

STATE OF GEORGIA
COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE
WITH REGARD TO ARTICLE 1—INTRODUCTORY PROVISIONS

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 1 of the UDC establishes the introductory provisions of the Unified Development Code, including the zoning districts applicable within Hall County; and

WHEREAS, Table 1.1 of Article 1 identifies the zoning districts established under the Unified Development Code and provides for the transition from zoning classifications existing prior to adoption of the UDC; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 1 and recommended revisions to Table 1.1 to reflect the establishment and modification of zoning districts resulting from amendments to other provisions of the Unified Development Code; and

WHEREAS, the proposed amendments revise Table 1.1 to reflect the County's updated zoning district classifications, including the establishment of new residential zoning districts and revisions relating to Planned Development Districts, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Table 1.1 of Article 1 of the Hall County Unified Development Code is hereby amended by deleting the existing Table 1.1 in its entirety and substituting in lieu thereof the revised Table 1.1 attached hereto as **Exhibit "A,"** which is incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 1 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

Jennifer Rivera, County Clerk

(SEAL)

APPROVED AS TO FORM:

Justin R. Lawhon, County Attorney

Exhibit "A"

For Adoption 08/27/2026 to 09/29/2024

Article 1. Introductory Provisions | 1.3.1. Establishment of Districts

Sec. 1.3. Zoning Districts

1.3.1. Establishment of Districts

For the purpose of these regulations, the area of jurisdiction within the county is divided into districts designated on Table 1.1. and as established on the Official Zoning Map.

1.3.2. Transition from Previous Districts

Upon adoption of this Unified Development Code, land which is presently zoned with an existing zoning classification and has changed names as set forth in Table 1.1. will be reclassified to the applicable new zoning classification. The boundaries for renamed districts and the conditions of each zoning district will remain the same unless amended in the future in accordance with Sec. 11.2.

1.3.3. Prior Approvals

- A. The adoption of this UDC and its Official Zoning Map will not repeal the conditions of use, operation, or site development accompanying zoning approval(s) or special uses, variances, or permits issued under previous ordinances or resolutions.
- B. The adoption of this UDC and its Official Zoning Map will not repeal any special use permits, conditional use permits, variances, exceptions, modifications, or waivers previously granted by the Director of Planning and Zoning, Planning Commission, or Board of Commissioners.

Table 1.1. Zoning Districts

Rural Districts		Formerly
AG-1	Agricultural General	New
AR-1	Agricultural Residential	AR-III, AR-IV
Residential Districts		
V-C	Vacation Cottage	V-C
R-1-L	Residential 1 Low Density	R-I-L
R-1	Residential 1 Single-family	R-I, R-II
R-TF	Residential Two-family	R-TF
R-SF	Residential Single-family Detached	New
R-TH	Residential Single-family Attached	New
R-X	Residential Mixed	New
R-MF	Residential Multi-family	R-MF
MHP	Manufactured Home Park	MHP
CS	Conservation Subdivision	CS
Mixed-use and Business Districts		
O-I	Office and Institutional	O-I
S-S	Suburban Shopping	S-S
H-B	Highway Business	H-B
M-U	Mixed-use	New
I-1	Light Industrial	I-I
I-2	Heavy Industrial	I-II
Special and Overlay Districts		
GCOD	Gateway Corridor Overlay	GCOD, CD
BCOD	Black and Cooley Drive Overlay	BCOD
AO	Airport Overlay	AO
PWS	Protected Water Supply	PWS
		PRD
PDPRD	Planned Development Districts	POD
POD		POD
PCD		PCD
PID		PID
PCFD*		PCFD*

Table Notes:

* No additional land may be zoned into these districts.

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