## AN ORDINANCE

N	O.		
17	v.		

An ordinance amending various provisions in the Unified Development Ordinance (UDO) for Columbus, Georgia pertaining to Single Family Detached structures; and for other purposes.

# THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

#### SECTION 1.

Chapter 2 of the Unified Development Ordinance is hereby amended by striking sub-paragraph 14 of Section 9.3.3.B *Rhythm of Spacing on streets*.

## SECTION 2.

Table 2.2.2 of the UDO is repealed and replaced with a new Table 2.2.2 that revises front, side, and side corner setbacks for SF Detached properties in the Historic (HIST) zoning district as shown below.

Zoning District	Property Development Regulations										
	Min.	Max.	Max. Lot	Min.	Max.	Minimu		Notes			
	Lot Size	Density	Coverage	Lot	ot Bldg						
	(Square	(Units		Width	Height	Front	Side	Side	Rear		
	Feet)	per		(Feet)	(Feet)			Corner			
		Acre)									
HIST											
SF Detached	4,000	21.75	100%	40	40	10	5	10	30		
	(2,000)										
Nonresidential	4,000	None	100%	40	40	20	0	20	30		
Use											

Notes. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

#### SECTION 3.

Table 2.3.2 of the UDO is repealed and replaced with a new Table 2.3.2 that adds SF Detached dimensions in the Uptown (UPT) zoning district as shown below.

Zoning District Property Development Regulations										
	Min. Lot Size	Max. Density	Max. Lot Coverage	Min. Lot	Max. Bldg		m Requir tback (Fe			Notes
	(Square Feet)	(Units per Acre)		Width (Feet)	Height (Feet)	Front	Side	Side Corner	Rear	
UPT										
SF Detached	4,000 (2,000)	21.75	100%	40	40	10	<u>5</u>	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	0/153	0	0	
Mixed Uses	4,000	None	100%	40	150	0	$0/15^3$	0	0	2

Notes. 1 Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

<sup>&</sup>lt;sup>2</sup> Applies to end units only.

<sup>&</sup>lt;sup>2</sup>Residential uses are to be located above the ground floor.

<sup>&</sup>lt;sup>3</sup> 15 feet when abutting a residential zoning district.

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.	Max.	Max. Lot	Min.	Max.		Minimun	n Required		Notes
	Lot Size	Density	Coverage	Lot	Bldg		Yard/Set	back (Feet)	)	
	(Square	(Units		Width	Height	Front	Side	Side	Rear	
	Feet)	per		(Feet)	(Feet)			Corner		
		Acre)								
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Carriage House	<mark>3,000</mark>	14.5	<mark>35%</mark>	<mark>50</mark>	<mark>35</mark>	<mark>20</mark>	<mark>5</mark>	<mark>20</mark>	<mark>30</mark>	<mark>3</mark>
<b>Dwelling</b>										
Townhouse	1,800	18	50%	20	35	20	82	20	30	
	(1,800)									
Duplex	6,000	14.5	50%	50	35	20	82	20	30	
	(3,000)									
Multifamily and	6,000	14.5	50%	50	35	20	82	20	30	
Condo	(3,000)									
Nonresidential	6,000	14.5	50%	50	35	20	82	20		
Use	(3,000)									

Note

<sup>&</sup>lt;sup>1</sup> Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

<sup>&</sup>lt;sup>2</sup> Applies to end units only.

<sup>3</sup> Carriage house dwellings are only allowed in multi-family dwelling complexes.

**Table 2.2.12.** 

Zoning District	Property 1	Property Development Regulations								
	Min.	Max.	Max. Lot	Min.	Max.	Minimu	um Required			Notes
	Lot Size	Density	Coverage	Lot	Bldg	Yard/Se	tback (Fee	et)		
	(Square	(Units		Width	Height	Front	Side	Side	Rear	
	Feet)	per		(Feet)	(Feet)			Corner		
		Acre)								
RMF2										
Carriage House	3,000	14.5	<mark>35%</mark>	<mark>50</mark>	<mark>35</mark>	<mark>20</mark>	<mark>5</mark>	<mark>20</mark>	<mark>30</mark>	<mark>3</mark>
Dwelling							_			
Townhouse	1,800	18	50%	20	35	20	8	$20^{2}$	30	
	(1,800)									
Duplex	7,500	16.5	40%	60	75	20	10	$20^{2}$	30	
	(2,000)									
Multifamily and	7,500	16.5	40%	60	75	20	10	$20^{2}$	30	
Condo	(2,000)									
Nonresidential	7,500	16.5	40%	60	75	20	10	$20^{2}$	30	
Use	(2,000)									

Note. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

**Table 2.3.5.** 

Zoning District	Property Development Regulations									
	Min.	Max.	Max. Max. Lot Min. Max. Minimum Required			Notes				
	Lot	Density	Coverage	Lot	Bldg	Yard/Se	tback (Fee	et)		
	Size	(Units		Width	Height	Front	Side	Side	Rear	
	(Square	per		(Feet)	(Feet)			Corner		
	Feet) Acre)									
RO										
Carriage House	3,000	14.5	35%	50	35	20	5	20	30	3
Dwelling										
Townhouse	1,800	18	50%	20	35	20	8	20	30	
	(1,800)									
Multifamily and	10,000	43	100%	75	150	25	12	25	40	
Condo	(1,000)									
Nonresidential	10,000	43	100%	75	150	25	12	25	40	
Uses										
Mixed Uses	10,000	43	100%	75	150	25	12	25	40	2
	(1,000)									

Notes. Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.

#### 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."

<sup>&</sup>lt;sup>2</sup> Applies to end units only.

<sup>3</sup> Carriage house dwellings are only allowed in multi-family dwelling complexes.

<sup>&</sup>lt;sup>2</sup>Residential uses are to be located above the ground floor.

<sup>3</sup> Carriage house dwellings are only allowed in multi-family dwelling complexes.

Introduced at a regul	ar meeting of the	e Council of Columbus, Georgia held on the 9th day of
December 2025; introduced	a second time at a	a regular meeting of said Council held on the day of
2025 and adopted	at said meeting b	y 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	
	_	
Lindsey G Mclemore		B. H. "Skip" Henderson, III
Clerk of Council		Mayor