



11660 Alpharetta Highway

Parcel: 12-2240-0554-077-9
Owner Name: ROSWELL BC LLC
Owner Address: 780 OLD ROSWELL PL STE 100 ROSWELL GA 30076
Acreage: 15.49 a
UDC Zoning: CH
UDC Zoning Description: Commercial Heavy
City Limits: YES

[Zoom to](#) ***

Unified Development Ordinance

A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use definitions for principal uses and accessory uses are specified in Article 9. Uses not listed may be interpreted by the Zoning Director under Sec. 9.1.2.

B. Principal and accessory uses allowed by district are shown in the table below.

4.5.2. - Use Table

Amended by Ordinance No. 2023-10-16

- A. **Permitted Use (P)**. Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of this UDC.
- B. **Limited Use (L)**. Indicates a use is permitted in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of this UDC.
- C. **Conditional Use (C)**. Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Sec. 13.4. Conditional uses are subject to all other applicable requirements of this UDC, including any applicable use standards, except where the use standards are expressly modified by the Mayor and City Council as part of the conditional use permit approval.
- D. **Use Not Permitted. A "—" in a cell indicates that a use is not permitted in the respective district.**

Use Category Specific Use	CORRIDORS & NODES						Definition/ Standards
	RX-	NX-	CX-	SH-	CC-	PV-	
Open Uses							
All agriculture, as listed below:							9.2.1.A.

EXPAND

Use Category
Development Code
Specific Use

Use Category Development Code Specific Use	CORRIDORS & NODES							Definition/ Standards
	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
Hospice	P	C	P	P	P	P	P	9.3.2.D.
Institutional residential (up to 18 residents)	P	P	P	P	P	P	P	9.3.2.E.
Institutional residential (more than 18 residents)	C	P	P	P	P	P	P	9.3.2.E.
Monastery, convent	C	—	P	—	P	P	P	9.3.2.F.
Rooming house	—	—	—	—	—	—	—	9.3.2.G.
All social service and educational	—	—	—	—	—	—	—	9.3.3.A.
Public/Institutional Uses								
All civic, as listed below:								9.4.1.A.
College, university	—	—	P	P	P	P	P	9.4.1.B.
Club or lodge, nonprofit	—	P	P	P	P	P	P	9.4.1.C.
Museum, library	—	P	P	P	P	P	P	9.4.1.D.
Nonprofit service organization	—	P	P	P	P	P	P	9.4.1.E.
Place of worship	—	—	P	—	P	P	P	9.4.1.F.

Unified Development Code



Use Category Development Specific Use	CORRIDORS & NODES								Definition/ Standards
	RX-	NX-	CX-	SH-	CC-	PV-	CH-		
Telecommunication tower	—	—	C	—	L	—	L	—	9.4.3.B.
All minor utilities	L	L	L	L	L	L	L	L	9.4.4.A/B.
Commercial Uses									
All day care, as listed below:									9.5.1.A.
Adult care center (up to 4 aging adults)	L	L	L	L	L	L	L	L	9.5.1.B.
Adult care center (more than 4 aging adults)	C	P	P	P	P	P	P	P	9.5.1.B.
Day care center	L	L	L	L	L	L	L	L	9.5.1.C.
All indoor recreation, except as listed below:	—	—	P	C	P	P	P	P	9.5.2.A.
Adult business	—	—	—	—	—	—	—	—	9.5.2.B.
Gym, health spa, yoga studio	—	P	P	P	P	P	P	P	9.5.2.C.
School of the arts	—	P	P	P	P	P	P	P	9.5.2.D.
Shooting range	—	—	P	—	P	P	P	P	9.5.2.E.
Special event facility	—	C	C	—	C	C	C	P	9.5.2.F.

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	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
All medical	—	P	P	P	P	P	P	9.5.3.A.
All office, except as listed below:	—	P	P	P	P	P	P	9.5.4.A.
Bail bonds	—	—	P	—	P	—	P	9.5.4.B.
Call center	—	—	P	—	P	P	P	9.5.4.C.
Radio, TV station, recording studio	—	—	P	—	P	—	P	9.5.4.D.
Trade, vocational, business school	—	—	P	—	P	P	P	9.5.4.E.
All outdoor recreation, except as listed below:	—	—	C	—	C	C	P	9.5.5.A.
Golf driving range	—	—	C	—	C	C	P	9.5.5.B.
Riding stable	—	—	—	—	—	—	—	9.5.5.C.
Rowing club, boat rental	—	—	P	—	P	—	P	9.5.5.D.
All overnight lodging, as listed below:								9.5.6.A.
Bed and breakfast (up to 6 rooms)	P	P	P	P	P	P	P	9.5.6.B.
Boutique hotel (7 to 30 rooms)	—	C	P	P	P	P	P	9.5.6.C.

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	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
Cigar lounge	—	—	P	P	P	P	P	
Convenience store w/ gas pumps	—	—	C	—	C	C	C	9.5.10.C.
Convenience store w/o gas pumps	—	P	P	P	P	P	P	9.5.10.D.
CBD shop	—	—	—	—	—	—	C	<u>9.5.10.A</u>
Dispensary	—	—	—	—	—	—	C	9.5.10.F
Pawnshop	—	—	—	—	—	—	—	9.5.10.G
Title loans, check cashing	—	—	—	—	—	—	—	9.5.10.H
Vape shop	—	—	—	—	—	—	—	<u>9.5.10.I</u>
All vehicle sales/rental, as listed below:								9.5.11.A.
Vehicle rental	—	—	L	—	L	—	L	9.5.11.B.
Vehicle sales and leasing, new	—	—	—	—	L	—	L	9.5.11.C.
Vehicle sales and leasing, used	—	—	—	—	—	—	—	9.5.11.D.
Vehicle storage	—	—	—	C	C	—	C	9.5.11.E.

Unified Development Code

Use Category Development Code Specific Use

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	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
Industrial Uses								
All light industrial, except as listed below:	—	—	—	—	—	—	—	9.6.1.A.
Contractors storage	—	—	—	—	—	—	L	9.6.1.C.
Detention center, jail, prison (private)	—	—	—	—	—	—	—	9.6.1.D.
Distillery	—	C	C	C	C	C	C	9.6.1.E.
Microbrewery	—	L	L	L	L	L	L	9.6.1.F.
Winery	—	L	L	L	L	L	L	9.6.1.G.
All light manufacturing	—	—	C	—	C	—	P	9.6.2.A.
All research and development	—	—	P	C	P	—	P	9.6.3.A.
All self-service storage	—	—	—	—	—	—	—	9.6.4.A.
All vehicle service and repair, as listed below:								9.6.5.A.
Car wash	—	—	—	—	—	—	—	9.6.5.B.
Vehicle repair, minor	—	—	L	L	L	—	L	9.6.5.C.

Unified Development Code



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	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
Vehicle repair, major	—	—	L	L	L	—	L	9.6.5.D.
Vehicle repair, commercial vehicle	—	—	—	—	—	—	—	9.6.5.E.
All warehouse and distribution	—	—	—	—	—	—	—	9.6.6.A.
Accessory Uses								
Accessory uses not otherwise listed below, as determined by the Zoning Director:	P	P	P	P	P	P	P	<u>Sec. 9.1.3</u>
Accessory apartment, attached	—	—	—	—	—	C	—	<u>Sec. 9.7.1</u>
Carriage house (existing lot)	—	—	—	—	—	C	—	<u>Sec. 9.7.2</u>
Carriage house (lot subdivided after effective date of this code)	—	—	—	—	—	C	—	<u>Sec. 9.7.2</u>
Car wash	—	—	—	—	L	—	L	<u>Sec. 9.7.3</u>
Donation bin	L	L	L	—	L	L	L	<u>Sec. 9.7.4</u>
Drive-thru facility	—	C	L	C	L	L	L	<u>Sec. 9.7.5</u>
Family day care home	L	L	L	L	L	L	L	<u>Sec. 9.7.6</u>

Unified Development Code
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	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
Farmers' Market	—	L	L	—	L	L	—	<u>Sec. 9.7.7</u>
Garden	L	L	L	L	L	L	L	<u>Sec. 9.7.8</u>
Greenhouse, non-commercial	P	P	P	P	P	P	P	<u>Sec. 9.7.9</u>
Helicopter landing area	—	—	C	—	C	—	C	<u>Sec. 9.7.10</u>
Home occupation	L	L	L	L	L	L	L	<u>Sec. 9.7.11</u>
Horse stable, non-commercial	—	—	—	—	—	—	—	<u>Sec. 9.7.12</u>
Kennel, hobby	—	—	—	—	—	—	—	<u>Sec. 9.7.13</u>
Livestock raising	C	C	C	—	C	C	C	<u>Sec. 9.7.14</u>
Outdoor dining	—	L	L	L	L	L	L	<u>Sec. 9.7.15</u>
Outdoor display	—	L	L	L	L	L	L	<u>Sec. 9.7.16</u>
Outdoor kitchen	L	L	L	L	L	L	L	<u>Sec. 9.7.17</u>
Outdoor storage, limited	—	—	L	—	L	L	L	<u>Sec. 9.7.18</u>
Outdoor storage, general	—	—	—	—	—	—	L	<u>Sec. 9.7.19</u>

Unified Development Code



Use Category Development Specific Use	CORRIDORS & NODES								Definition/ Standards
	RX-	NX-	CX-	SH-	CC-	PV-	CH-		
Parking, on-site	P	P	P	P	P	P	P	P	<u>Sec. 9.7.20</u>
Poultry raising	L	L	L	—	L	L	L	L	<u>Sec. 9.7.21</u>
Solar panels, wind turbines, rainwater collection systems	P	P	P	P	P	P	P	P	<u>Sec. 9.7.22</u>
Swimming pool	L	L	L	L	L	L	L	L	<u>Sec. 9.7.23</u>

Key: P = Permitted Use
 L = Limited Use
 C = Conditional Use
 — = Use Not Permitted

(Ord. No. 2018-01-01, § 5, 1-22-2018; Ord. No. 2019-01-02, §§ 3, 4, 1-14-2019; Ord. No. 2019-07-22, §§ 3, 4, 7-8-2019; Ord. No. 2020-03-01, § 4, 3-9-2020; Ord. No. 2020-07-14, § 1, 7-13-2020; Ord. No. 2020-07-15, § 1, 7-13-2020; Ord. No. 2020-07-16, § 1, 7-13-2020; Ord. No. 2021-10-17, § 1, 10-12-2021; Ord. No. 2022-05-03, § 1, 5-9-2022; Ord. No. 2022-07-07, § 2, 7-11-2022; Ord. No. 2023-02-01, § 1, 2-13-2023)

Unified Development Code



96.1. - Light Industrial

A. **Defined.** A facility that involves a heavy or intensive use that may cause excessive smoke, odor, noise, glare, fumes or vibration, and may include uses that are unsightly, noisy, noxious or offensive. Light industrial includes the following.

1. Bottling plant.
2. Brewery, Distillery, Microbrewery.
3. Contractors storage.
4. Detention center, jail or prison (private).
5. Laundry, dry-cleaning, and carpet cleaning plants.
6. Recycling and recovery facility.
7. Sale or rental of machinery, heavy equipment or special trade tools.
8. Taxi cab and limousine service.

B. Brewery.

1. **Defined.** A facility involved in the creation of malt beverages that produces 15,000 barrels or more (or the equivalent) per year of malt beverages.

C. Contractors Storage.

1. **Defined.** An facility engaged in the provision of off-site contractor activities, including, but not limited to, plumbing, electrical work, building, grading, paving, roofing, carpentry, exterminating and landscaping and other such activities, including the storage of material and the overnight parking of commercial vehicles.
2. **Use Standards.** Where contractors storage is allowed as a limited use, all outdoor storage areas must be fully screened from view from the public right-of-way, public parking areas and abutting properties using a Type A or B buffer (see Sec. 10.2.4).

D. Detention Center, Jail, Prison (Private).

1. **Defined.** A privately run facility to which people are legally committed as a punishment for crimes they have committed or while awaiting trial.

E. Distillery.

Unified Development Code

F. Microbrewery.

1. **Defined.** A facility involved in the creation of malt beverages that produces fewer than 15,000 barrels per year.
2. **Use Standards.** Where microbrewery is allowed as a limited use, it is subject to the following.
 - a. The individual establishment cannot exceed 15,000 square feet of gross floor area.

G. Winery.

1. **Defined.** A facility involved in the manufacturing of wine as further defined by Section 3.2.5(e) of the Code of Ordinances of the City of Roswell, Georgia.

(Ord. No. 2018-01-01, § 4, 1-22-2018)

9.6.2. - Light Manufacturing

- A. **Defined.** A facility conducting light manufacturing operations within a fully-enclosed building. Light manufacturing includes the following.
1. Clothing, textile or apparel manufacturing.
 2. Facilities engaged in the assembly or manufacturing of scientific measuring instruments; semiconductor and related devices, including but not limited to clocks, integrated circuits, jewelry, medical, musical instruments, photographic or optical instruments or timing instruments.
 3. Pharmaceutical or medical supply manufacturing.
 4. Sheet metal, welding, machine shop, tool repair.
 5. Stone, clay, glass or concrete products.
 6. Woodworking, cabinet makers or furniture manufacturing.

9.6.3. - Research and Development

- A. **Defined.** A facility focused primarily on the research and development of new products. Research and development includes the following.

1. Laboratories, offices and other facilities used for research and development by or for any individual, organization or ~~development, whether~~ public or private.

2. Prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product.

3. Pilot plants used to test manufacturing processes planned for use in production elsewhere.

9.6.4. - Self-Service Storage

A. **Defined.** Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property. Self-service storage includes the following.

1. Indoor multi-story storage.
2. Mini-warehouse.
3. Warehouse, self-service.

B. **Use Standards.** Where self-service storage is allowed as a limited use, it is subject to the following.

1. The minimum lot size is 2 acres;
2. a. All storage must be contained within a fully-enclosed building. However, the storage of boats, recreation vehicles or other similar vehicles are allowed subject Sec. 9.7.18; and
 - b. Loading and unloading of units must be accomplished solely within the inside of an enclosed building.
 - c. If windows are used in exterior walls of the enclosed building, such windows shall be tinted or otherwise screened to shield the storage units within from view from outside the building; and
 - d. No roll-top doors shall be used on the exterior of the building enclosing the storage units;
 - e. Ground floor of self-storage facilities shall not be used for storage units but may be used for office and retail sales related to the storage or for other purposes allowed in the zoning district. Outside of the Historic District, a variance can be requested to the Mayor and City Council for the ground floor requirements.
3. A Type A or B buffer (see Sec. 10.2.4) must be established along all shared property lines, except for when abutting a self-service storage or light industrial use.