

December 21, 2021

Lewis Pollack
Reliant Real Estate Management
1146 Canton Street
Roswell, GA 30075

Dear Mr. Pollack,

Property located at 860 Mayfield Road, Milton GA 30009 (Tax Parcel 22 416111340099) containing .742 acre is zoned T4 -Open within the Crabapple Form Based Code (Chapter 64, Article XIX of the Zoning Ordinance).

Based upon this zoning designation, the maximum amount of square footage permitted on the property is 15,025 square feet. This is based upon utilizing the public parking density bonus of 4 units for a total of 9 units per acre which equals 15,025 square feet.

The amount of parking required for office or commercial uses is 3.5 parking spaces per 1,000 square feet. This equals 52 parking spaces. An administrative parking reduction can be requested to reduce the parking requirement by 10 percent to equal a required number of 47 parking spaces for the property.

Attached is the Use Chart that shows all of the uses permitted by "Right" which is represented by an "R" next to the use.

Let me know if you have any further questions.

Sincerely,



Robyn MacDonal
Zoning Manager

TABLE 9: Specific Function and Use.

This table expands the categories of Table 8 to delegate specific Functions and uses within Transect Zones. Additionally, the use allowances and requirements in Article IX (Administrative Permits and Use Permits) apply to this Article.

R: ALLOWED BY RIGHT W: ALLOWED BY WARRANT U: ALLOWED BY USE PERMIT

a. RESIDENTIAL ¹	T2	T3	T4-R ²	T4	T4-O ³	T5
Apartment				U	U	U
Loft Apartment				U	R	R
Neighborhood Apartment				U	R	R
Live/Work Unit		R		R	R	R
Row House			R	R	R	R
Duplex House			R	R	R	R
Courtyard House			R	R	R	R
Sideyard House		R	R	R	R	R
Cottage		R	R	R	R	
House	R	R	R	R	R	
Accessory Unit	R	R		R	R	R
b. LODGING						
Motel, Hotel					R	R
Bed & Breakfast Inn	U	U		R	R	R
School Dormitory				R	R	R
c. OFFICE						
Office				R	R	R
Radio and Television Station						
Live/Work Unit		R		R	R	R
d. RETAIL						
Open-Market Structure	R	R		R	R	R
General Retail				R	R	R
Pawn Shop						
General Service				R	R	R
Artist Studio				U	U	U
Restaurant				R	R	R
Kiosk				R	R	R
Drive-Through Facility ⁷					U	U
Push Cart					W	W
Liquor Selling Establishment					W	W
Self Service Laundromat					R	R
Laundry and Dry Cleaning Shop					R	R
Bank/Financial Institution					R	R
Bail Bondsmen						
Check Cashing Establishment						
Adult Entertainment						
Fortune Telling Establishment						

Massage Parlor, Pool Hall, Escort and Dating Services, Tattoo and Body Piercing Establishment						
Where qualified, all uses licensed and/or permitted under chapter 4				R	R	R
e. CIVIC						
Bus Shelter	R	R	R	R	R	R
Convention Center						
Conference Center					W	W
Fountain or Public Art	R	R	R	R	R	R
Library				R	R	R
Theater					U	U
Indoor Commercial Amusement					R	R

	T2	T3	T4-R ²	T4	T4-O ³	T5
Outdoor Commercial Amusement					W	W
Museum					R	R
Assembly Hall, Indoor Auditorium					U	U
Gymnasium					R	R
Outdoor Auditorium	W	R		R	R	R
Parking Structure					R	R
Passenger Terminal						
Playground	R	R	R	R	R	R
Sports Stadium						
Surface Parking Lot				W	W	W
Places of Worship	U	U	U	U	U	U
Grain Storage	R					
Livestock Pen	W					
Greenhouse	R	W				
Stable	R	W				
Veterinary Clinic/Hospital, Kennel (with inside pens)					W	W
Kennel with Outside Pens	U	U				
Pet Grooming ⁹					R	R
f. OTHER: AUTOMOTIVE						
Gasoline Station ⁴					W	W
Service Station						
Automotive Garage, Repair Garage					R	R
Automotive and Light Truck Sales/Leasing						W
Car Wash ⁵					R	R
Drive-Through Facility ⁶					U	U
Roadside Stand	R			R	R	R
f. OTHER: CIVIL SUPPORT						
Fire Station	R	R	R	R	R	R
Police Station			R	R	R	R
Cemetery	U	U		U		
Funeral Home					R	R

Hospital						
Medical Office, Clinic					R	R
Assisted Living, Convalescent Home, Personal Care Home, Nursing Home, Hospice					R	R
f. OTHER: EDUCATION						
School of Business, Dance, Music or Similar					W	W
College	U	U		U	U	U
High School	U	U		U	U	U
Trade School	U	U		U	U	U
Elementary School	U	U		U	U	U
Childcare Center ⁷	U	U		U	U	U
f. OTHER: INDUSTRIAL						
Heavy Industrial Facility						
Light Industrial Facility						W
Manufacturing						W
Catering					R	R
Laundry and Dry Cleaning Distribution Center						R
Research Laboratory						W
Water Supply Facility						
Sewer and Waste Facility						
Electric Substation	W	W	W	W	W	W
Telecommunications	See Sec. 54 of the Code of the City of Milton					
Cremation Facility						
Warehouse						
Landscaping, Lawn Service					R	R
Produce Storage						
Recycling Center ⁸						W
Mini-Storage						

1. This table notwithstanding, all senior housing shall comply with Sec. 64-1834(a).

2. T4-Restricted.

3. T4-Open.

4. See Sec. 4.14 for additional requirements.

5. Includes both principal and accessory car washes.

6. Drive-through facilities are considered accessory to a Retail or Automotive Function.

7. See Sec. 64-1809 for additional requirements.

8. Collection only.

9. No overnight stay.

(Ord. No. 15-04-242 , § 1, 4-27-2015; Ord. No. 18-03-345 , § 1, 3-19-2018; Ord. No. 20-06-432 , § 1, 6-1-2020; Ord. No. 20-09-448 , § 1, 9-9-2020)