

**AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK CODE OF
ORDINANCES, APPENDIX A – ZONING, TO ALLOW FOR CEMETERY AS AN
ACCESSORY USE TO AN EXISTING CHURCH, TEMPLE, OR PLACE OF WORSHIP
IN THE AGRICULTURAL ZONING DISTRICT**

WHEREAS, the City of Johns Creek, Georgia, is authorized by the State of Georgia Constitution to execute zoning power within its city limits;

WHEREAS, the City originally adopted its Zoning Ordinance in January 2007, adopting the Fulton County Zoning Resolution in its entirety, including all definitions;

WHEREAS, the Mayor and Council identified the need to allow for property occupied and operated by a religious use with an approved Special Use Permit to establish an accessory cemetery meeting specific standards;

WHEREAS, the Code of Ordinances Appendix A – Zoning should be amended to modify definitions for cemetery and to create new standards for an accessory cemetery to existing religious use in the Agricultural zoning district; and

NOW THEREFORE, the Mayor and Council of the City of Johns Creek hereby ordain that Appendix A – Zoning, Article III, Section 3.3.3. “Definitions;” Article V, Section 5.1.2.B. “Accessory Uses;” and Article XIX, Section 19.4.9 are amended as follows:

ADDITION IN **BOLD**
DELETION IN ~~STRIKETHROUGH~~

Article III, Section 3.3.3.C.

~~Cemetery, Human. The use of property as a burial place for human remains. Such a property may contain a mausoleum.~~

~~Cemetery, Pet. The use of property as a burial place for the remains of pets. Such a property may contain a mausoleum.~~

Cemetery. Land used or dedicated to the burial or internment of human or animal remains, including mausoleums, necessary sales, and maintenance facilities. Crematoriums are not permitted.

Article V, Section 5.1.2.B. – Accessory Uses.

- 1. A building or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation in accordance with Section 4.12 of this ordinance.**
- 2. If a Church, Temple or Place of Worship with an existing approved Special Use Permit (SUP) allowing for that primary use proposes to also have an accessory cemetery on its property, an additional SUP for a cemetery is not required, provided all the following standards are met:**

- a. The property on which the accessory cemetery will be located is 20 acres or larger.
- b. Access to the property is provided by an existing curb cut from a public road classified as principal arterial or minor arterial.
- c. No more than four (4) burial plots or a single mausoleum for vault or crypt interments of four (4) persons.
- d. The accessory cemetery shall be limited to a single-designated area on the property and not exceed 1,000 square feet in area.
- e. The maximum height permitted for a mausoleum structure is 9 feet.
- f. A minimum distance separation of 200 feet shall be maintained from all property lines to the designated cemetery area.
- g. Burial plots and mausoleum shall be screened to limit the visibility of the area from the public right-of-way and adjacent properties year-round. Screening shall be provided in combination of the standards below or as approved by the Director:
 1. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species.
 2. Deciduous trees must be a minimum of 2-inch caliper at time of installation.
 3. Evergreen trees must be a minimum of 4-6 feet tall at time of installation.
 4. Shrubs must be a minimum of 2 feet tall at the time of installation.
 5. A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.

Article XIX, Section 19.4.9. *Cemetery and/or Mausoleum (Human or Pet)*

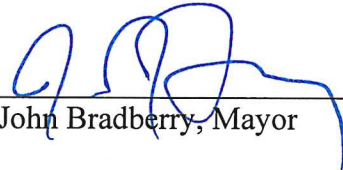
A. *Required Districts:* All. May be allowed in the Agricultural District (AG-1) as an accessory use to a Church, Temple or Place of Worship without a separate Special Use Permit, subject to compliance with all requirements specified in Section 5.1.2.B.2.

B. *Standards:*

1. Permitted curb cut access shall be only from a major thoroughfare, unless in conjunction with a place of worship.
2. No building shall be located within 50 feet of a residential district and/or AG-1 district used for single-family.
3. ~~All structures, including graves, shall be inside meet the minimum yard setbacks or 10 feet, whichever is greater.~~
3. All structures, including burial plots, shall meet the minimum yard setbacks of the applicable zoning district or 10 feet, whichever is greater.
4. If located adjacent to a single-family dwelling district and/or AG-1 district used for single-family, the minimum buffers and landscape strips required for the O-I District as specified in Section 4.23 shall be required.

SO ORDAINED, this 28th day of July, 2025.

Approved:



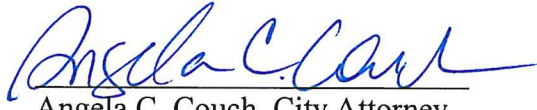
John Bradberry, Mayor

ATTEST:

Approved as to Form:



Allison Tarpley, City Clerk



Angela C. Couch, City Attorney

