

Community Development Director: The Director of the Community Development Department of the City of Buford, Georgia. For the purpose of this Zoning Ordinance, the terms "Development Director" and "Chief Building Inspector", shall also be interpreted to mean the Community Development Director or his designee.

Comprehensive Plan: A comprehensive plan, which may consist of several maps, data, and other descriptive matter, for the physical development of the City or any portion thereof, including any amendments, extensions or additions thereto recommended by the Municipal-City of Buford Planning Commission, indicating the general location for major streets, parks or other similar information. The Comprehensive Plan shall be based upon and include appropriate studies of the location and extent of present and anticipated population, social and economic resources and problems, and other useful data. The term "Comprehensive Plan" includes component or functional plans for the City, including but not limited to a plan for land use or a plan for transportation facilities.

Conditional Use: A use which is not automatically permitted by right, but which may be permitted within a zoning district subject to meeting specific conditions contained in this Ordinance or required by the governing body.

Conditional Zoning: The granting or adoption of zoning for a property subject to compliance with restrictions as to use, size, project design or timing of development, stipulated by the City Commission to mitigate adverse impacts that could be expected without the imposition of such conditions.

Condominiums: A condominium is a multiple dwelling in which each dwelling unit is owned or financed by the occupant, but in which halls, entranceways and underlying lands are owned jointly.

Customary Home Occupation: An occupation customarily carried on within a dwelling unit for gain or support involving the sale of only those articles, products or services produced on the premises, conducted entirely within the dwelling by members of the immediate family residence in the dwelling unit with equipment customarily used for household purposes and involving no display of articles or products. A customary home occupation includes the accommodation of not more than two (2) boarders or roomers.

3. Maintenance: The owner, occupant, tenant and respective agent of each, if any, shall be jointly and severally responsible for the maintenance and protection of all landscaping required within buffer strips.

Section 607. Requirements for Customary Home Occupations

In addition to the limitations imposed on "Customary Home Occupation" under "Article III, Definitions", the following requirements shall be met:

1. The home occupation shall be carried on only by a member or members of the family residing in the residence.
2. To the extent that there is any sale of any item or service related to the home occupation, no sale of that item or service may occur on or adjacent to the premises unless this use has been granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and following a public hearing.
3. The home occupation shall not involve group instruction or group assembly of people on the premises.
4. There shall be no exterior evidence of the conduct of a home occupation. Except for the breeding of horses by a Hobby Breeder, the home occupation shall be conducted only within the enclosed living area of the home (including the basement, if any). There shall be no display or storage of products, materials, or machinery where they may be visible from the exterior of the residence.
5. The conduct of the home occupation shall neither increase the normal flow of traffic nor shall it increase either on-street or off-street parking.
6. No equipment may be utilized or stored in the conduct of the home occupation except that which is normally used for purely domestic or household purposes. Said items may only be those produced on the premises or incidental supplies necessary for consumption in the conduct of the home occupation. Samples, however, may be kept on the premises but neither sold nor distribute from the residence.

7. There shall be no signs advertising the home occupation.
8. No more than twenty-five (25) percent of the dwelling unit may be used for conducting the home occupation.
9. One business vehicle used exclusively by the resident is permissible. This vehicle must be parked in a carport, garage, side yard, or rear yard. This vehicle shall be no larger in size than a pick-up truck, panel truck, or van nor have a carrying capacity of more than one and one-half tons.

Section 608. Method of Density Calculation

For any property for which an application for rezoning is received after March 11, 1991, permitted development shall be calculated on the basis of net density (see definition of "density").