



HABERSHAM COUNTY
GEORGIA | Est. 1818

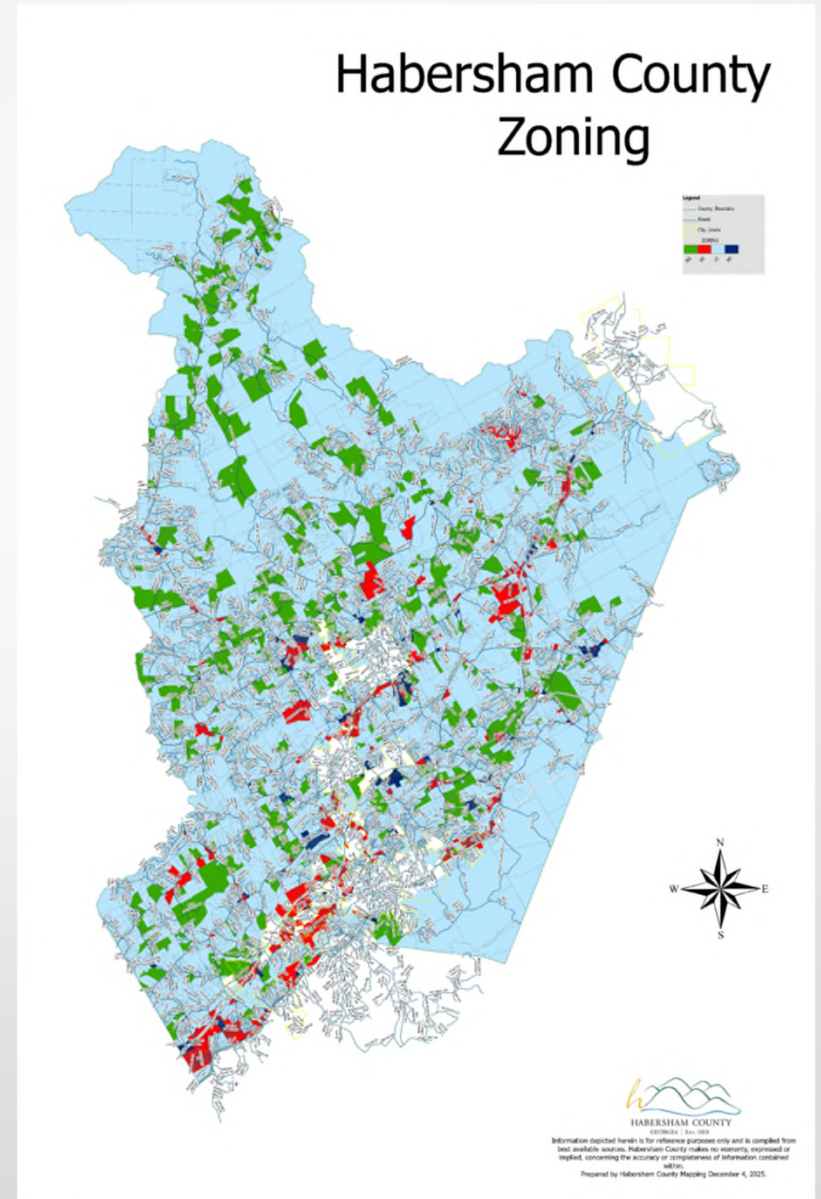
Unified Development Ordinance

Town Hall Meeting

June 4, 2026

Current Zoning

- 1992
- Data Centers are currently allowed in MI (dark blue) and HI (red) properties with no hearings or approvals required
- Light Blue will allow a subdivision with unlimited one acre lots



Issues with Current Ordinance

- Data Centers are allowed in all MI (dark blue) and HI (red) Districts with no public hearings or BOC approval
- LI District (light blue) allows unlimited one acre lot subdivisions
- Accessory Dwellings are not permitted
- Anything is allowed with BOC approval

UDO Public Meetings

January 26, 2024 BOC Retreat

October 17, 2024 E-911 Fun Festival

February 5, 2025 BOC Retreat

March 4, 2025 Planning Commission (PC) meeting

November 4, 2025 PC meeting

December 2, 2025 PC meeting

December 9, 2025 Joint BOC & PC meeting

January 6, 2025 PC meeting

February 3, 2026 PC meeting

February 24, 2026 BOC Retreat

March 3, 2026 PC Public Hearing

March 16, 2026 BOC Public Hearing

April 13, 2026 Town Hall Meeting

May 21, 2026 Realtor UDO Forum

Changes to UDO Since Public Hearing on March 16th

- Removed CS District (5 acres min.)
- Removed Derelict Vehicles
- Data Centers Application Requirements
- Family Exemption Subdivision
- Minimum House Size for Major Subdivision
- Definitions
- Table of Permitted Uses
- Recreational Vehicle as short-term rental
- Zoning Map updates



Removed CS District

- Removed CS District which required five (5) acres minimum lot size
- Put these properties into AG, Agricultural District with three (3) acres minimum lot size

Removed Derelict Vehicles

- Based on community feedback, the derelict vehicles portion of the proposed UDO has been deleted.



Data Centers

- Requires a Special Use Permit to locate within GI, General Industrial District
- Information required with application (prior to hearing) includes:
 - Electrical Usage and current capacity
 - Water Usage (closed loop system required) and current capacity
 - Noise study to determine impacts on surrounding uses
 - Greater setbacks to noise sensitive uses
 - Visual Appearance and lighting
 - Two required neighborhood meetings (all properties within one half mile notified) prior to BOC hearing
 - Decommissioning Plan with financial assurance



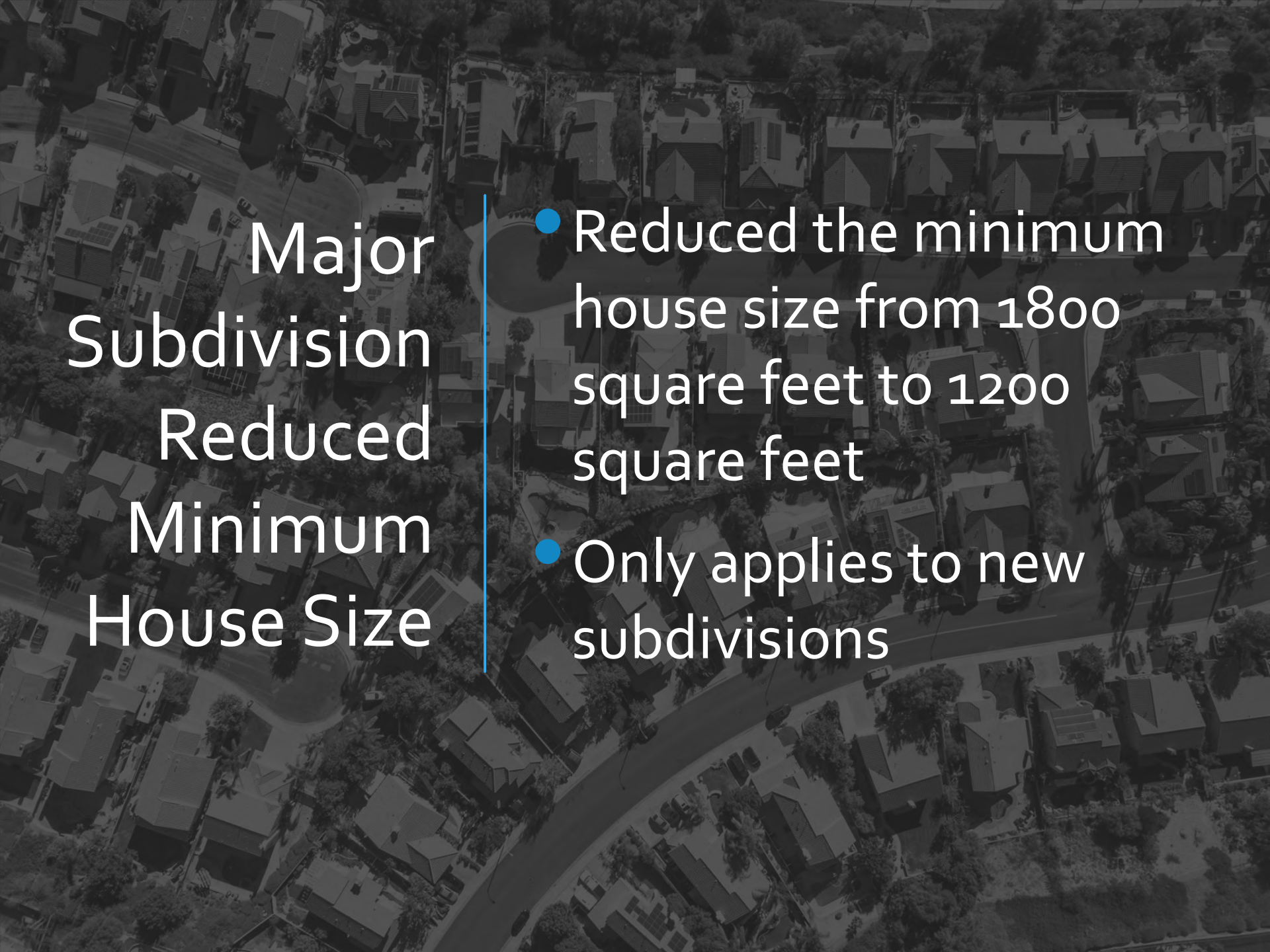
Family Exemption Subdivision

- Allows up to three new one (1) acre parcels in all zoning districts for immediate family. Any variance will be subject to planning commission approval.
- Must have a note on the recorded plat stating the subdivision is for immediate family
 - Immediate family is defined as any person who is a natural or legally defined offspring, spouse, sibling, parent, grandparent, or grandchild. For purpose of a Family Exemption Subdivision, an aunt, uncle, cousin, niece or nephew are considered immediate family.

Major / Minor Subdivisions

- Major Subdivision – four or more lots
- Minor Subdivision – Three or fewer lots





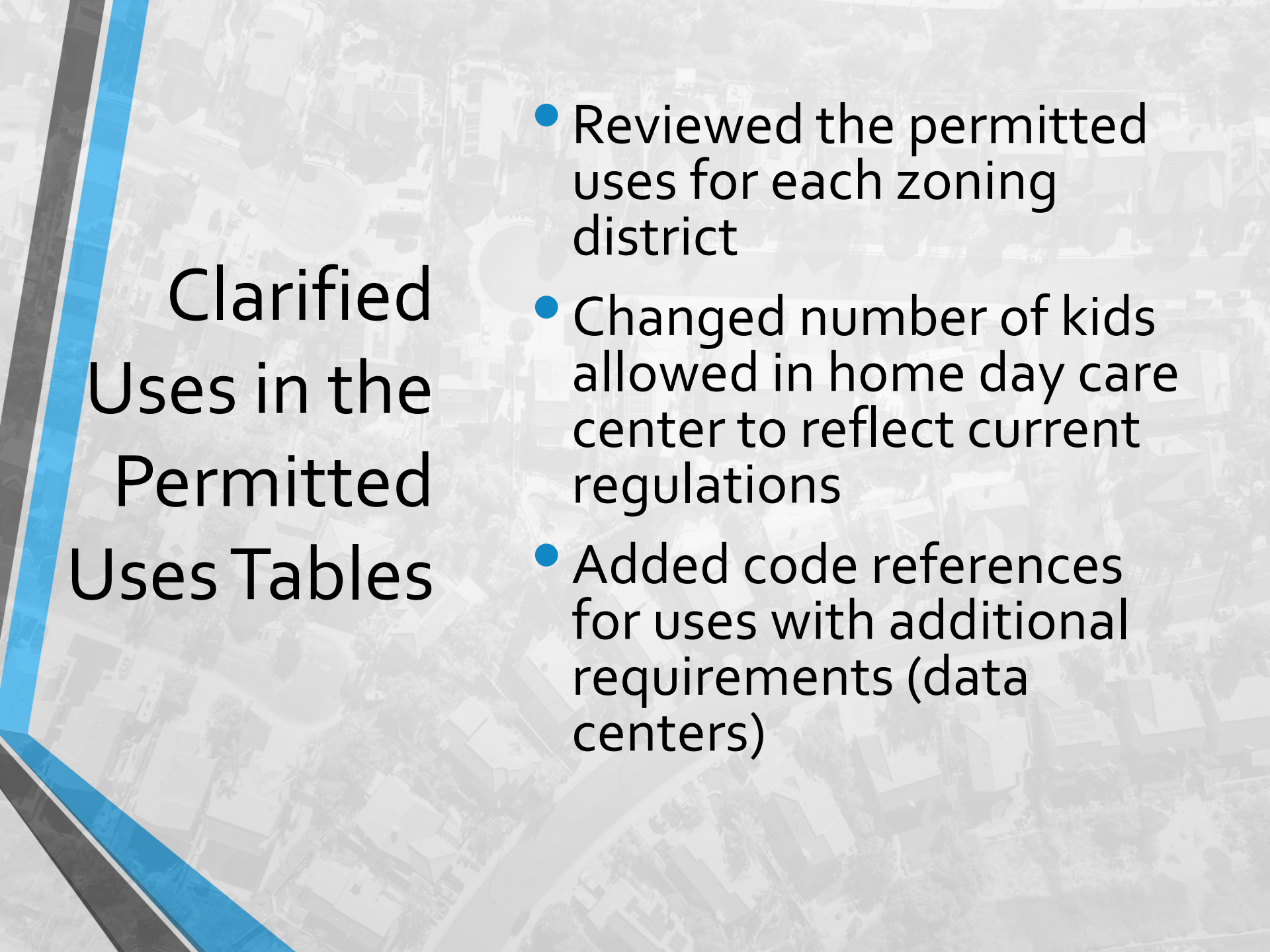
Major Subdivision Reduced Minimum House Size

- Reduced the minimum house size from 1800 square feet to 1200 square feet
- Only applies to new subdivisions



Updated Definitions

- Reviewed all of the definitions for consistency and logic
- Changed dwelling to specifically exclude recreational vehicles



Clarified Uses in the Permitted Uses Tables

- Reviewed the permitted uses for each zoning district
- Changed number of kids allowed in home day care center to reflect current regulations
- Added code references for uses with additional requirements (data centers)



Recreational Vehicle as Short Term Rental

- Based on comments we specifically stated RVs cannot be used as short term rentals

CLDO (Old)

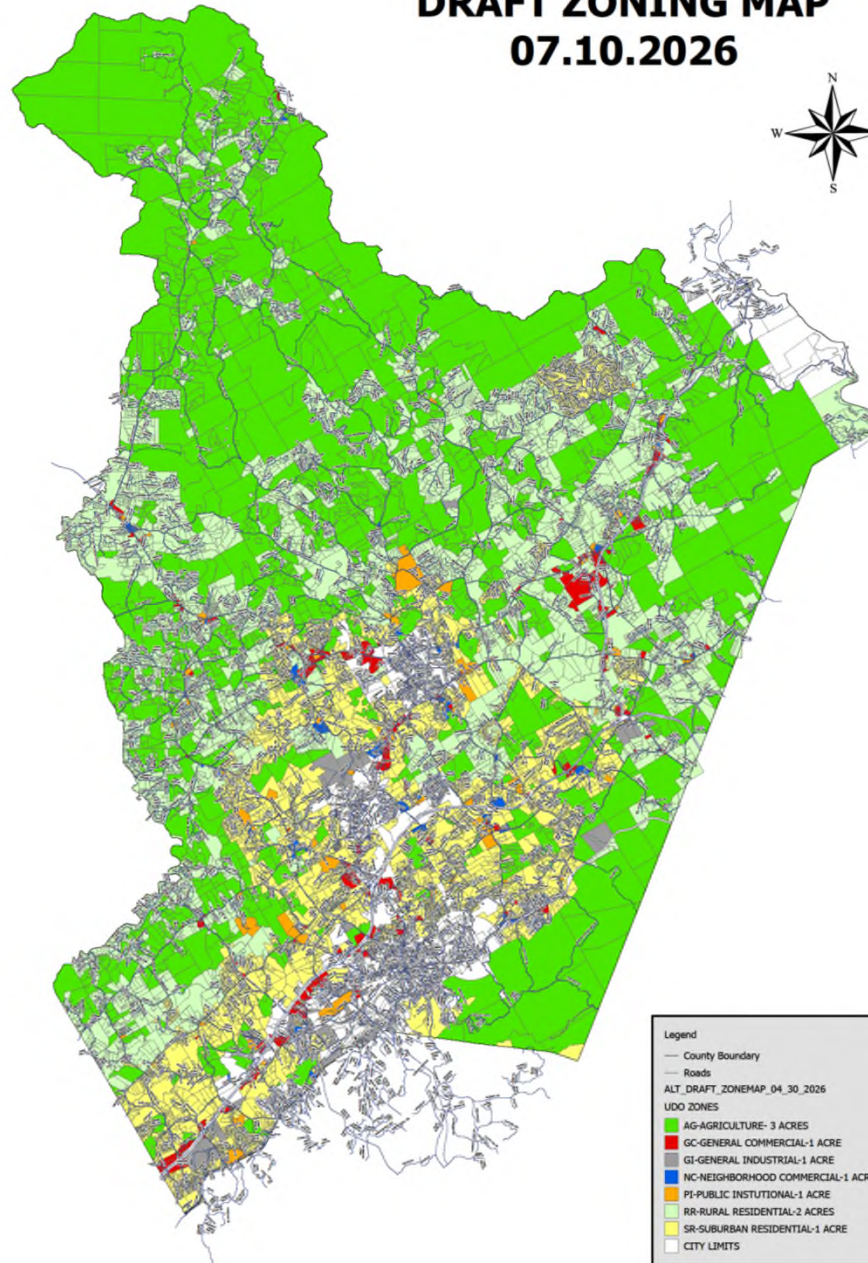
UDO (New)

AG, Agricultural Dist.	3 acres	AG, Agricultural	3 acres
LI, Low Intensity Dist.	1 acre	RR, Rural Residential	2 acres
MI, Medium Intensity Dist.	1 acre	SR, Suburban Residential	1 acre
HI, High Intensity Dist.	1 acre	NC, Neighborhood Comm.	1 acre
		GC, General Commercial	1 acre
		PI, Public Institutional	1 acre
		GI, General Industrial	1 acre
		PD, Planned Development	No minimum lot size but PD must be 10 acres

	Current CLDO	Original UDO	Updated UDO
Number of Districts	4	9	8
Largest Min. Lot Size	3 acres	5 acres	3 acres
Data Centers	Allowed in MI and HI by right	Allowed in GI with BOC approval only	Allowed in GI with BOC approval, but requires noise study, closed loop cooling, electrical and water usage and upgrades, etc. to be submitted with application
Accessory Dwelling Unit	Not allowed	Permitted	Permitted
Family Subdivision	Up to four lots with minimum size of district	Up to three lots with minimum density of district	Up to three one acre lots
Minor Subdivisions	4 lots	3 lots	3 lots
Minor Subdivision Frequency	1 year	3 years	3 years

	Current CLDO	Original UDO	Updated UDO
Major Subdivision Requirements	Roads to County standards	County road standards, curb and gutter, underground utilities, 1800 square feet min. house size	County road standards, curb and gutter, underground utilities, 1,200 square feet min. house size
Height Limit	No height Limit	No height limit	50 feet (per Fire Dept)
Tree Protection	None	50% of trees protected	50% of trees protected
Development Impact Study	No requirement	No requirement	Developer must submit impact study prior to rezoning or project approval – traffic, water, sewer, schools, impact to neighboring properties
Derelict Vehicles	No standards	Regulated	No standards

HABERSHAM COUNTY DRAFT ZONING MAP 07.10.2026



QUESTIONS?