

The New Unified Development Code

Concurrent with the development of *Hall County Forward*, the county's zoning ordinance, subdivision regulations, and stormwater regulations were updated and consolidated into a UDC. The process to update the UDC involved auditing and improving the existing regulations to:

- Make the code easier to understand.
- Update outdated terms and references.
- Consolidate uses into a single table.
- Add graphics and diagrams for clarity.
- Update and consolidate definitions.
- Reorganize regulations.
- Update legal provisions.

New Zoning Districts

The process also included eliminating unused zoning districts and overlays and creating new districts to align with evolving development types. New districts include the Agricultural General (AG-1) district, Residential Mixed (R-X), ~~and~~ Mixed-Use (M-U), Residential Single-Family Detached (R-SF) and Residential Single-Family Attached (R-TH) described below.



Agricultural General (AG-1)

- Intended for areas that are largely undeveloped.
- Allows agricultural uses and limited commercial or entertainment that supports the preservation of agricultural lands.
- Allows single-family residential.
- Minimum 5-acre lots.



Residential Mixed (R-X)

- Intended for moderate-density residential development in urbanized areas, near cities, and within planned growth areas. denser areas near cities and activity centers.
- Allows a mix of residential housing types within a unified development, including on a single lot: single-family, two-family, townhomes, and cottage courts.
- Would require at least two different housing types in a development, with at least 20% of each type.
- Supports flexible neighborhood design and diverse housing opportunities.

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Mixed-Use (M-U)

- Intended for activity centers and urbanized areas near cities and planned growth areas or for a mixture of uses that would otherwise be required in separate zoning districts. denser areas near cities and in activity centers.
- Allows integrated residential and non-residential uses within a unified development, including commercial, office, and limited industrial uses. commercial and residential uses on a single lot.
- Requires transportation best practices and places a high priority on site specific pedestrian enhancements.
- Residential density and proposed development type is established

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during the rezoning process and guided by the UDC, Comprehensive Plan and Future Land Use Map. The BOC establishes the maximum density of mixed-use developments during the rezoning process.

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Residential Single-Family Detached (R-SF)

- Intended for moderate-density single-family residential development in urbanized and planned growth areas.
- Allows single-family detached housing on smaller lots served by public water and sewer.
- Supports efficient suburban development patterns and expanding housing opportunities.

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Residential Single-Family Attached (R-TH)

- Intended for moderate-density attached residential development in urbanized and planned growth areas.
- Allows townhome developments served by public water and sewer.
- Supports compact housing options and efficient land utilization.

FUTURE LAND USE STRATEGY

Approach

As Hall County continues to grow and develop, the County will need a solid, flexible, and sustainable approach to future development that establishes:

- Where new development should be prioritized.
- The location of new land uses.
- How to determine the appropriateness of new development.

This strategy breaks down the county into six character areas that correspond to the Planning Areas established in the 2017 Comprehensive Plan and used throughout this planning process. Some minor adjustments were made to the boundaries to better correspond with the county's geography. These character areas are intended to give the County direction as to if a proposed development (or redevelopment) would be appropriate.

For each character area, there is a map, a narrative that should be prioritized, a list of appropriate future land use designations (refer to pages 161-167), a list of appropriate zoning districts should there be rezonings, and a curated list of recommended implementation measures.

The Comprehensive Plan & UDC Connection

Hall County's Unified Development Code (UDC) zoning districts are guided by the Comprehensive Plan. A municipality's zoning ordinance is considered to be in accordance with the comprehensive plan if land use types and intensities are compatible with the goals, objectives, strategies, and land uses specified by the Comprehensive Plan. The zoning code should not be contradictory to the Comprehensive Plan nor prevent its implementation. This is important when property owners need to rezone their property to undertake new development. If the plan for a development does not line up with the vision of the Comprehensive Plan, the County's planners and Board of Commissioners (BOC) have the authority to not grant the rezoning. The table on page 159 shows the UDC zoning districts that are most compatible with the future land uses outlined by this Comprehensive Plan.

Guiding Statement for Use of the Future Land Use Map

The Future Land Use (FLU) Map is intended to guide Hall County staff, officials, and applicants in evaluating the appropriateness of zoning proposals. All rezoning requests should be reviewed for consistency with the FLU Map and assessed using the following criteria to determine whether the proposed land use is suitable for the location and supportive of Hall County's long-term planning goals. Evaluation of zoning proposals should consider:

- Compatibility with surrounding land uses and the intent of the adopted FLU category.
 - Availability and capacity of existing infrastructure, including public water and sewer service.
 - Roadway conditions, including the ability of adjacent and nearby roads to accommodate increased traffic volumes and changes in traffic type or intensity.
 - Potential impacts on public safety, schools, and other community services.
 - Alignment with adopted plans, policies, and implementation items identified in the Community Work Program (CWP).
 - Whether the proposal supports orderly and efficient development patterns consistent with the Comprehensive Plan.
- The FLU Map is a policy guide, not a regulatory document. Staff should use these criteria to evaluate the appropriateness of each request and determine whether the proposal aligns with the vision and objectives established in the Comprehensive Plan.

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The New Unified Development Code

Concurrent with the development of this Comprehensive Plan, the County's zoning ordinance, subdivision regulations, and stormwater regulations were being rewritten into an UDC. The process to update the UDC involved cleaning up the existing regulations to:

- Make the code easier to understand.
- Update outdated terms and references.
- Consolidate uses into a single table.
- Add graphics and diagrams for clarity.
- Update and consolidate definitions.
- Reorganize regulations.
- Update legal provisions.

New Zoning Districts

The process also included deleting unused zoning districts and overlays and creating new districts to align with evolving development types. New districts include the Agricultural General (AG-1) district, Residential Mixed (R-X) district, and Mixed-Use (M-U) district.



Agricultural General (AG-1)

- Intended for areas that are largely undeveloped.
- Allows agricultural uses and limited commercial or entertainment that supports the preservation of agricultural lands.
- Allows single-family residential.
- Minimum 5-acre lots.



Courtesy of Sightline Institute

Residential Mixed (R-X)

- Intended for moderate-density residential development in urbanized areas, near cities, and within planned growth areas.
- Allows a mix of residential housing types within a unified development, including single-family, two-family, townhomes, and cottage courts.
- Would require at least two different housing types in a development, with at least 20% of each type.
- Supports flexible neighborhood design and diverse housing opportunities.
- Intended for denser areas near cities and activity centers.
- Allows a mix of residential housing types on a single lot: single-family, two-family, townhouses, and cottage courts.
- Would require at least two different housing types in a development, with at least 20% of each type.



Mixed-Use (M-U)

- Intended for activity centers and urbanized areas near cities and planned growth areas or for a mixture of uses that would otherwise be required in separate zoning districts.
- Allows integrated residential and non-residential uses within a unified

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development, including commercial, office, and limited industrial uses.

- Requires transportation best practices and places a high priority on site specific pedestrian enhancements.
- Residential density and proposed development type is established during the rezoning process and guided by the UDC, Comprehensive Plan and Future Land Use Map.
- Intended for denser areas near cities and activity centers.
- Allows commercial and residential uses on a single lot.
- Requires transportation best practices and places a high priority on site specific pedestrian enhancements.

Residential Single-Family Detached(R-SF)

- Intended for moderate-density single-family residential development in urbanized and planned growth areas.
- Allows single-family detached housing on smaller lots served by public water and sewer.
- Supports efficient suburban development patterns and expanding housing opportunities.

Residential Single-Family Attached (R-TH)

- Intended for moderate-density attached residential development in urbanized and planned growth areas.
- Allows townhome developments served by public water and sewer.
- Supports compact housing options and efficient land utilization.

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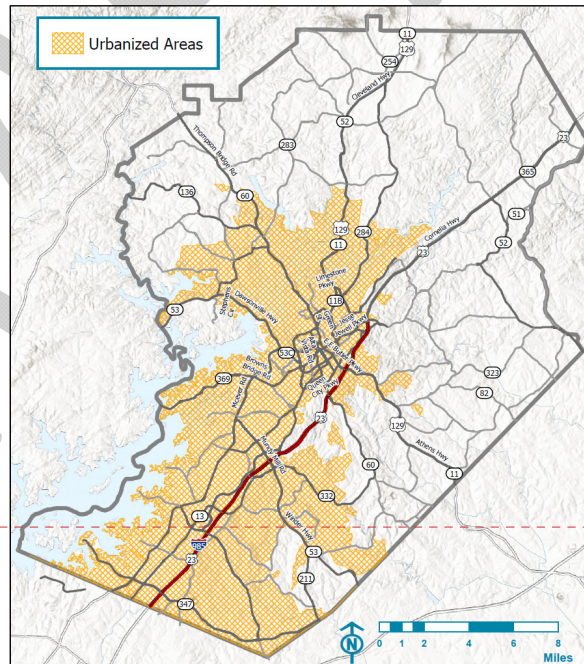
Activity Centers and Urbanized Area

Activity Centers

- Activity Centers are locations of concentrated economic, commercial, civic, and residential activity that serve as local hubs for surrounding areas. These areas typically contain a mix of uses, including retail, office, employment, housing, public facilities, and recreational opportunities. Activity Centers are intended to support coordinated growth by encouraging high-quality development, walkability, interconnected transportation networks, public gathering spaces, and a distinct sense of place. Depending on their size and function, Activity Centers may serve neighborhoods, communities, or the broader region.
- Activity Centers are generally located within or adjacent to Urbanized Areas and along major transportation corridors

Urbanized Area

- Urbanized Areas are characterized by existing higher-density development patterns, access to infrastructure, and concentrations of population and employment. Urbanized Areas are identified using the Urbanized Area boundary established by the U.S. Census Bureau, which generally consists of contiguous developed areas containing at least 5,000 residents or 2,000 housing units.
- The Urbanized Area boundary provides a standardized planning framework for identifying locations where future growth, redevelopment, infrastructure investments, and economic development efforts may be most appropriately directed.



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Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SE	R-TD	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD	PDD	PID	PDD	PRD	
Greenspace - Recreation	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Greenspace - Conservation	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Rural Agriculture	X	X		X														X					
Rural Neighborhood	X	X		X														X					
Lakeside Residential	X	X	X	X	X	L	L	L	L									X					
Suburban Neighborhood, Low-Density	X	X	X	X	X				L									X					
Suburban Neighborhood, Medium-Density	X	X	X	X	X	L	L	L	L									X				L	
Suburban Multi-Family	X	X	X	X	X	X	X	X	X	L								X					X
Rural Scenic Nodes & Corridors	X	X										X	X					X	L				
Business Nodes & Corridors									L	L		X	X	X	X	X		X	X			L	
Employment Nodes & Corridors									L	L		X	X	X	X	X	L	X	X	X	X	L	
Industrial																X	X	X		X			
Inland Port									X								X	X	X	X	X		
Regional Activity Centers	L	L	L	L	L	L	L	L	L	L		X	X	X	X			X	X			X	

X = Permitted
L = Limited to certain character areas

Note: PD must comply with UDC and may not exceed the density of future land use or deviate from the vision of the future land use.

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Rural Agricultural

Overview

These areas should consist of active farms and agricultural enterprises and very low-density, large-lot single-family residential up to 0.75 dwellings per acre. Development patterns may involve larger areas of undeveloped or cultivated land characterized by large distances between buildings and deep setbacks.

Appropriate Zoning Districts:

AG-1, AR-1, [R-1-L, PD](#)



Brookton Lula Road, Lula

Rural Neighborhood

Overview

These areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential up to 0.75 dwellings per acre. These areas also consist of undeveloped lands likely to face development pressures for new residential or commercial development. Similar to Rural Agriculture, they should have deep setbacks and incorporate a high percentage of open space. Where it occurs, new development should preserve natural features, including tree canopy, waterways, and waterbodies.

Appropriate Zoning Districts:

[AG-1](#), AR-1, R-1-L, [PD](#)



Gillsville Highway, Gillsville

Lakeside Residential

Overview

These areas are located near and adjacent to the edges of Lake Lanier and can range from low-density residential to resort-style multifamily. Lakeside Residential is intended to preserve established lakefront neighborhoods and create opportunities for permanent and vacation residences along and adjacent to the lake. While some of these areas are not located directly on the lake, they have a development pattern similar to their lakeside neighbors or are likely to see a style of development that is denser than Rural Neighborhood or slightly less dense than Suburban Neighborhood, Low Density. Depending on the character area and what zoning districts they allow, residential densities can be ~~up to 0.75 dwellings per acre or~~ up to 8 dwellings per acre in urbanized zone and up to 2 dwellings per acre outside of urbanized zone.

Appropriate Zoning Districts:

AG-1, AR-1, R-1-L, V-C, R-1, R-TF, R-SF, R-TH, PD, R-X (limited)



Lake Lanier

Suburban Neighborhood, Low Density

Overview

These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the *Sewer System Master Plan & Rate Study* or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2 dwellings per acre where existing infrastructure is available, or up

~~to 8 dwellings per acre.~~ **Appropriate**

Zoning Districts: AG-1, AR-1, R-

1, R-1-L, V-C, PD, R-X (limited)



Bush Creek Court, Flowery Branch

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Suburban Neighborhood, Medium Density

Overview

These areas consist of medium-density, single-family housing (attached or detached). They should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the *Sewer System Master Plan & Rate Study* or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2.5 dwellings per acre or up to 8 units per acre.

Appropriate Zoning Districts:

AG-1, AR-1, V-C, R-1-L, R-1, R-TF (limited), R-SF (limited), R-TH (limited), R-X (limited), PD-MHP (limited), PRD (limited)

**excludes multi-family development in some character areas*



Ridgewood Avenue, Gainesville

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Suburban Multifamily

Overview

These areas consist of medium- to high-density housing including small-lot single-family detached housing, townhouses and other attached housing types, and multifamily. They should be situated in areas that have the road, water, and sewer infrastructure to support higher density development, or are expected to have it in the future. Residential densities can range from 2.5 dwellings to 180 dwellings per acre. In some cases, maximum density may be up to the discretion of the BOC through a special use permit.

Appropriate Zoning Districts:

AG-1, AR-1, V-C, R-1-L, R-1, R-TF, R-SF, R-TH, R-X, R-MF (limited), PD, PRD

** R-MF is not permitted outside of the urbanized zone.*



Candler Court, Gainesville

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Rural Scenic Nodes & Corridors

Overview

The county's rural roadways boast significant natural, historic, or cultural features, and scenic or pastoral views. To balance that with necessary growth, new development along these minor road corridors and intersections should be limited to low-intensity, small-scale commercial uses to serve nearby communities, and well as agricultural uses of all scales. Where there is residential development, the density should be up to 0.75 dwellings per acre.

Appropriate Zoning Districts:

AG-1, AR-1, O-I, S-S, ~~H-B, PD -PCD (limited)~~



SR 283, Clermont

Business Nodes & Corridors

Overview

Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, ~~and~~ low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, ~~and with some higher density residential, where appropriate.~~ Site designs should use the Quality Development Principals discussed earlier, particularly natural resource protections and high quality landscape installations, to the fullest extent possible. ~~Where there is residential development, the density may be up to 16 dwellings per acre.~~

Appropriate Zoning Districts:

~~R-X (limited), R-MF (limited), O-I, S-S, H-B, M-U, I-1, PD-PCD, PRD (limited)~~



Lake Lanier Islands Parkway

Employment Nodes & Corridors

Overview

Hall County has an economy that is not only strong, but continues to grow, necessitating a need for land that can accommodate both the uses and activity they will generate. These new employment nodes and corridors should consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. ~~These areas may also include higher density residential uses, where appropriate. Site designs should use the quality development principals discussed earlier to the fullest extent possible. In some areas of the county, this future land use allows limited residential intended to house employees of nearby industries. Where there is residential development, the density may be up to 16 dwellings per acre.~~

Appropriate Zoning Districts:

~~R-X (limited), R-MF (limited), O-I, M-U, S-S, H-B, I-1, I-2 (limited), PID, POD, PRD (limited), PD~~



Northeast Georgia Medical Center

Industrial

Overview

These areas include a mix of light and heavy industrial uses, as well as commercial uses that directly support the dominant business uses but are not appropriate for residential development.

Appropriate Zoning Districts:

O-I, M-U, H-B, I-1, I-2, PDPID



W. White Road

Inland Port

Overview

This area immediately surrounds the incoming Inland Port including the intermodal yard as well as the major freight corridors supporting the flow of goods. As the port develops, further land uses such as housing could be added as appropriate to support key employees of the port. All new development should also take the North Oconee Watershed environmental requirements into account.

Appropriate Zoning Districts:

I-2, PD, R-X, PCD, PD, POD



Regional Activity Nodes & Corridors

Overview

Regional Activity Nodes and Corridors are areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county: new development needs to be scaled in the context of the area's infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

Appropriate Zoning Districts:

R-SF (limited), R-TH (limited), R-X (limited), R-MF (limited),

O-I, S-S, H-B, M-U, PD, PCD, PRD



Stonebridge Village, Spout Springs

SOUTH HALL

Tying It Back to Growth...

Under this future land use strategy, South Hall can expect to see up to 15,000 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 400 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per new 1,000 residents).
- Hall County Schools will need to accommodate up to 7,000 additional students in this area.
- Anywhere between 12,000 and 26,000 additional vehicles will be on the roads (assuming 1.7 cars per new household).

Key Strategies

- Continue working with the Cities of Flowery Branch, Oakwood, and Buford as well as the Town of Braselton to coordinate land use planning efforts, solve code enforcement issues and provide joint services where necessary.
- Continue updating and implementing the South Hall Sewer System master plan.
- Continue efforts to fully construct the Highlands to Islands Trails system and explore other opportunities for regional trail connections.
- Promote the construction of new sidewalk connections in new developments.
- Prioritize fixing transportation issues along McEver Road, Mundy Mill Road, SR 347/ Friendship Road, Spout Springs Road, and SR 13/Atlanta Highway.

South Hall Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SE	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD	PCLB	DD	DDD	DDLD	
Greenspace - Recreation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Greenspace - Conservation	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Rural Neighborhood	X	X		X														X					
Lakeside Residential	X	X	X	X	X	X	X	X	X														
Suburban Neighborhood, Low-Density	X	X	X	X	X				X									X					
Suburban Neighborhood, Medium-Density	X	X	X	X	X	X	X	X	X		X							X					
Rural Scenic	X	X											X	X	X	X	X	X	X	X	X	X	X
Business Nodes & Corridors										X		X	X	X	X	X		X	X				X
Employment Nodes & Corridors												X	X	X	X	X	X	X	X	X	X	X	X
Industrial												X	X	X	X	X	X	X	X	X	X	X	X
Regional Activity Centers	X	X	X	X	X	X	X	X	X	X		X	X	X	X			X	X				X

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