

AN ORDINANCE

NO. _____

An Ordinance amending the Unified Development Ordinance of the Columbus Code (“the UDO”) to provide for Technology Overlay Districts; establishing underlying zoning districts where such overlay districts are permitted; to redefine Developments of Regional Impact; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

Article 5 of Chapter 2 of the UDO is hereby amended by inserting a new Section 2.5.26. to read as follows:

Section 2.5.26. – Mill Redevelopment Zoning District.

(a) *Purpose.* The purpose of this section is to provide an overlay is to encourage new and desirable investment and protect the investments of existing property owners and property values in the Mill District.

(b) *Development standards.*

| Adaptive Reuse/Additions ¹ | |
|---------------------------------------|---|
| Minimum lot area | |
| Maximum Building Height ² | None |
| Setbacks | Existing height may be maintained; additions up to 150 ft. allowed with design review |
| Lot Coverage | Use setbacks for New Construction, or maintain existing building footprints |
| Floor Area Ratio | Existing lot coverage permitted, or up to 90% whichever is greater |
| | |

Renovations of 25% or more of existing structure shall use these standards.

1 Height is measured from average grade to top of eave.

| Parking Requirements | |
|----------------------|---|
| Multifamily | 0.75 spaces per bedroom; 1 space for leasing office; 1 guest space per 25 units |
| Townhome/SF Attached | 1.5 spaces per unit |
| All other uses | Per UDO Requirements |

| New Construction | | |
|-------------------------|----------------------------|------------------------------------|
| Minimum lot area | SF Detached | 4,000 Sq. Ft. (2,000) ¹ |
| | All Other Uses | No Minimum |
| Maximum Building Height | SF Detached | 50 ft. |
| | Multifamily + Townhomes | 150 ft. |
| | Nonresidential | 150 ft. |
| | Mixed Use | 150 ft. |
| Front Setbacks | 2nd. Ave | 0-10 ft. Build to Zone |
| | All other streets | 0-15 ft. Build to Zone |
| Side Setbacks | SF Detached | 10 ft. |
| | Multifamily | 10 ft. |
| | Nonresidential | 0/15 ft. ² |
| | Mixed Use | 0/15 ft. ² |

| | | |
|------------------|----------------|--------|
| Rear Setbacks | SF Detached | 10 ft. |
| | Multifamily | 10 ft. |
| | Nonresidential | 0 ft. |
| | Mixed Use | 0 ft. |
| Lot Coverage | Max 90% | |
| Floor Area Ratio | N/A | |

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

2 15 feet when abutting a residential zoning district.

(c) *Applicability*

A. The MRZD applies to all new construction, redevelopment, additions exceeding 25% of existing floor area, exterior façade changes, subdivision plats, and changes of use requiring site plan approval.

B. Existing lawful uses and structures may continue; however, any expansions or modifications shall comply with the zoning district standards.

(d) *MRZD District Boundary.* The Mill Redevelopment Zoning District (MRZD) is hereby established as a zoning district. The district is bounded on the map entitled “Mill Redevelopment Zoning District,” incorporated by reference in the Zoning Bylaw and on file with the City Clerk and Building Inspector.



SECTION TWO

Chapter 3 of the UDO is amended by revising Table 3.1.1. by permitting the following use in the following districts:

| Mill Redevelopment District Land Use Table | | | |
|---|----------|-----------|-----------|
| Use | P | SE | NP |
| Residential Uses | | | |
| Dormitory / Fraternity / Sorority | | • | |
| Accessory Dwelling Unit (ADU) | | • | |
| Guest Cottage | | • | |
| Employee Residence | • | | |
| Security Quarters | • | | |
| Groom's Quarters | | | • |
| Single-Family Detached | • | | |
| Duplex | • | | |
| Townhouse | • | | |
| Zero-Lot Line Home | • | | |
| Multifamily (General) | • | | |
| Loft Dwelling | • | | |
| Condominium | • | | |
| Second-Floor Dwelling | • | | |
| Short-Term Rental Unit | | • | |
| Foster Care Home | • | | |
| Group Foster Home | | • | |
| Civic & Public | | | |
| Assembly Hall | • | | |
| Cemetery / Mausoleum | | • | |
| Club or Lodge (Membership) | • | | |
| Club or Lodge (Nonprofit) | • | | |
| Cultural Facility | • | | |
| Convent / Monastery / Seminary | | • | |
| Hospice | • | | |
| Hospital | • | | |
| Place of Worship (<250 seats) | | • | |
| Place of Worship (>250 seats) | | • | |
| Public Uses | • | | |
| School – Public / Private | | • | |
| School – Vocational | | • | |
| University or College | • | | |
| Shelter – Homeless | | | • |
| Shelter – Temporary | | • | |

| Use | P | SE | NP |
|---|---|----|----|
| Commercial & Personal Services | | | |
| Artisans / Maker Studios | • | | |
| Arts & Crafts Sales | • | | |
| Ambulance Service | | • | |
| Auto/Truck Repair (Major) | | | • |
| Auto/Truck Repair (Minor) | | | • |
| Auto/Truck Sales | | | • |
| Auto/Truck Service Station | | | • |
| Banks / Financial Institutions | • | | |
| Banquet Facility | • | | |
| Bars & Lounges | • | | |
| Bed & Breakfast (Homestay) | • | | |
| Bed & Breakfast Inn | • | | |
| Boarding / Rooming House | | • | |
| Boat / Trailer / Marine Sales | | | • |
| Building & Construction Office | • | | |
| Building Supplies (Retail) | • | | |
| Check Cashing Office | | | • |
| Clinic – Medical or Dental | • | | |
| Veterinary Clinic | • | | |
| Consignment Shop | • | | |
| Convalescent / Nursing Facility | • | | |
| Convenience Store (No Gas) | • | | |
| Convenience Store (With Gas) | • | | |
| Cryptocurrency / Data Processing | | • | |
| Day Care – Type I | • | | |
| Day Care – Type II | • | | |
| Day Care – Type III | • | | |
| Dry Cleaning | | | • |
| Dry Cleaning Station | • | | |
| Emergency Care Clinic | • | | |
| Employment Agency | • | | |
| Equipment Sales / Rental | | | • |
| Extermination Services | • | | |
| Farm Equipment Sales | | | • |
| Film / Video Studio | • | | |
| Flea Market | • | | |
| Fruit & Vegetable Market | • | | |
| Fuel Station | • | | |

Mill Redevelopment District Land Use Table

| Use | P | SE | NP |
|---------------------------------|---|----|----|
| Funeral Home | • | | |
| Furniture Sales | • | | |
| Gift / Antique Shop | • | | |
| Greenhouse / Nursery (Retail) | • | | |
| Grocery Store | • | | |
| Health & Fitness Facility | • | | |
| Hotel / Motel / Inn | • | | |
| Kennel – Private | | • | |
| Kennel – Boarding / Breeding | | • | |
| Laboratory – Medical | • | | |
| Laundry – Coin | • | | |
| Lawnmower Service | | • | |
| Mail & Packing Store | • | | |
| Manufactured/Mobile Home Sales | • | | |
| Massage Therapy | • | | |
| Medical Cannabis Dispensary | | | • |
| Microbrewery | • | | |
| Microdistillery | • | | |
| Nursery & Garden Supply | • | | |
| Nursery – Wholesale | • | | |
| Office – General | • | | |
| Office – Medical | • | | |
| Office – Veterinary | • | | |
| Outdoor Café (Private) | • | | |
| Outdoor Café (Public) | • | | |
| Package / Liquor Store | | | • |
| Paint / Glass / Wallpaper Store | • | | |
| Parking Garage | • | | |
| Parking Lot | • | | |
| Pawn Shop | | | • |
| Personal Services | • | | |
| Pet Day Care | • | | |
| Pharmacy | • | | |
| Print Shop | • | | |
| Private Dog Park | • | | |
| Recording Studio | • | | |
| Recreational Vehicle Park | | | • |
| Repair Services – General | • | | |
| Repair Services – Limited | • | | |

Mill Redevelopment District Land Use Table

| Use | P | SE | NP |
|---------------------------------------|---|----|----|
| Restaurant – General | • | | |
| Restaurant – Accessory | • | | |
| Restaurant – Specialty | • | | |
| Restaurant – Take-Out | • | | |
| Retail Sales – General | • | | |
| Tattoo / Body Piercing Shop | • | | |
| Taxidermy | • | | |
| TV / Radio Studio | • | | |
| Transitional Housing – Type I | | • | |
| Transitional Housing – Type II | | • | |
| Transient Lodging | | | • |
| Upholstery Shop | • | | |
| Used Merchandise Shop | • | | |
| Video Game / Amusement Parlor | • | | |
| Video Sales & Rental | • | | |
| Wedding Chapel | • | | |
| Recreation & Entertainment | | | |
| Amusement – Indoor | | • | |
| Amusement – Outdoor | | • | |
| Amusement Park | | • | |
| Golf Course | | • | |
| Recreation Center – Private | | • | |
| Recreational Establishment | | • | |
| Shooting Range – Indoor | | | • |
| Shooting Range – Outdoor | | | • |
| Tennis Center / Club | • | | |
| Theater – Indoor | • | | |
| Theater – Outdoor | | • | |
| Drive-in Theater | | | • |
| Agricultural | | | |
| Agriculture – Limited | | • | |
| Apiculture | | • | |
| Chipmill | | | • |
| Equestrian – Commercial | | | • |
| Equestrian – Private | | | • |
| Forestry | | | • |
| Groves / Orchards | | • | |
| Greenhouse / Nursery (Wholesale) | | • | |
| Produce Stand | • | | |

Mill Redevelopment District Land Use Table

| Use | P | SE | NP |
|-----------------------------------|---|----|----|
| Manufacturing / Industrial | | | |
| Auto/Truck Storage Facility | | | • |
| Beverage Production | | • | |
| Building Supplies – Wholesale | | | • |
| Bulk Storage – Flammable | | | • |
| Bulk Storage – Nonflammable | | | • |
| Cold Storage / Distribution | | • | |
| Computer Assembly | | | • |
| Concrete / Asphalt Plant | | | • |
| Contractor’s Storage Yard | | | • |
| Dispatch Agency | | • | |
| Distribution & Warehousing | | | • |
| Dry Cleaning Plant | | | • |
| Equipment Storage – Outdoor | | | • |
| Parcel Delivery Facility | | | • |
| Food Processing | | • | |
| Furniture Repair | | • | |
| Hazardous Waste Disposal | | | • |
| Indoor Cannabis Grow | | • | |
| Junk / Salvage Yard | | | • |
| Manufacturing – Heavy | | | • |
| Manufacturing – Light | | • | |
| Moving & Storage Facility | | | • |
| Sign Fabrication | | • | |
| Publishing / Printing Plant | | • | |
| Recycling Collection Box | | • | |
| Recycling Collection Center | | | • |
| Self-Service Storage | • | | |
| Tire Retreading | | | • |
| Towing Service | | | • |
| Warehousing – General | | | • |
| Wholesale – General | | | • |
| Communications / Utilities | | | |
| Airport | | | • |
| Bus/Rail Passenger Station | | • | |
| Helipad (Accessory) | | • | |
| Heliport | | | • |

| Mill Redevelopment District Land Use Table | | | |
|--|---|----|----|
| Use | P | SE | NP |
| Mining & Extraction | | | • |
| Railroad Yard | | | • |
| Sanitary Landfill | | | • |
| Telecommunications Exchange | • | | |
| Telecommunications Tower | | • | |
| Freight / Truck Terminal | | | • |
| Utility – Major | • | | |
| Utility – Minor | • | | |
| Wireless Communications Facility | | • | |
| Accessory / Temporary | | | |
| Accessory Uses | • | | |
| Temporary Building / Structure | • | | |
| Temporary Use / Special Event | • | | |

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2026; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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

Lindsey G Mclemore

Clerk of Council

B. H. "Skip" Henderson, III

Mayor
