

NO. \_\_\_\_\_

**THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:**

## SECTION 2.

Zoning District	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	10	5	10	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
Notes. <sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit. <sup>2</sup> Applies to end units only.										

Zoning District	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	
UPT										
SF Detached	4,000 (2,000)	21.75	100%	40	40	10	5	10	30	4
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 <sup>3</sup>	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 <sup>3</sup>	0	0	<sup>2</sup>
Notes. <sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
<sup>2</sup> Residential uses are to be located above the ground floor.										
<sup>3</sup> 15 feet when abutting a residential zoning district.										
<sup>4</sup> Single family residential homes shall not be subject to UFB review in the Liberty District.										

## SECTION 4.

Section 3.2.30.1 of the UDO is amended by adding Liberty District to permitted locations for single family detached dwellings, to read as follows:

## Section 3.2.30.1. Dwelling, Single-family Detached.

A single family detached dwelling shall comply with the standards listed below.

A. *Location.* A single family detached dwelling shall only be permitted in the High Uptown Historic District and the Liberty District within the UPT zoning district.

## SECTION 5.

Dwelling, Carriage House are permitted in the RMF1, RMF2 and RO Zoning Districts. Tables 2.2.11.,2.2.12. and 2.3.5. are amended to read as follows to provide specifications for such use:

**Table 2.2.11.**

Zoning District	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	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8²	20	30	
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8²	20	30	
Multifamily and Condo	6,000 (3,000)	14.5	50%	50	35	20	8²	20	30	
Nonresidential Use	6,000 (3,000)	14.5	50%	50	35	20	8²	20		
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Applies to end units only. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

**Table 2.2.12.**

Zoning District	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	
RMF2										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20 <sup>2</sup>	30	
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10	20 <sup>2</sup>	30	
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 <sup>2</sup>	30	
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20 <sup>2</sup>	30	
Note. <sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.										
<sup>2</sup> Applies to end units only.										
3 Carriage house dwellings are only allowed in multi-family dwelling complexes.										

**Table 2.3.5.**

Zoning District	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	
RO										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	
Multifamily and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	<sup>2</sup>
Notes. <sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.										
<sup>2</sup> Residential uses are to be located above the ground floor.										
3 Carriage house dwellings are only allowed in multi-family dwelling complexes.										

## Section 6.

Section 13.1.1 of the UDO is further amended by adding a definition for *Dwelling, carriage house* as set forth below:

***“Dwelling, carriage house*** means a detached one- or two-family residential dwelling unit located on the same lot as a principal multi-family structure, typically situated above or adjacent to a garage or other accessory structure. A carriage house shall be designed to be occupied by one of two families and shall include independent access, kitchen, bathroom, and sleeping facilities.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_ 2025 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

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**Lindsey G Mclemore**  
Clerk of Council

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**B. H. “Skip” Henderson, III**  
Mayor