Columbus, GA
CONSOLIDATED GOVERNMENT
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Planning Department

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

This application comes at the request of Columbus Consolidated Government.

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 3.2.29 by adding ADUs as a new type of Dwellings, Accessory.

Section 3.2.29. - Dwellings, Accessory.

Accessory dwellings shall comply with the standards listed below.

A. *Types of Accessory Dwellings.* Five types of accessory dwellings may be established:

1. Employee residence;
2. Groom's quarters;
3. Guest cottage;
4. Security quarters; and
5. ADU (Accessory Dwelling Unit).

B. *Standards.* Accessory dwellings shall comply with the standards listed in Table 3.2.3

C. *Location.* An accessory dwelling shall be detached from the principal structure.

D. *Property Development Regulations.* The dwellings shall comply with all property development regulations for the principal structure.

E. *Additional Groom's Quarters Requirements.* In addition to the requirements of this Section, installation

of groom's quarters shall also comply with the requirements listed below.

1. *Use.* Groom's quarters shall be used as a residence only by individuals employed in the training, care and maintenance of horses and related equestrian activities that occur on the site of the principal dwelling.

2. *Location.* Groom's quarters may be located within barns or as a separate accessory structure. The number of units and maximum permitted size of such units shall determine maximum size of a separate accessory structure.

3. *Central Facilities.* Central bathing and kitchen facilities may be provided.

4. *Size.* The size of bathing, kitchen and similar central facilities must be reasonably related to the maximum number of groom's to be housed on the site.

5. *Size of Units.* Groom's quarters shall not exceed 500 square feet per unit.

Table 3.2.3

Standards for Accessory Dwellings

Applicable Standard	Guest Cottage	Employee Residence	Groom's Quarter	Security Quarters	ADU
Minimum Lot Size of Principal Structure	1 acre	2.5	None	None	Lot size must meet the minimum lot area requirement of the underlying zoning district
Maximum Number of Units	1 per lot—not permitted if accessory dwelling unit exists	1 per lot	1 per 5 stalls	1 per project or development	1 per lot

Maximum Size	1,000 square feet, including enclosed garage, porch or similar spaces	1,000 square feet, including enclosed garage, porch or similar spaces	See specific standards	1,000 square feet, including enclosed garage, porch or similar spaces	1,200 square feet, including enclosed garage, porch or similar spaces
Rental of Unit Permitted	No	No	No	No	Yes
Residency Limitation	Guest of resident	Employee of resident	Employee of resident	Security personnel	None
Kitchen Permitted	No	Yes	Yes	Yes	Yes
Permitted Residential Zoning Districts	See Table 3.1.1				
Permitted Nonresidential Zoning Districts	None	None	None	UPT, CRD, OR, OC, GC, SAC, M/L, M/H and TECH May be permitted in PCD or PID	None

6. *Security Quarters.* Residential quarters for security services provided to nonresidential uses may be established subject to the standards listed below.

(A) *Location.* The quarters shall be provided on the premises.

(B) *Type of Dwelling.* The dwelling shall not be a mobile home, but may be a manufactured dwelling.

(C) *Use.* The security quarters shall be used only in nonresidential zoning districts.

(D) *Utilities and Drainage.* Security quarters shall be provided with water, sewer and drainage services consistent with the requirements of this UDO and other applicable regulations of the City.

(E) *Exception.* The Director may approve a special exception use to allow a security quarters in association with an ongoing residential development project, subject to the standards listed below.

(1) The dwelling shall not be a mobile home, but may be a manufactured dwelling.

(2) The Director may approve such quarters for a period of not to exceed two years. Extensions of not more than six months may be granted to allow completion of the project.

(3) Security dwellings shall be located in a manner that is compatible with adjacent properties and residences.

F. *Additional Employee Residence Requirements.* In addition to the requirements of this Section an employee residence shall be restricted to an individual that is:

1. Employed in duties directly related to the service, upkeep and maintenance of the principal dwelling or;

2. Employed in duties assisting the resident of the principal dwelling.

G. *Additional ADU Residence Requirements.* In addition to the requirements of this Section an ADU shall be restricted to the standards listed below:

1. Occupancy Standards.

(A) An ADU shall not have more than two (2) bedrooms.

(B) ADUs shall not be permitted as Short-Term Vacation Rentals

2. Primary Entrance. An ADU shall not have its main entrance in the front façade of the principal structure unless it is sharing a main entryway with the principal structure. Said entryway shall contain only one main door on the front façade of the primary structure.

3. Architectural Design and Type of Structures. All ADUs visible from the public right of way shall be compatible with the existing primary structure in both materials and design as determined by the Director.

4. Utilities. No ADU shall be permitted unless connected to public sanitary sewer or an approved private sewer disposal system. All ADU's shall have their own water and power connections and meter.

5. Driveways. No new driveway cuts will be permitted for ADUs.

ADDITIONAL INFORMATION:
N/A

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meetings on September 16, 2026. PAC recommended **approval** by a vote of 5-0.

The Planning Department recommends **approval.**

Sincerely,

Will Johnson
Planning Director