

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE
WITH REGARD TO ARTICLE 5—MIXED-USE AND BUSINESS DISTRICTS
(SECTION 5.4-MIXED-USE)

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 5 of the UDC establishes the mixed-use and business zoning districts and development standards applicable to mixed-use, commercial, office, and light industrial development within Hall County; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 5 and recommended revisions to improve, clarify, and update the County's mixed-use zoning regulations; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Article 5; and

WHEREAS, the proposed amendments revise the Mixed-Use (M-U) zoning district 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.

Article 5 of the Hall County Unified Development Code is hereby amended by deleting the existing provisions of Section 5.4 Mixed-Use (MU) in their entirety and substituting in lieu thereof a new Section 5.4 attached hereto as **Exhibit "A,"** the provisions of which are incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 5 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.

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

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

_____(SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

Justin R. Lawhon, County Attorney

Sec.5.4. Mixed use (M-U)

5.4.1. Intent

The M-U district is to be utilized and reserved for integrated developments that incorporate a mix of residential and non-residential uses, including commercial, office, and light industrial uses. This district is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan, and is designed to encourage coordinated, master planned development of larger sites.

5.4.2. Uses

- A.** As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed Use Table).
- B.** No more than 50 percent of the total dwelling units on a site may be townhouses.

5.4.3. Dimensional Standards

See Table 5.4.1. for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

5.4.4. Open Space

See Sec. 8.5. for open space standards.

5.4.5. Development Standards

The following development standards apply to all properties within the M-U district. If the standards of the M-U district conflict with those in other sections of this UDC, the standards of this section apply.

A. Nonresidential Requirement

- 1. At least 20 percent of the total floor area of each development must be nonresidential uses.

Table 5.4.1. M-U Dimensional Standards

Site	
Density:	Varies see notes 2 & 3.
Overall development Site area:	5 acres min.
Site coverage:	80% max.
Yards (Residential)	
External	
Front yard:	50 ft. min.
Side yard:	50 ft. min.
Rear yard:	50 ft. min.
Internal	
See note 2	
Yards (Non-residential & mixed-use)	
Front yard:	50 ft. min.
Side yard:	50 ft. min.
Rear yard:	50 ft. min.
Additional Buffer	
Between residential & non-residential	50 ft. min.
Building Height	
Residential:	Varies see note 2
Non-residential:	Varies see note 2
Mixed residential and non-residential:	50' max.

Table Notes

1. Additional lot area requirements for townhouses may apply. See Sec. 7.3.1.
2. Detailed standards for specific residential and non-residential uses within this district shall be as provided in Sec. 7.3 (Use-Specific Standards), as applicable.
3. Total residential density within the overall development shall comply with base zoning unless specifically approved by the board through a special use permit. Residential density shall be further consistent with the Comprehensive Plan and Future Land Use Map.
4. When a commercial use abuts a frontage, a 20-foot landscape strip may be proposed on the frontage side in place of the required 50-foot buffer.

5.4.6. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

5.4.7. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

FOR ADOPTION