

February 23, 2021

Honorable Mayor and Councilors
 City Manager
 City Attorney
 Clerk of Council

This application comes at the request of the Columbus Consolidated Government.

Subject: (REZN-12-20-3086) Request to amend the text of the Unified Development Ordinance (UDO) for several updates to read as follows:

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
 (Explanation of Revisions)

1. Explanation of Revisions: Amend Table 2.2.1 by deleting townhouse and multifamily and condo in the HIST zoning district:

Section 2.2.1. - Property Development Regulations.

Consolidated property development regulations for residential and historic zoning districts are provided in Table 2.2.1.

Table 2.2.1.
 Consolidated Property Development Regulations: Residential Zoning Districts

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	
Townhouse	1,800	18.2	50%	20	35	20	8⁽²⁾	20	30	

Multifamily and Condo	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.

2. Explanation of Revisions: Amend Table 2.2.2 by deleting townhouse and multifamily and condo in the HIST zoning district:

Section 2.2.2. - Historic Zoning District—(HIST).

A. *Property Development Regulations.* Property development regulations for the HIST zoning district are established in Table 2.2.2.

Table 2.2.2.
Property Development Regulations: Historic Zoning District

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 (2,000)	21.75	100%	40	40	20	10	20	30	
Townhouse	1,800	18.2	50%	20	35	20	8 ⁽²⁾	20	30	
Multifamily and Condo	4,000	10.9	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:

- 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.

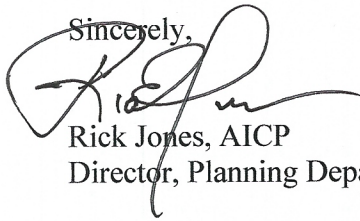
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Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on January 20, 2021. PAC recommended **approval** by a vote of 6-0.

The Planning Department recommends **approval**.

Sincerely,



Rick Jones, AICP
Director, Planning Department