✓         |        |
| <b>Chapter 64: Zoning   Article II: General Provisions</b>  |           |        |
| Eliminate Article II, Division 4 Large-Scale Retail/Service Commercial Structures and Developments 75,000 Square Feet or Greater, but provide similar standards in the Deerfield Form-Based Code.   | ✓         |        |
| Update the permitted encroachments into yards to: <ul style="list-style-type: none"> <li>» Allow sun rooms to encroach up to 10 feet into a rear yard.</li> <li>» Allow fireplaces to encroach into side yards.</li> <li>» Establish standards for fire pit placement.</li> </ul> | ✓         | ✓      |
| <b>Chapter 64: Zoning   Article III: Tree Preservation</b>  |           |        |
| Incorporate ongoing changes to this Article and Chapter 60 Vegetation into the UDC.   | ✓         |        |
| Work with City staff to update the landscape strips/buffers section in Article II Tree Preservation and administrative guidelines Sec. 64-237.  | ✓         |        |
| <b>Chapter 64: Zoning   Article IV: Floodplain Management</b>   |           |        |
| Consolidate the requirements of this article and Chapter 20, Article II into a single article in the UDC. See Chapter 20 recommendations for more detail. <b>Incorporate floodplain platting-related requirements into the new subdivision section.</b>                           | ✓         |        |
| <b>Chapter 64: Zoning   Article V: Inclusionary Zoning</b>  |           |        |
| Eliminate Article V: Inclusionary Zoning, which has been sunsetted and is no longer applicable in Milton.   | ✓         |        |
| <b>Chapter 64: Zoning   Article VI: Zoning Text, District Classification and Boundaries</b>   |           |        |
| <b>Create an equestrian zoning district.</b>  |           | ✓      |
| Eliminate unmapped zoning districts.  | ✓         |        |
| <b>Chapter 64: Zoning   Article VIII: Off-Street Parking and Loading</b>  |           |        |
| Work with city staff to update parking requirements citywide, particularly in mixed-use settings.   | ✓         |        |
| Create parking standards for fitness centers/gyms <b>and other uses not included.</b>   |           | ✓      |
| <b>Chapter 64: Zoning   Article IX: Administrative Permits and Use Permits</b>  |           |        |
| Work with staff and City Council to evaluate the need for specific use permits. Ensure that all use permits include clear standards.  | ✓         |        |
| Eliminate landfills, transfer stations, quarries, and surface mining sites as permitted uses citywide.  |           | ✓      |
| Eliminate medical-related lodging as a permitted use citywide. This use was created by Fulton County to allow a Ronald McDonald House in unincorporated Sandy Springs but is not applicable to Milton.  | ✓         |        |

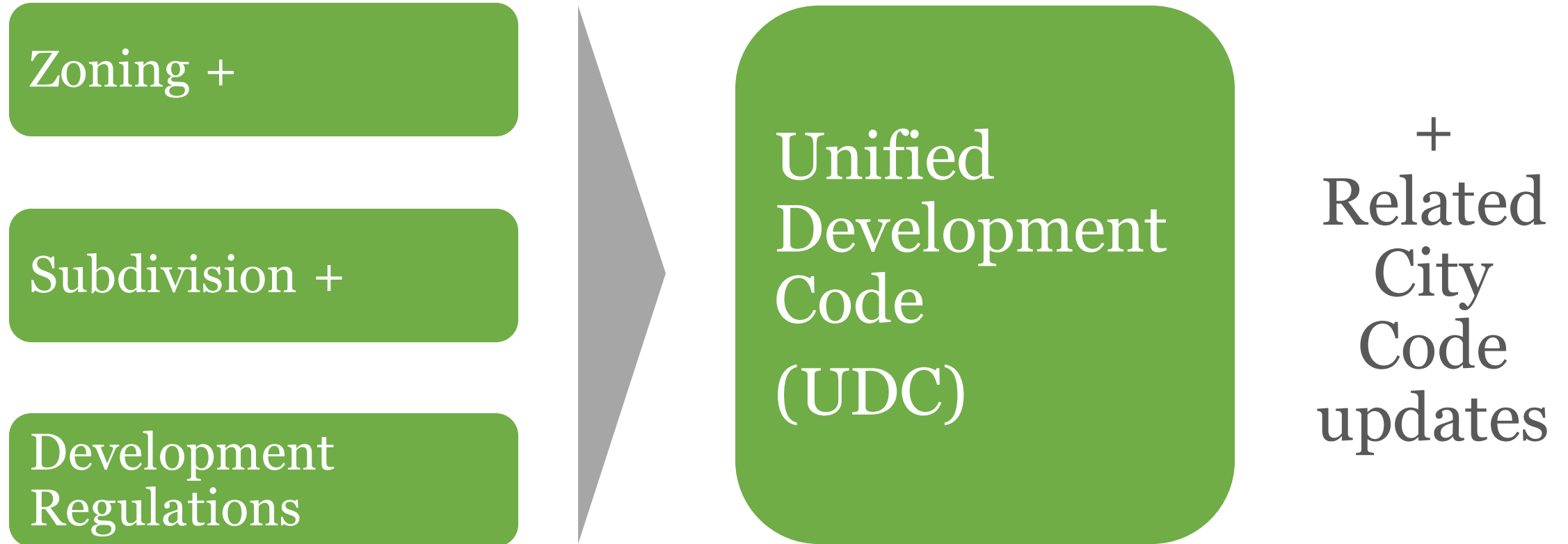
8 City of Milton UDC Diagnostic Report 11.29.2017 DRAFT

# BACKGROUND

- » City Council approves strategy on
  - August 2017
- » Draft Version 0 (Vo) for staff review
  - 80% draft
  - February 2018
- » Draft Version 1 (V1) for staff review
  - 95% draft
  - April 2019
- » Project put on hold
  - May 2019



# UNIFIED DEVELOPMENT CODE



# WHY WOULD WE WANT A UDC?

## » Consistency

- Public policy
- Procedures, permits
- Definitions

## » “One stop shop”

- Documents in the same place
- Cross-referenced and clickable

## » Opportunity to change intended audience

- Less focus on lawyers, more focus on daily users



# UNIFIED DEVELOPMENT CODE

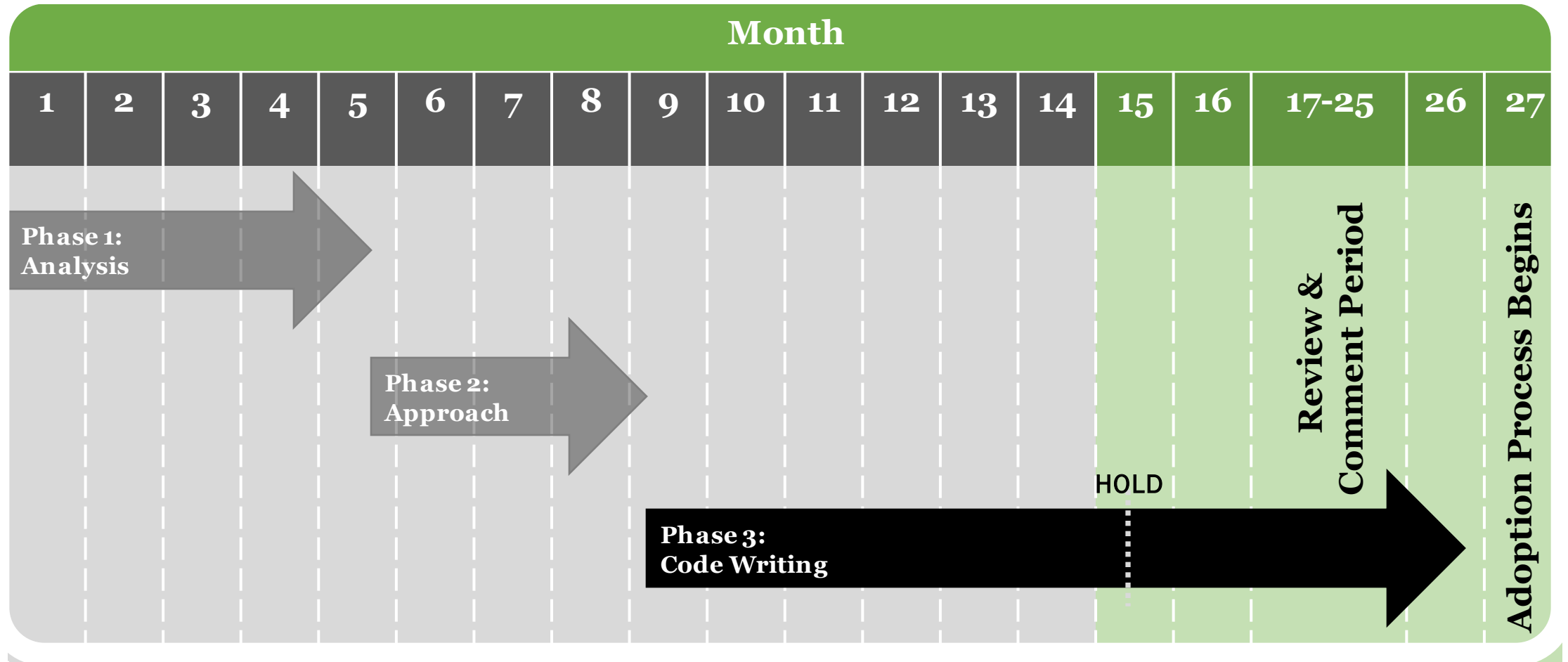


**The Policy**



**The Tool**  
(STWP LU.12, 2023)

# PROCESS



# REVIEW & COMMENT PERIOD

- » Planning Commission review sessions
- » Konveio UDC website
  - General public review
- » City staff technical review

require the rearrangement of lots to include such land.

- E. The Director ~~may~~ <sup>shall</sup> not approve developments when the planned features specified by paragraphs A through D above are not incorporated. <sup>extra space</sup>

#### 10.1.4. Right-Of-Way Dedication Policy

##### A. Administration

The Public Works Director and the Community Development Director will determine whether right-of-way must be reserved or dedicated to conform to this article.

##### B. Rights-of-way Acceptable to the City

As developers submit plans in locations specified in Sec. 10.1.3 above, the City must require either:

1. A reserved right-of-way on the plans and recorded; or
2. A fee simple <sup>transfer</sup> free to the City at LDE <sup>of the City final plat</sup> permitting.

Such benefit will result in impact fee credits to the developer from the Director where those improvements are determined to be system improvements.

*Approval and the signing of the final plat.*

#### 10.2. Development Utilities

##### 10.2.1. General

###### A. Applicability

All developments and subdivisions must conform to the standards of this section.

###### B. Land Suitability

Land subject to flooding, improper drainage, erosion, and deemed unsuitable for development in accordance with the City's standards may not be platted for any use that would continue such conditions or increase the danger to health, safety, life, or property unless steps are taken to eliminate these hazards.

###### C. Conformance with Other Requirements

Every developer must install the appropriate public utility and improvements referenced in this section in accordance with the following:

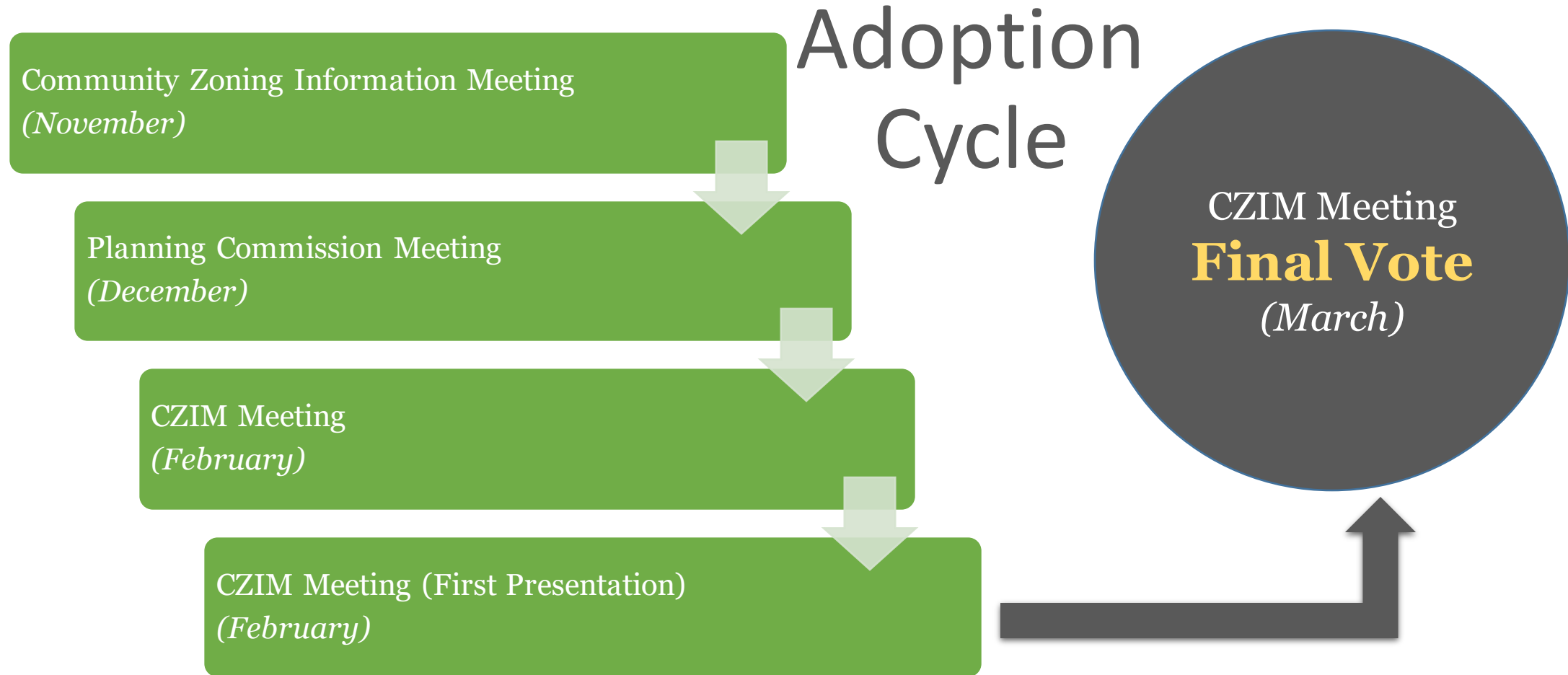
1. Any adopted State, County, and City Standard Specifications and Details.
2. Water and sewer Regulations of Fulton County.
3. Sec. 11.1 Tree Canopy Conservation Ordinance

##### 10.2.2. Water Supply

- Other authorized jurisdictions*
- A. Water supply and services shall be regulated by Fulton County <sup>or other authorized</sup>.
  - B. Where a public water supply is not available, each lot in a subdivision must be furnished with a water supply system approved by the Fulton County health department.
  - C. A separate water service connection must be provided for each dwelling unit. Meters



# PROJECT SCHEDULE





# Draft UDC Version 6 (V6)

# KEY IMPROVEMENTS

- » Language and Format
- » Usability
- » Strategic Content Changes
  - Consistent terms (definitions)
  - Clarified language

## 13.1. Defined Terms

### 13.1.1. General

The following words, terms, and phrases, when used in this UDC, have the meanings given in this article, except where the context clearly indicates a different meaning or when alternative meanings are otherwise provided in this UDC.

Additional words and terms related to the use of property are defined in Article 8.

Words not defined in this article have the meaning given by Merriam-Webster's Collegiate Dictionary (latest edition).

The following apply to the use of words in this UDC:

1. Words used in the present tense include the future tense.
2. Words used in the singular include the plural and vice versa.
3. The words "shall," "must," and "will" are mandatory.
4. The word "may" is permissive.
5. The phrases "must not," "may not," and other negative forms of "may" (e.g., "No person may...") are prohibitive.
6. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the zoning districts established by this UDC.
7. The phrase "used for" includes the phrases "arranged for," "designed for," "intended for," "maintained for" and "occupied for."

Whenever the term "dwelling unit," "dwelling," "premises," "building," "roominghouse," "rooming unit," "housekeeping unit" or "story" is stated in this UDC, it will be construed as though it was followed by the words "or any part thereof."

### 13.1.2. Abbreviations

The following abbreviations appear frequently in this UDC.

| Abbreviation | Full Term  |
|--------------|--|
| AASHTO       | American Associates of State Highway and Transportation Officials                                      |
| ADA          | Americans with Disabilities Act  |
| ADT          | Average Daily Trips  |
| avg.         | Average  |
| BMP          | Best management practices  |
| CZIM         | Community zoning information meeting   |
| DNR          | The Georgia Department of Natural Resources  |
| DBH          | Diameter at breast height  |
| DRI          | Development of Regional Impact   |
| CFR          | Code of Federal Regulations  |
| EPD          | Environmental Protection Division  |
| FAA          | Federal Aviation Administration  |
| FBC          | Form-Based Code  |
| FCC          | Federal Communications Commission  |
| FEMA         | The Federal Emergency Management Agency  |
| FHBM         | Flood Hazard Boundary Map  |
| FIRM         | Flood Insurance Rate Map   |
| Ft. or ft.   | Feet, foot   |
| GDOT         | Georgia Department of Transportation   |
| GIS          | Geographic information systems   |
| GSA          | Geographic search area   |
| GSMM         | The latest edition of the Georgia Stormwater Management Manual, Technical Handbook, and its Appendices |
| LDP          | Land disturbance permit  |
| max.         | Maximum  |
| min.         | Minimum  |
| MPH          | Miles per hour   |
| MS4          | Municipal separate storm sewer systems   |



# KEY IMPROVEMENTS

- » Graphics
  - Existing
  - New

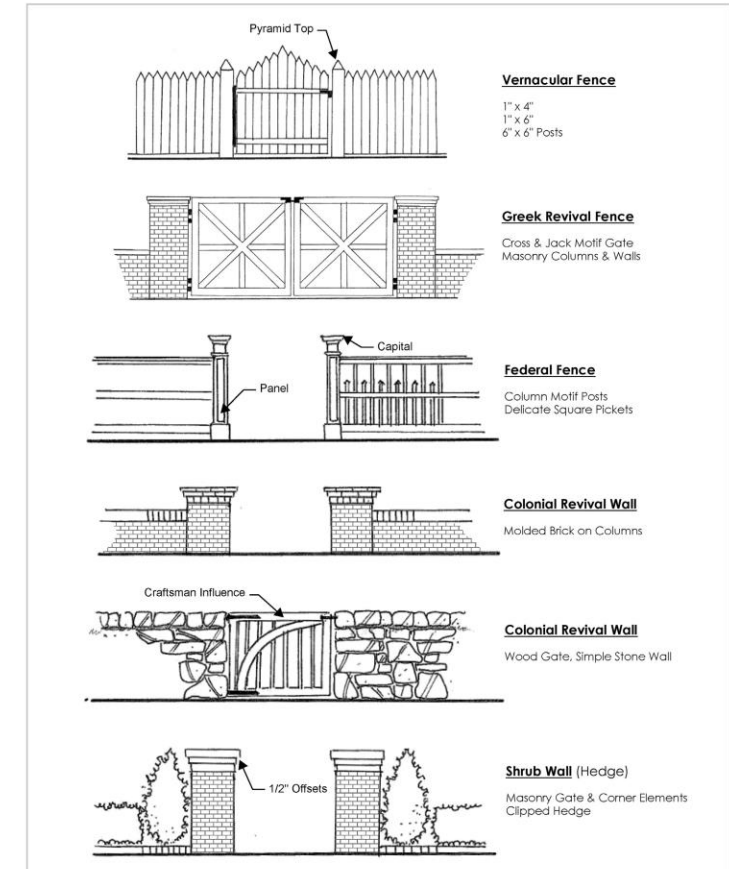


Figure 6.4.2.G.1. Allowed Fencing

# KEY IMPROVEMENTS

## » Tables

- Existing
- New

### 12.1. Summary of Review Authority

#### 12.1.1. Summary of Review Authority

The following table summarizes the review, approval, and appeal authority of the various review bodies and officials that implement and administer this UDC. The table is not all-inclusive.

| Key:<br>R = Review & Recommendation<br>D = Final Decision<br>A = Appeal<br>PH = Public Hearing | Cross Reference | Approval Authority  |                     |     |                         |                     |              |  |
|--|-----------------|---------------------|---------------------|-----|-------------------------|---------------------|--------------|--|
|  |                 | Design Review Board | Comm. Dev. Director | HPC | Board of Zoning Appeals | Planning Commission | City Council |  |
| Approval Process   |                 |                     |                     |     |                         |                     |              |  |
| Legislative Review   |                 |                     |                     |     |                         |                     |              |  |
| UDC Text Amendment (Zoning)  | Sec. 12.3       |                     | R                   |     |                         | R-PH                | D-PH         |  |
| UDC Text Amendment (Not Zoning)  | Sec. 12.3       |                     | R                   |     |                         |                     | D-PH         |  |
| Zoning Map Amendment (Rezoning)  | Sec. 12.3       | R                   | R                   |     |                         | R-PH                | D-PH         |  |
| Regulating Plans, Infill Regulating Plans (Form-Based Codes)                                   | Article 7       | R                   | R                   |     |                         | R-PH                | D-PH         |  |
| Use Permit   | Sec. 12.5.2     | R                   | R                   |     |                         | R-PH                | D-PH         |  |
| Zoning Modification  | Sec. 12.4.2.B   |                     | R                   |     |                         |                     | D-PH         |  |
| Subdivision Review   |                 |                     |                     |     |                         |                     |              |  |
| Preliminary Plat   | Sec. 12.6.3     |                     | D                   |     |                         | R-PH                | A-PH         |  |
| Final Plat   | Sec. 12.6.4     |                     | R                   |     |                         |                     | D-PH         |  |
| Minor Plat   | Sec. 12.6.5     |                     | D                   |     | A-PH                    |                     |              |  |
| Form-Based Code Review   |                 |                     |                     |     |                         |                     |              |  |
| Code Compliance Certificate  | Article 7       |                     | D                   |     | A-PH                    |                     |              |  |
| Permit Review  |                 |                     |                     |     |                         |                     |              |  |
| Administrative Permit  | Sec 12.5.1      |                     | D                   |     | A-PH                    |                     |              |  |
| Land Disturbance Permit  | Sec. 12.8.2     | R[1]                | D                   |     | A-PH                    |                     |              |  |
| Certificate of Endorsement   | Sec. 12.8.1     | R                   | D                   |     | A-PH                    |                     |              |  |
| Certificate of Appropriateness   | Sec. 12.7.4     |                     |                     | D   |                         |                     | A            |  |
| Building Permit  | Sec. 12.2.3     | R[1]                | D                   |     | A-PH                    |                     |              |  |
| Demolition Permit  | Sec. 12.8.6     |                     | D                   |     | A-PH                    |                     |              |  |
| Tree Removal Permit  | Sec. 11.1       |                     | D                   |     | A-PH                    |                     |              |  |
| Relief   |                 |                     |                     |     |                         |                     |              |  |
| Administrative Variance, Administrative Minor Variance, Minor Variance                         | Sec. 12.4.2.A   |                     | D                   |     | A-PH                    |                     |              |  |
| Administrative Modification  | Sec. 12.4.2.B   |                     | D[2]                |     |                         |                     |              |  |
| Warrant (Form-Based Codes)   | Article 7       |                     | D                   |     |                         |                     |              |  |
| Primary Variance   | Sec. 12.4.2.A   | R                   | R                   |     | D-PH[3]                 |                     |              |  |
| Secondary Variance   | Sec. 12.4.2.A   |                     |                     |     | D-PH                    |                     |              |  |
| Concurrent Variance  | Sec. 12.4.2.A   | R                   | R                   |     |                         | R-PH                | D-PH         |  |

Tables notes:

[1] Review is limited. See Sec. 12.2.3

[2] Appeals are processed as a Zoning Modification.

[3] Includes stream buffer variances that are not concurrent with rezoning, use permit, or zoning modification.

# UDC TABLE OF CONTENTS

- » Article 1. General Provisions
- » Article 2. Rules Applicable to All Districts
- » Article 3. Agricultural Districts
- » Article 4. Residential Districts
- » Article 5. Business Districts
- » Article 6. Special Purpose Districts
- » Article 7. Form Based Codes
- » Article 8. Use Provisions

## Zoning Ordinance



# UDC TABLE OF CONTENTS

- » Article 9. Site Development
- » Article 10. Streets and Public Improvements
- » Article 11. Environment
- » Article 12. Administration
- » Article 13. Definitions

Zoning  
Ordinance  
(Portions)

## 3.1. AG-1 Agricultural

### 3.1.1. Scope and Intent



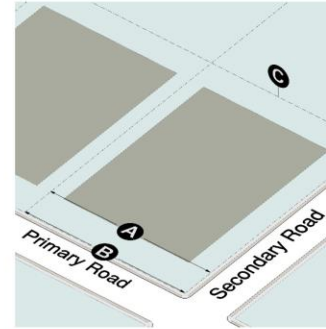
This section contains the AG-1 district regulations. The AG-1 district is intended to encompass lands devoted to a wide range of uses, including:

- A. Individual parcels devoted to residential use;
- B. Single-family subdivisions;
- C. Agricultural; and
- D. Closely related uses.

### 3.1.2. Uses

See Article 8.

### 3.1.3. Dimensional Standards



#### Lots on Paved Roads

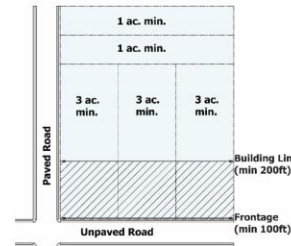
|             |              |
|-------------|--------------|
| A Width:    | 100 ft. min. |
| B Frontage: | 35 ft. min.  |
| C Area:     | 1 ac. min.   |

#### Lots on Unpaved Roads

|                 |              |
|-----------------|--------------|
| A Width:        | 200 ft. min. |
| B Frontage: [1] | 100 ft. min. |
| C Area:         | 3 ac. min.   |

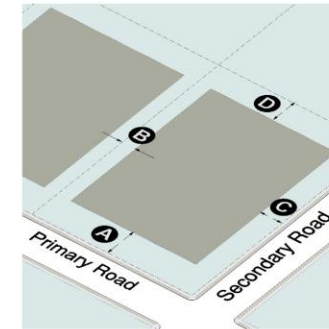
Table note:

[1] Shall be maintained to front building line.



Graphic of three-acre lots

### 3.1.4. Building Placement



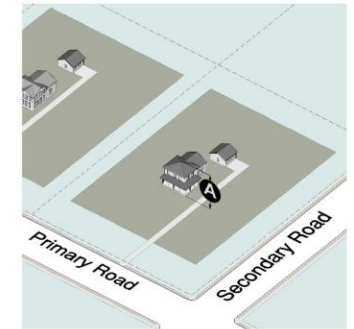
#### Principal Building Setbacks

|                         |             |
|-------------------------|-------------|
| A Front Yard:           | 60 ft. min. |
| B Side Yard (interior): | 25 ft. min. |
| C Side Yard (street):   | 40 ft. min. |
| D Rear Yard:            | 50 ft. min. |

#### Accessory Structure Setbacks

Accessory structures may be located in rear or side yards but shall not be located within a minimum yard. Additional standards may apply to specific accessory uses in [Sec. 8.8](#).

### 3.1.5. Bulk and Mass



#### Building Height

|                    |                                  |
|--------------------|----------------------------------|
| A Single-family    | <a href="#">See Sec. 6.3.3.B</a> |
| B Other Buildings: | 40 ft. max.                      |

#### Heated Floor Area

There is no minimum heated floor area in this district.

8-62

Unified Development Code | City of Milton



## DEERFIELD FORM-BASED CODE

City of Milton

TABLE 10: Specific Function and Use. This table expands the categories of Table 9 to designate specific Functions and uses within Tract Zones.

R: ALLOWED BY RIGHT

W: ALLOWED BY WARRANT

U: ALLOWED BY USE PERMIT

a. RESIDENTIAL<sup>1</sup>

|                 | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|-----------------|----|----|----|-------------------|--------------------|-----------------|----|
| Apartment       |    |    |    | U                 | U                  | U               | U  |
| Livestock Pen   | R  | R  | R  | R                 | R                  | R               | R  |
| Bedroom         | R  | R  | U  | U                 | U                  |                 |    |
| Duplex          |    |    | R  | R                 | R                  | R               | R  |
| Courtyard House |    |    | R  | R                 | R                  | R               | R  |
| Sideyard House  | R  | R  | R  | R                 | R                  | R               | R  |
| Cottage         | R  | R  | R  | R                 | R                  | R               | R  |
| House           | R  | R  | R  | R                 | R                  | R               | R  |
| Accessory Unit  | R  | R  | R  | R                 | R                  | R               | R  |

## b. LODGING

|                     | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|---------------------|----|----|----|-------------------|--------------------|-----------------|----|
| Motel, hotel        |    |    |    | R                 | R                  | R               | R  |
| Bed & Breakfast Inn | U  | U  | R  |                   | R                  | R               | R  |

## c. OFFICE

|                              | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|------------------------------|----|----|----|-------------------|--------------------|-----------------|----|
| Office                       |    |    |    | R                 | R                  | R               | R  |
| Radio and Television Station |    |    |    | U                 | U                  | U               | U  |
| Livestock Unit               | R  | R  | R  | R                 | R                  | R               | R  |

## d. RETAIL

|   | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|---|----|----|----|-------------------|--------------------|-----------------|----|
| Open-Market Structure   | R  | R  | R  | R                 | R                  | R               | R  |
| General Retail  |    |    | R  | R                 | R                  | R               | R  |
| Pam Shop  |    |    | R  | R                 | R                  | R               | R  |
| General Service   |    |    | R  | R                 | R                  | R               | R  |
| Animal Station  | U  | U  | U  | U                 | U                  | U               | U  |
| Restaurant  | R  | R  | R  | R                 | R                  | R               | R  |
| Freestanding Fast Food Restaurant   | R  | R  | R  | R                 | R                  | R               | R  |
| Shop  | R  | R  | R  | R                 | R                  | R               | R  |
| Drive-Through Facility <sup>7</sup>   |    |    | R  | R                 | R                  | R               | R  |
| Push Cart   |    |    |    | W                 | W                  | W               | W  |
| Liquor Selling Establishment  |    |    |    | W                 | W                  | W               | W  |
| Sell Service Laundry  |    |    |    | W                 | W                  | W               | W  |
| Laundry and Dry Cleaning Shop   |    |    |    | W                 | W                  | W               | W  |
| Bank/Financial Institution  |    |    |    | R                 | R                  | R               | R  |
| Mail Box/Station  |    |    |    | W                 | W                  | W               | W  |
| Check Cashing Establishment   |    |    |    | W                 | W                  | W               | W  |
| Adult Entertainment   |    |    |    |                   |                    |                 |    |
| Fortune Telling Establishment   |    |    |    |                   |                    |                 |    |
| Massage Parlor, Pool Hall, Escort and Dating Services, Tattoo and Body Piercing Establishment |    |    |    |                   |                    |                 |    |

## e. CIVIC

|                                  | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|----------------------------------|----|----|----|-------------------|--------------------|-----------------|----|
| Bus Shelter                      | R  | R  | R  | R                 | R                  | R               | R  |
| Convention Center                |    |    |    | W                 | W                  | W               | W  |
| Conference Center                |    |    |    | W                 | W                  | W               | W  |
| Fountain or Public Art           | R  | R  | R  | R                 | R                  | R               | R  |
| Theater                          | R  | R  | R  | R                 | R                  | R               | R  |
| Indoor Commercial Amusement      | R  | R  | R  | R                 | R                  | R               | R  |
| Outdoor Commercial Amusement     | R  | R  | R  | R                 | R                  | R               | R  |
| Museum                           | R  | R  | R  | R                 | R                  | R               | R  |
| Assembly Hall, Indoor Auditorium | R  | R  | R  | R                 | R                  | R               | R  |
| Gymnasium                        | R  | R  | R  | R                 | R                  | R               | R  |
| Outdoor Auditorium               | W  | W  | W  | W                 | W                  | W               | W  |
| Parking Structure                | R  | R  | R  | R                 | R                  | R               | R  |
| Passenger Terminal               |    |    |    |                   |                    |                 |    |
| Sports Stadium                   |    |    |    |                   |                    |                 |    |
| Public Parking Lot               |    |    |    | W                 | W                  | W               | W  |
| Place of Worship                 | U  | U  | U  | R                 | R                  | R               | R  |

1. This table notwithstanding, all senior housing shall comply with Sec. 64-1034(a).

2. T4-Open

3. Includes T5-Limited subject to Table 9

4. See Sec. 4.14 for additional requirements

## f. OTHER: AGRICULTURE

|   | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|---|----|----|----|-------------------|--------------------|-----------------|----|
| Grain Storage                                       | R  |    |    |                   |                    |                 |    |
| Livestock Pen                                       | W  |    |    |                   |                    |                 |    |
| Greenhouse  | R  | W  |    |                   |                    |                 |    |
| Stable  | R  | W  |    |                   |                    |                 |    |
| Veterinary Clinic/Hospital, Kennel with inside pens |    |    |    |                   | W                  | W               | W  |
| Kennel with Outside Pens                            |    |    |    |                   |                    |                 |    |
| Pet Grooming <sup>11</sup>                          |    |    |    |                   | R                  | R               | R  |

## g. OTHER: AUTOMOTIVE

|  | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|--|----|----|----|-------------------|--------------------|-----------------|----|
| Gasoline Station <sup>8</sup>            |    |    |    | R                 | R                  | R               | R  |
| Automotive Specialty Shop                |    |    |    | R                 | R                  | R               | R  |
| Service Station                          |    |    |    | R                 | R                  | R               | R  |
| Automotive Garage, Repair Garage         |    |    |    |                   |                    |                 |    |
| Automobile and Light Truck Sales/Leasing |    |    |    |                   |                    | W               | W  |
| Car Wash <sup>9</sup>                    |    |    |    |                   |                    | W               | W  |
| Drive-Through Facility <sup>7</sup>      |    |    |    |                   |                    | R               | R  |

## h. OTHER: CIVIL SUPPLY

|   | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|---|----|----|----|-------------------|--------------------|-----------------|----|
| Fire Station  | R  | R  | R  | R                 | R                  | R               | R  |
| Police Station  | W  | W  | W  | W                 | W                  | W               | W  |
| Cemetery  | U  | U  | U  |                   |                    |                 |    |
| Funeral Home  |    |    |    | R                 | R                  | R               | R  |
| Hospital  |    |    |    | R                 | R                  | R               | R  |
| Medical Office, Clinic  |    |    |    | R                 | R                  | R               | R  |
| Assisted Living, Convalescent Home, Personal Care Home, Nursing Home, Hospice |    |    |    | R                 | R                  | R               | R  |

## i. OTHER: EDUCATION

|   | T2 | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|---|----|----|----|-------------------|--------------------|-----------------|----|
| School of Business, Dance, Music or Similar |    |    |    | W                 | W                  | W               | W  |
| College                                     | U  | U  | U  | U                 | U                  | U               | U  |
| High School                                 | U  | U  | U  | U                 | U                  | U               | U  |
| Trade School                                | U  | U  | U  | U                 | U                  | U               | U  |
| Elementary School                           | U  | U  | U  | U                 | U                  | U               | U  |
| Children's Center <sup>10</sup>             |    |    |    | U                 | U                  | R               | R  |

## j. OTHER: INDUSTRIAL

|  | T2   | T3 | T4 | T4-P <sup>9</sup> | T4-O <sup>10</sup> | T5 <sup>1</sup> | T6 |
|--|--|----|----|-------------------|--------------------|-----------------|----|
| Heavy Industrial Facility                    |  |    |    |                   |                    |                 |    |
| Light Industrial Facility                    |  |    |    |                   |                    |                 |    |
| Manufacturing                                |  |    |    |                   |                    |                 |    |
| Cannery                                      |  |    |    | R                 | R                  | R               | R  |
| Laundry and Dry Cleaning Distribution Center |  |    |    |                   |                    |                 |    |
| Research Laboratory                          |  |    |    |                   |                    | W               | W  |
| Water Supply Facility                        | W  | W  | W  | W                 | W                  | W               | W  |
| Sewer and Waste Facility                     | W  | W  | W  | W                 | W                  | W               | W  |
| Electric Substation                          | W  | W  | W  | W                 | W                  | W               | W  |
| Telecommunications                           | See Section 54 of the Code of the City of Milton |    |    |                   |                    |                 |    |
| Creation Facility                            |  |    |    |                   |                    |                 |    |
| Warehouse                                    |  |    |    |                   |                    |                 |    |
| Landscaping, Lawn Service                    |  |    |    | R                 | R                  | R               | R  |
| Produce Storage                              |  |    |    |                   |                    |                 |    |
| Recycling Center                             |  |    |    |                   |                    | R               | R  |

1. Includes both principal and accessory car washes.

2. Drive-through facilities are considered accessory to a Retail or Automotive Function.

3. See Sec. 64-1609 for additional requirements.

4. No overnight stay allowed.

5. T4-Permissible. See Sec. 4.6.16) for additional restrictions in the Five Acre Road Zone.

6. Only allowed in the Five Acre Road Zone and when accessory to a bank/financial institution.

7. Only allowed in the Five Acre Road Zone.

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Sec. 18.5 Standards and Tables: ARTICLE 18 DEERFIELD FORM-BASED CODE

Sec. 18.5.14, Table 10: Permitted Uses

| Use Category<br>Specific Use                             | Deerfield Form-Based Code                       |    |    |      |      |    | Definition/<br>Standards |
|--|---|----|----|------|------|----|--------------------------|
|  | T2  | T3 | T4 | T4-P | T4-O | T5 |                          |
| Church, temple, or other place of worship                | U   | U  | U  | P    | P    | P  | Sec. 8.4.1.B             |
| Club or lodge, non-profit                                |   |    |    |      |      |    | Sec. 8.4.1.C             |
| Colleges and universities                                | U   | U  | U  | U    | U    | U  | Sec. 8.4.1.D             |
| Library, museum  |   |    |    | P    | P    | P  | Sec. 8.4.1.E             |
| Public use   | R   | R  | R  | R    | R    | R  | Sec. 8.4.1.F             |
| School, private (K-12)                                   | U   | U  | U  | U    | U    | U  | Sec. 8.4.1.G             |
| School, special  | U   | U  | U  | U    | U    | U  | Sec. 8.4.1.H             |
| All parks and open space, as listed below:               |   |    |    |      |      |    | Sec. 8.4.2               |
| Cemetery/mausoleum                                       | U   | U  | U  |      |      |    | Sec. 8.4.2.B             |
| Golf course  |   |    |    |      |      |    | Sec. 8.4.2.C             |
| Recreational court, private                              | W   | W  | W  | W    | W    | W  | Sec. 8.4.2.D             |
| Recreational court, public                               | U   | U  | U  | U    | U    | U  | Sec. 8.4.2.E             |
| Recreational field                                       | U   | U  | U  | U    | U    | U  | Sec. 8.4.2.F             |
| Retreat, campground                                      | U   |    |    |      |      |    | Sec. 8.4.2.G             |
| Swimming pool, public                                    |   |    |    | U    | U    | U  | Sec. 8.4.2.H             |
| All major utilities, as listed below:                    |   |    |    |      |      |    | Sec. 8.4.3.A             |
| Electric or gas generation plant                         | R   | R  | R  | R    | R    | R  | Sec. 8.4.3.A             |
| Water or sanitary sewer treatment plant, public          | R   | R  | R  | R    | R    | R  | Sec. 8.4.3.A             |
| Sanitary sewer treatment plant, private                  |   |    |    |      |      |    | Sec. 8.4.3.A             |
| Utility substation                                       | W   | W  | W  | W    | W    | W  | Sec. 8.4.3.B             |
| All small cell facilities                                | R   | R  | R  | R    | R    | R  | Sec. 8.4.4               |
| All telecommunications facilities                        | See Sec. 8.3.5 Telecommunications<br>Provisions |    |    |      |      |    | Sec. 8.4.5               |
| Commercial Uses  |   |    |    |      |      |    |                          |
| All adult entertainment establishments, as listed below: |   |    |    |      |      |    | Sec. 8.5.1               |
| Adult bookstore  |   |    |    |      |      |    | Sec. 8.5.1.A             |
| Adult entertainment establishments                       |   |    |    |      |      |    | Sec. 8.5.1.B             |
| All bars and nightclubs                                  |   |    |    |      |      |    | Sec. 8.5.2               |
| All day care facilities                                  |   |    |    | U    | U    | P  | Sec. 8.5.3               |

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Sec. 18.5 Standards and Tables: ARTICLE 18 DEERFIELD FORM-BASED CODE

Sec. 18.5.14, Table 10: Permitted Uses

| Use Category<br>Specific Use                       | Deerfield Form-Based Code |    |    |      |      |    | Definition/<br>Standards |
|--|---------------------------|----|----|------|------|----|--------------------------|
|  | T2                        | T3 | T4 | T4-P | T4-O | T5 |                          |
| Accessory manufactured home                        | U                         |    |    |      |      |    | Sec. 8.6.6               |
| Antennas (up to 90 feet in height)                 | W                         | W  | W  | W    | W    | W  | Sec. 8.8.7.B.2           |
| Antenna (over 90 feet in height)                   | U                         | U  | U  | U    | U    | U  | Sec. 8.8.7.B.3           |
| Brewery  |                           |    |    | P    | P    | P  | Sec. 8.8.8               |
| Car wash, accessory                                |                           |    |    | P    | P    | P  | Sec. 8.8.9               |
| Drive-through                                      |                           |    |    | P    | P    | P  | Sec. 8.8.10              |
| Greenhouse, non-commercial                         | P                         | P  | P  | P    | P    | P  | Sec. 8.8.11              |
| Guesthouse   | W                         | W  | W  | W    | W    | W  | Sec. 8.8.12              |
| Home occupation                                    | P                         | P  | P  | P    | P    | P  | Sec. 8.8.13              |
| Keeping of exotic or wild animals                  |                           |    |    |      |      |    | Sec. 8.8.14              |
| Keeping of horses                                  | P                         | P  | P  | P    | P    | P  | Sec. 8.8.15              |
| Skywalks   | U                         |    |    |      |      |    | Sec. 8.8.16              |
| Swimming pool, private                             | R                         | R  | R  | R    | R    | R  | Sec. 8.8.17              |
| Temporary Uses                                     |                           |    |    |      |      |    |                          |
| Media production                                   | R                         | R  | R  | R    | R    | R  | Sec. 8.9.1               |
| Non-retail consumer fireworks retail sales         |                           |    |    |      |      |    | Sec. 8.9.2               |
| Push cart  |                           |    |    |      |      |    | Sec. 8.9.3               |
| Real estate sales trailers                         | R                         | R  | R  | R    | R    | R  | Sec. 8.9.4               |
| Revolving tent                                     |                           |    |    |      |      |    | Sec. 8.9.5               |
| Roadside produce stands                            | R                         |    |    |      |      |    | Sec. 8.9.6               |
| Roadside vending                                   |                           |    |    |      |      |    | Sec. 8.9.7               |
| Seasonal business use                              |                           |    |    |      |      |    | Sec. 8.9.8               |
| Special event                                      | R                         | R  | R  | R    | R    | R  | Sec. 8.9.9               |
| Temporary classroom                                | R                         | R  | R  | R    | R    | R  | Sec. 8.9.10              |
| Temporary consumer fireworks retail sales facility |                           |    |    |      |      |    | Sec. 8.9.11              |
| Temporary manufactured home                        | R                         | R  | R  | R    | R    | R  | Sec. 8.9.12              |
| Temporary office                                   | R                         | R  | R  | R    | R    | R  | Sec. 8.9.13              |
| Temporary structures (other)                       | R                         | R  | R  | R    | R    | R  | Sec. 8.9.14              |
| Temporary use of existing dwelling                 | R                         | R  | R  | R    | R    | R  | Sec. 8.9.15              |

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## Table 10: Permitted Uses

This table expands the Function categories of Table 9 to designate specific permitted uses within Tract Zones. Additionally, the use standards and requirements in Article 8 (Use Provisions) apply to this Article.

| Use Category<br>Specific Use                    | Deerfield Form-Based Code |    |    |      |      |    | Definition/<br>Standards |
|---|---------------------------|----|----|------|------|----|--------------------------|
|   | T2                        | T3 | T4 | T4-P | T4-O | T5 |                          |
| Residential Uses                                |                           |    |    |      |      |    |                          |
| All household living, as listed below:          |                           |    |    |      |      |    | Sec. 8.3.1               |
| Single-family                                   | P                         | P  | P  | P    | P    | P  | Sec. 8.3.1.B             |
| Duplex  | P                         | P  | P  | P    | P    | P  | Sec. 8.3.1.C             |
| Townhouse                                       | P                         | P  | U  | U    | U    | U  | Sec. 8.3.1.D             |
| Triplex   | P                         | P  | P  | P    | P    | P  | Sec. 8.3.1.E             |
| Quadruplex                                      | P                         | P  | P  | P    | P    | P  | Sec. 8.3.1.F             |
| Loft apartment                                  |                           |    |    |      |      |    | Sec. 8.3.1.G             |
| Neighborhood apartment                          |                           |    |    |      |      |    | Sec. 8.3.1.H             |
| Multi-family                                    | U                         | U  | U  | U    | U    | U  | Sec. 8.3.1.I             |
| Senior housing                                  | U                         | U  | U  | U    | U    | U  | Sec. 8.3.1.J             |
| Live-work                                       | P                         | P  | P  | P    | P    | P  | Sec. 8.3.1.K             |
| Work-live                                       | P                         | P  | P  | P    | P    | P  | Sec. 8.3.1.L             |
| All group living, as listed below:              |                           |    |    |      |      |    | Sec. 8.3.2               |
| Alternative senior housing                      |                           |    |    |      |      |    | Sec. 8.3.2.B             |
| Boardinghouse, co-sleeping house                |                           |    |    |      |      |    | Sec. 8.3.2.C             |
| Convalescent center/nursing home/hospice        |                           |    |    | P    | P    | P  | Sec. 8.3.2.D             |
| Group residence/shelter                         |                           |    |    | R    | R    | R  | Sec. 8.3.2.E             |
| Group residence for children (5 to 8 children)  | U                         | U  | U  | U    | U    | U  | Sec. 8.3.2.F             |
| Group residence for children (9 to 13 children) |                           |    |    | U    | U    | U  | Sec. 8.3.2.F             |
| Personal care home/assisted living              |                           |    |    | P    | P    | P  | Sec. 8.3.2.G             |
| All relocated residential structures            | W                         | W  | W  | W    | W    | W  | Sec. 8.3.3               |
| Public/Institutional Uses                       |                           |    |    |      |      |    |                          |
| All civic, as listed below:                     |                           |    |    |      |      |    | Sec. 8.4.1               |

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| Use Category<br>Specific Use | Deerfield Form-Based Code |  |  |  |
|------------------------------|---------------------------|--|--|--|
|------------------------------|---------------------------|--|--|--|

## 4. Single-tenant/outparcel freestanding signs

Single-tenant/outparcel freestanding signs are signs located on single-tenant sites and outparcels, and which are orientated to be visible from the road. Single-tenant/outparcel freestanding signs may provide formal identification of the business located on the site.



## 5. Office/industrial park project identification freestanding signs

Office/industrial park project identification freestanding signs are freestanding signs which are located at the entrance to a platted office or industrial park. Office/industrial park project identification freestanding signs may identify the platted name of the office or industrial park.



## 2. Primary multi-tenant freestanding signs

Primary multi-tenant freestanding signs are freestanding signs located on a multi-tenant site, and which are orientated to be visible from the road. Primary multi-tenant freestanding signs may provide formal identification of the entire project to arterial traffic.



## 3. Secondary multi-tenant freestanding signs

Secondary multi-tenant freestanding signs are freestanding signs located on a corner lot, on a multi-tenant site, and which are orientated to be visible from the road. Secondary multi-tenant freestanding signs may provide formal identification of the entire project or one or some of the project's tenants.







# Thank You

## Discussion