

AN ORDINANCE

NO. _____

An ordinance amending the Unified Development Ordinance (UDO) for Columbus, Georgia so as to amend certain sections of the Unified Development Ordinance of the Columbus Codes to revise Table 2.1.1. and Table 2.2.2 to delete certain Townhouse and Multifamily property development regulations in the HIST zoning district.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

SECTION 1.

Chapter 2 of the Unified Development Ordinance is hereby amended by revising Table 2.1.1. *Consolidated Property Development Regulations: Residential Zoning Districts* to read as follows:

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000	10.9	100%	40	40	20	10	20	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
RE10	435,600	1 per 10 Acres	10%	250	35	100	75	100	50	
RE5	217,800	1 per 5 Acres	10%	200	35	100	50	75	100	
RE1	43,560	1	15%	125	35	50	20	50	40	
RT	20,000	2	25%	110	35	35	10	25	40	
SFR1	15,000	2.5	35%	100	35	30	10	30	30	
SFR2	10,000	4	35%	75	35	25	8	25	30	
SFR3										
SF Detached	7,500	5.5	35%	60	35	25	8	25	30	
Zero Lot Line	7,500	5.5	35%	60	35	25	0/10 ²	25	30	

SFR4										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Zero Lot Line	6,000	7.25	35%	50	35	20	0/10 ²	20	30	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Townhouse	1,800	18	50%	20	35	20	8 ³	20	30	
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8 ³	20	30	
Multifamily and Condo	6,000 (3,000)	14.5	50%	50	35	20	8 ³	20	30	
Nonresidential Use	6,000 (3,000)	14.5	50%	50	35	20	8 ³	20		
RMF2										
Townhouse	2,400 (2,400)	18	50%	20	35	20	8 ³	20	30	
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10 ³	20	30	
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10 ³	20	30	
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20	30	
RMH	6,000	7.25	35%	50	35	20	8	20	30	
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
² Maintenance easement of five feet to be provided.										
³ Applies to end units only.										

SECTION 2.

Chapter 2 of the Unified Development Ordinance is hereby amended by revising Table 2.2.2. *Property Development Regulations: Historic Zoning District* to read as follows:

	Property Development Regulations
--	----------------------------------

	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20	10	20	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
Notes.										
¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
² Applies to end units only.										

B. *Purpose and Intent.* The purpose and intent of the Historic Zoning District (HIST) is the following:

1. To safeguard the architectural and historic heritage of Columbus, Georgia;
2. To promote the use of scenic and historic districts for the education, pleasure, and welfare of citizens and its visitors; and
3. To provide and protect an environment suitable for residential and other uses compatible with those objectives.

C. *Definitions.* Definitions relating this Chapter are provided in Chapter 13.

D. *Additional Standards.* Historic properties shall include all properties designated as a HIST Zoning District in the zoning ordinance or on the Official Zoning Map of Columbus, Georgia.

E. *Additional Review.* Properties within the HIST zoning district are subject to review by the Board of Historic and Architectural Review (BHAR) as provided in Article 3 of Chapter 9.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2021; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2021 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor