

Key: P=Permitted Use A=Administrative Permit U = Use Permit Empty Cell=Prohibited																					
Use Category	Zoning Districts (Excludes Form-Based Codes)																		Definition/Standards		
Specific Use	AG-1	R-1	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	TR	A	A-L	NUP	CUP	O-I	C1	MIX		
Massage parlor																					Sec. 8.5.12.K
Tattoo and body art or piercing establishment																					Sec. 8.5.12.O
All restaurants, except as listed below:																		P	P		Sec. 8.5.13
Brewpub																					Sec. 8.5.13.B
Drive in/up restaurant																		P	P		Sec. 8.5.13.C
Fast food restaurant																		P	P		Sec. 8.5.13.D
Limited Food Service Restaurant																					Sec. 8.5.13.E
Limited tap establishment																					Sec. 8.5.13.F
All retail sales, except as listed below:																		P	P		Sec. 8.5.14
Art gallery																	P	P	P		Sec. 8.5.14.B
Artist studio	U	U	U	U													U	U	U		Sec. 8.5.14.C
Craft beer and/or wine market																		U	U		Sec. 8.5.14.D
Equine garment fabrication	U																				Sec. 8.5.14.E
Flea market and second-hand surplus retailers																					Sec. 8.5.14.F
Garden center																		P			Sec. 8.5.14.G
Pawnshop																		P			Sec. 8.5.14.H
Retail package distilled spirit store																		U	[1]		Sec. 8.5.14.I
Retail package malt beverage/wine store																		P	P		Sec. 8.5.14.J
Specialty gift shop																		P	P		Sec. 8.5.14.K
Vape shop																					Sec. 8.5.14.L
All vehicular, as listed below:																					Sec. 8.5.15

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Specific Use	AG-1	R-1	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	TR	A	A-L	NUP	CUP	O-I	C1	MIX		
<a href="#">Automobile Broker with or without administrative office only</a>																					Sec. <a href="#">8.5.15.B8.5.15.A.1</a>
Automobile and light truck sales/leasing																					Sec. <a href="#">8.5.15.B8.5.15.B</a>
Automotive garage																			P		Sec. <a href="#">8.5.15.D8.5.15.C</a>
Automotive specialty shop																			P		Sec. <a href="#">8.5.15.E8.5.15.D</a>
Car wash, principal																			P	P	Sec. <a href="#">8.5.15.F8.5.15.E</a>
Gasoline station																			P		Sec. <a href="#">8.5.15.G8.5.15.F</a>
Parking																			P	P	Sec. <a href="#">8.5.15.H8.5.15.G</a>
Repair garage, automobile																					Sec. <a href="#">8.5.15.I8.5.15.H</a>
Repair garage, truck and heavy equipment																					Sec. <a href="#">8.5.15.J8.5.15.I</a>
Service station																			P	P	Sec. <a href="#">8.5.15.K8.5.15.J</a>
<b>Industrial Uses</b>																					
All alcoholic beverage production																			U		Sec.8.6.1
All craft manufacturing																					Sec. 8.6.2
All light manufacturing																					Sec. 8.6.3
All research and development																		P	P	P	Sec. 8.6.4
All self-storage																			U	U	Sec. 8.6.5
All waste related services, except as listed below:																					Sec. 8.6.6.A
Collecting recycling center	P																		P		Sec. 8.6.6.B
Landfill, inert waste	U																				Sec. 8.6.6.C
<b>Open Uses</b>																					
All agriculture, as listed below:																					Sec. 8.7.1.A
Agricultural operations	P	P	P	P	P	P	P	P	P		P					P					Sec. 8.7.1.B

Key: P=Permitted Use A=Administrative Permit W=Warrant U = Use Permit Empty Cell=Prohibited							
Use Category Specific Use	Crabapple Form-Based Code						Definition/ Standards
	T2	T3	T4-R [1]	T4	T4-O [2]	T5	
Funeral home					P	P	Sec. 8.5.12.G
Landscape business					P	P	Sec. 8.5.12.H
Laundromat					P	P	Sec. 8.5.12.H
Laundry and dry cleaning shop					P	P	Sec. 8.5.12.J
Massage parlor							Sec. 8.5.12.K
Tattoo and body art or piercing establishment							Sec. 8.5.12.O
All restaurants, except as listed below:				P	P	P	Sec. 8.5.13
Brewpub				P	P	P	Sec. 8.5.13.B
Drive in/up restaurant					U	U	Sec. 8.5.13.C
Fast food restaurant							Sec. 8.5.13.D
Limited Food Service Restaurant							Sec. 8.5.13.E
Limited tap establishment [3]					U	U	Sec. 8.5.13.F
All retail sales, except as listed below:				P	P	P	Sec. 8.5.14
Art gallery				P	P	P	Sec. 8.5.14.B
Artist studio	U			U	U	U	Sec. 8.5.14.C
Craft beer and/or wine market				U	U	U	Sec. 8.5.14.D
Equine garment fabrication	U						Sec. 8.5.14.E
Flea market and second-hand surplus retailers							Sec. 8.5.14.F
Garden center					P	P	Sec. 8.5.14.G
Pawnshop							Sec. 8.5.14.H
Retail package distilled spirit store						U	Sec. 8.5.14.I
Retail package malt beverage/ wine store				P	P	P	Sec. 8.5.14.J
Specialty gift shop				P	P	P	Sec. 8.5.14.K
Vape shop							Sec. 8.5.14.L
All vehicular, as listed below:							Sec. 8.5.15
<u>Auto Broker with or without administrative office only</u>							<u>Sec. 8.5.15.B</u>
Automobile and light truck sales/leasing						W	Sec. <u>8.5.15.B</u> <u>8.5.15.B</u>
Automotive garage					P	P	Sec. <u>8.5.15.D</u> <u>8.5.15.C</u>
Automotive specialty shop							Sec. <u>8.5.15.E</u> <u>8.5.15.D</u>

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Use Category Specific Use	Crabapple Form-Based Code						
	T2	T3	T4-R [1]	T4	T4-O [2]	T5	Definition/ Standards
Car wash, principal					P	P	Sec. <a href="#">8.5.15.F8-5.15-E</a>
Gasoline station					W	W	Sec. <a href="#">8.5.15.G8-5.15-F</a>
Parking				W	W	W	Sec. <a href="#">8.5.15.H8-5.15-G</a>
Repair garage, automobile					P	P	Sec. <a href="#">8.5.15.I8-5.15-H</a>
Repair garage, truck and heavy equipment							Sec. <a href="#">8.5.15.J8-5.15-I</a>
Service station							Sec. <a href="#">8.5.15.K8-5.15-J</a>
<b>Industrial Uses</b>							
All alcoholic beverage production					U	U	Sec.8.6.1
All craft manufacturing						W	Sec. 8.6.2
All light manufacturing						W	Sec. 8.6.3
All research and development						W	Sec. 8.6.4
All self-Storage							Sec. 8.6.5
All waste-related services, except as listed below:							Sec. 8.6.6.A
Collecting recycling center					W	W	Sec. 8.6.6.B
<b>Open Uses</b>							
All agriculture, as listed below:							Sec. 8.7.1.A
Agricultural operations	P	W					Sec. 8.7.1.B
Agriculture-related activities	U						Sec. 9.7.1.C
Barn (property 5 ac. or larger)	P						Sec. 8.7.1.D
Barn (property less than 5 ac.)	U						Sec. 8.7.1.D
Composting	P						Sec. 8.7.1.E
Farm winery, Georgia farm winery	U						Sec. 8.7.1.F
Plant nursery	P	W					Sec. 8.7.1.G
Rural or agricultural event facility	U						Sec. 8.7.1.H
All riding areas:	U,P						Sec. 8.7.2
<b>Accessory Uses</b>							
Accessory uses not otherwise listed below, as determined by the Director:	P	P	P	P	P	P	Sec. 8.8
Accessory barn	P						Sec. 8.8.6.
Accessory dwelling unit	P	P		P	P	P	Sec. 8.8.7

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Use Category Specific Use	Deerfield Form-Based Code							
	T2 [1]	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Fortune telling establishment								Sec. 8.5.12.H
Funeral home					P	P	P	Sec. 8.5.12.G
Landscape business					P	P	P	Sec. 8.5.12.J
Laundromat					W	W	W	Sec. 8.5.12.I
Laundry and dry cleaning shop					P	P	P	Sec. 8.5.12.J
Massage parlor								Sec. 8.5.12.K
Tattoo and body art or piercing establishment								Sec. 8.5.12.O
All restaurants, except as listed below:			P	P	P	P	P	Sec. 8.5.13
Brewpub			P	P	P	P	P	Sec. 8.5.13.B
Drive in/up restaurant				P	P	P	P	Sec. 8.5.13.C
Fast food restaurant			P		P	P	P	Sec. 8.5.13.D
Limited Food Service Restaurant								Sec. 8.5.13.F
Limited tap establishment								Sec. 8.5.13.D
All retail sales, except as listed below:			P	P	P	P	P	Sec. 8.5.14
Art gallery			P	P	P	P	P	Sec. 8.5.14.B
Artist studio	U		U	U	U	U	U	Sec. 8.5.14.C
Craft beer and/or wine market				U	U	U	U	Sec. 8.5.14.D
Equine garment fabrication	U							Sec. 8.5.14.E
Flea market and second-hand surplus retailers								Sec. 8.5.14.F
Garden center					P	P	P	Sec. 8.5.14.G
Pawnshop						W	W	Sec. 8.5.14.H
Retail package distilled spirit store				U		U	U	Sec. 8.5.14.I
Retail package malt beverage/ wine store				P	P	P	P	Sec. 8.5.14.J
Specialty gift shop			P	P	P	P	P	Sec. 8.5.14.K
Vape shop								Sec. 8.5.14.L
All vehicular, as listed below:								Sec. 8.5.15
<u>Auto Broker with or without administrative office only</u>								<u>Sec. 8.5.15.B</u>
Automobile and light truck sales/leasing						W	W	<del>Sec. 8.5.15.B</del> <u>Sec. 8.5.15.C</u>
Automotive garage								<del>Sec. 8.5.15.D</del> <u>Sec. 8.5.15.C</u>

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Use Category Specific Use	Deerfield Form-Based Code							
	T2 [1]	T3	T4	T4-P [3]	T4-O	T5 [2]	T6	Definition/ Standards
Automotive specialty shop					P	P	P	Sec. <del>8.5.15.E</del> 8.5.15.D
Car wash, principal					W	W	W	Sec. <del>8.5.15.F</del> 8.5.15.E
Gasoline station					P	P	P	Sec. <del>8.5.15.G</del> 8.5.15.F
Parking					W	W	W	Sec. <del>8.5.15.H</del> 8.5.15.G
Repair garage, automobile								Sec. <del>8.5.15.I</del> 8.5.15.H
Repair garage, truck and heavy equipment								Sec. <del>8.5.15.J</del> 8.5.15.I
Service station								Sec. <del>8.5.15.K</del> 8.5.15.J
<b>Industrial Uses</b>								
All alcoholic beverage production						U	U	Sec.8.6.1
All craft manufacturing						U	U	Sec. 8.6.2
All light manufacturing						U	U	Sec. 8.6.3
All research and development						W	W	Sec. 8.6.4
All self-storage					P	P	P	Sec. 8.6.5
All waste-related services, except as listed below:								Sec. 8.6.6.A
Collecting recycling center					W	W	W	Sec. 8.6.6.B
<b>Open Uses</b>								
All agriculture, as listed below:								Sec. 8.7.1.A
Agricultural operations	P							Sec. 8.7.1.B
Agriculture-related activities	U							Sec. 8.7.1.C
Barn (property 5 ac. or larger)	P							Sec. 8.7.1.D
Barn (property less than 5 ac.)	U							Sec. 8.7.1.D
Composting	P							Sec. 8.7.1.E
Farm winery, Georgia farm winery	U							Sec. 8.7.1.F
Plant nursery	P							Sec. 8.7.1.G
Rural or agricultural event facility	U							Sec. 8.7.1.H
All riding areas:	U,P							Sec. 8.7.2
<b>Accessory Uses</b>								
Accessory uses not otherwise listed below, as determined by the Director:	P	P	P	P	P	P	P	Sec. 8.8

unbroken containers of malt beverages and/or wine.

#### L. Vape Shop

##### 1. Defined

Any business whose principal product line for retail sale is alternative nicotine products or vape juice, or both. For the purposes of this section, alternative nicotine products refer to any products or devices that employ an electronic heating element, power source, electronic circuit, battery, or other electronic, chemical, or mechanical means to produce a vapor that delivers nicotine to the person inhaling from the device, including electronic cigarettes, electronic cigars, electronic hookahs, electronic bongs and electronic pipes, whether manufactured, distributed, marketed, or sold as an electronic cigarette, electronic cigar, or electronic pipe. For the purposes of this section, vape juice refers to any liquid that contains compounds containing pharmaceutical grade vegetable glycerin, propylene glycol, nicotine, food-grade flavoring, and water, and can be used for vaping by means of an alternative nicotine product. For purposes of this definition, “principal” means that alternative nicotine products, vape juice, or both constitute at least 25% of the business’s aggregate retail sales.

#### 8.5.15. Vehicular

##### A. Defined

A facility primarily providing the sale, leasing, servicing, parts, or storage of passenger vehicles, light and medium trucks, and other consumer motor vehicles

such as motorcycles, boats, and recreational vehicles. Vehicular includes the following:

##### 1. Auto Broker

1.2. Automobile and light truck sales/leasing

2.3. Automotive garage

3.4. Automotive specialty shop

4.5. Car wash, principal

5.6. Gasoline station

6.7. Parking

7.8. Repair garage, automobile

8.9. Repair garage, truck and heavy equipment

9.10. Service station

#### B. Auto Broker with or without Administrative Office Only

##### 1. Defined

The use of any building, land area, or other premises or portions thereof for a used motor vehicle dealer.

#### B.C. Automobile and Light Truck Sales/Leasing

##### 1. Defined

A facility used primarily for the retail sales and leasing of new or used cars, and light trucks.

#### C.D. Automotive Garage

##### 1. Defined

A use primarily for the repair, replacement, modification, adjustment, or servicing of the power plant or drive-train or major components of automobiles and motorized vehicles.

The term does not include the repair of heavy trucks, equipment and automobile body work.

## 2. Use Standards

The outside storage of unlicensed and unregistered vehicle is prohibited as part of this use (see “Automotive specialty shop and service station”).

### **D.E. Automotive Specialty Shop**

#### 1. Defined

A use which provides one or more specialized repair sales and maintenance functions such as the sale, replacement, installation or repair of tires, mufflers, batteries, brakes and master cylinders, shock absorbers, instruments (such as speedometers and tachometers), radios and sound systems or upholstery for passenger cars, vans, and light trucks only.

The term does not include:

- a. Any private or commercial activity which involves auto/truck leasing, painting, repair or alteration of the auto body; or
- b. Any repair, replacement, modification, adjustment, or servicing of the power plant or drive-train or cooling system be permitted, except that minor tune-ups involving the changing of spark plugs, points or condenser, including engine block oil changes, are permitted (see "Repair garage (automotive, truck and heavy equipment) and service station”).

### **E.F. Car Wash, Principal**

#### 1. Defined

A facility with mechanical or hand-operated equipment used for cleaning, washing, polishing, or waxing of motor vehicles.

#### 2. Use Standards

##### a. MIX

The use must be located inside a parking garage and must not be visible from the exterior of the garage.

### **F.G. Gasoline Station**

#### 1. Defined

A commercial retail establishment for the dispensing and distribution of automotive fuels with or without a retail convenience store.

#### 2. Use Standards

##### a. C-1

- i. Gasoline station canopies and fuel pumps:
  - a. Must be located to the side, or rear of the principal structure.
  - b. Fuel pump canopies must be located the greater of:
    - i. 300 feet from any interior side or rear lot line that adjoins a lot that contains a residential structure; or
    - ii. 100 feet from any property zoned an agricultural district, T2 R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, R-6,



MIX with a residential component, or CUP.

must direct sound away from adjacent residential structures.

- ii. There may be no more than 8 fuel pumps allowed on the site.
- iii. Fuel pump canopy must have a minimum 6:12 pitch roof.
- iv. Fuel pump canopies must not exceed 14 feet in height as measured to the soffit.
- v. Fuel pump canopies must be compatible with the color, texture, material, and architectural design of the principal structure.
- vi. Fuel pump canopy support columns must be compatible with the color, texture, and material of the facade of the principal structure.
- vii. Fuel pump canopies, canopy support columns, and fuel pumps must not be internally illuminated.
- viii. There must be no carwash or emission inspection station on the same parcel as the gasoline station.
- ix. Any parcel on which a pump is located must have a principal structure of not less than 1,600 square feet located thereon.
- x. Lighting must be shielded to direct light and glare onto the parcel where the gas/fueling station is located.
- xi. Intercom or speaker systems may only be used to communicate between employees and customers and

**b. Crabapple Form-Based Code**

Gasoline stations must conform to Sec. 7A.4.15.

**c. Deerfield Form-Based Code**

Gasoline stations must conform to Sec. 7B.4.15.

**G.H. Parking**

**1. Defined**

A facility that provides temporary parking of vehicles as a principal use, whether paid or unpaid. Parking usually consists of improved surface lots or multi-story parking garages.

**2. Use Standards**

**a. Crabapple Form-Based Code**

Multi-story parking garages are only allowed in T4-Open and T5.

**b. Deerfield Form-Based Code**

Multi-story parking garages are only allowed in T4-Open, T5, and T6.

**H.I. Repair Garage, Automobile**

**1. Defined**

A use which may provide a full range of automotive repairs and services including major overhauls. The term includes paint and body shops.

**H.J. Repair Garage, Truck and Heavy equipment**

**1. Defined**

A use which may provide a full range of repairs and services including major overhauls on trucks and heavy

equipment. The term includes paint and body shops.

**J-K. Service Station**

**1. Defined**

A use which provides for the sale of motor vehicle fuels and automotive accessories, and which may provide minor repair and maintenance services. A service station is limited to four or fewer bays and no more than one attached or detached bay for washing cars.

**2. Use Standards**

**a. MIX**

The use must be located inside a parking garage and must not be visible from the exterior of the garage.

1. The density requirements.
2. The permission to build accessory buildings.
3. The Function and use requirements of Sec. 8.2.2. (Use Table for Crabapple Form-Based Code) and Code Summary Table 10 (see Sec. 7A.5.12), except where a warrant is indicated therein.

### 7A.1.6. Density Calculations

- A. Density is expressed in building units per acre as specified for each Transect Zone by Table 10, section a (see Sec. 7A.5.12).
- B. The maximum density of a site is calculated by multiplying the Transect Zone's density identified in Table 10 section a (see Sec. 7A.5.12) by the gross site area. Where a site includes multiple Transect Zones, each must be calculated independently. The area of new thoroughfares and civic spaces on the site must be allocated to the closest Transect Zone(s) on the site. Where a thoroughfare or civic space adjoins multiple Transect Zones, their area must be proportionally allocated to the adjoining zones.
- C. Where a site is subdivided into lots, a lot's density may exceed the density of the Transect Zone within which it lies, provided that the maximum density of the Transect Zone for the site as whole as established in paragraph B above is not exceeded.
- D. Building units, or fractions thereof, must be exchanged for functions at the following rates as established in Table 8B (see Sec. 7A.5.10):
  1. Residential: 1 dwelling unit for each building unit.

2. Lodging: 4 guest rooms for each building unit.
3. Office: 2,250 square feet of floor area for each building unit.
4. Retail: 2,250 square feet of floor area for each building unit.
5. Other: 2,250 square feet of floor area for each building unit.

Interior or covered off-street parking does not require the use of building units.

- E. Where the exchange of building units for functions results in a fraction, the fraction must be rounded down to the nearest whole number of dwelling units, guest rooms, or square feet as established in paragraph D above.
- F. Accessory dwelling units do not count toward Density calculations.
- G. Civic buildings do not count towards density calculations.
- H. Senior housing in accordance with Sec. 8.1.4.J and approved by use permit does not count toward the density calculations of this Article 7A.
- I. Contributing historic structures do not count towards Density calculations.
- J. The number of building units allowed on a site may be increased by two building units for every one parking space that meets all one of the following:
  1. The parking ~~must be located within a parking structure that has:~~ is located within a Parking Structure having two or more above-ground stories, including the ground level.
  2. The parking is located within a Parking Structure having one or more below-ground stories.

~~1.3. The parking is available for exclusive use by off-site Retail, Restaurant, Civic or Office Functions within a straight-line radius of 600 horizontal feet from the parking space to the public entrance of the establishment.~~

~~a. Two or more above-ground levels, including the first level; and/or~~

~~b. One or more levels that is below finished grade on all sides.~~

~~2. The parking must be:~~

~~a. Available for use by the general public for a fee or no charge.~~

~~b. Not used to satisfy the minimum parking requirements of this UDC.~~

~~c. Not restricted to use of a particular on-site or off-site use.~~

Parking spaces meeting two or more of the above conditions shall only be considered as meeting one condition for the purpose of the Building Unit bonus.

K. The base density of a site may be increased by the Transfer of Development Rights (TDR) up to the amount specified for each zone by Table 10 section a (see Sec. 7A.5.12) subject to Sec. 7A.1.7.

L. The total number of building units allowed on the site after use of the increases allowed in paragraphs J and K above must not exceed the base density specified as being allowed “By TDR” for each zone in Table 10 (see Sec. 7A.5.12).

### 7A.1.7. Transfer of Development Rights

#### A. Purpose

The TDR mechanism is intended to encourage the voluntary redirection of future growth from areas where Milton

wants reduced development into areas designated for development. Landowners can voluntarily choose to have their properties considered as either open space TDR sending sites or park/greenway TDR sending sites. Open space TDR sending sites remain under private ownership subject to a conservation easement permanently limiting future development. Park/greenway TDR sending sites are transferred from private ownership to the City or otherwise secured for public access in a manner acceptable to the City. In return for voluntarily participating in the TDR program, private property owners receive TDRs which can be transferred for use at designated TDR receiving sites.

#### B. TDR Sending Site Criteria

1. Open space TDR sending sites must be parcels at least 5 acres in size, must be zoned T2 within this district or AG-1 outside of this district and must contain natural or agricultural features whose retention would implement the City’s goals for maintaining significant environmental areas, rural character, and open space. Parcels will not qualify if the restrictions that would be imposed by a conservation easement have already been established by a preexisting easement or similar instrument.

2. Park/greenway TDR sending sites must be at least one acre in size, unoccupied by any residences or other improvements that would render the site unusable for public access and must be designated as suitable for park, greenway, civic space, trail, or other public recreational uses in a plan or code adopted by the City. Parcels in public ownership before the effective