

Ordinance No. 05-22

WHEREAS, the Mayor and City Council of the City of Cartersville, hereby change the City of Cartersville Code of Ordinances listed below as follows:

1.

Now be it and it is hereby ordained by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES, CHAPTER 26 – ZONING, ARTICLE IX – COMMERCIAL DISTRICT REGULATIONS, SECTION 9.4.2. – DOWNTOWN BUSINESS DISTRICT USE REGULATIONS is hereby amended by deleting the section in its entirety and replacing it as follows:

9.4.2. *Use regulations.* Within the DBD district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. *Permitted uses.* Structures and land may be used for only the following purposes:

- Amateur radio transmitter.
- Amenities (as defined by this chapter).
- Amusement, indoor.
- Apartments and condominiums, above, below, or behind commercial and office uses in the same building (SU).*
- Apartments and condominiums (without having to be above, below, or behind commercial uses in the same building) along Noble Street and Thompson Street.
- Art galleries.
- Assembly halls.
- Barber shops.
- Beauty salons.
- Bed and breakfast inn.
- Brewpub.
- Catering, carry-out and delivery.
- Clinics (excludes veterinary clinic).
- Clubs or lodges (noncommercial) (SU).*
- Condominium dwellings.
- Construction contractors:
 - ▲ General building contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Heavy equipment contractors (provided there is no exterior storage of equipment, materials, and construction vehicles).
 - ▲ Special trade contractors; including, but not limited to, construction subcontractors, engineers, architects, and land surveyors (provided there is no exterior storage of equipment, materials, or construction vehicles).

- Day care facilities.
- Delicatessens.
- Distillery (SU).*
- Financial establishments.
- Gymnasiums/health clubs.
- Hospices (SU).*
- Hotels.
- Laundromats.
- Laundry and dry cleaning shops.
- Libraries.
- Medical offices (excludes veterinary).
- Microbreweries (SU).*
- Museums.
- Nursing home facilities (SU).*
- Offices, general.
- Parking lots.
- Parks, public and private.
- Personal services.
- Places of assembly (SU).*
- **Planned residential project (SU).***
- Printing shops, convenience.
- Public utility facilities.
- Pubs and taverns.
- Religious institutions (SU).*
- Repair shops (small appliance, shoe repair or similar).
- Restaurants (drive-thru restaurants as a special use).
- Retail, general (excluding retail package stores (liquor), or other businesses having primarily sales of package beer and/or wine).
- Retirement centers (SU).*
- Schools, private (SU).*
- Schools of business, dance, music, or similar.
- Theaters.
- Townhouse dwellings.

* Special use approval required.

2.

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia that the City of Cartersville Code of Ordinances, CHAPTER 26 ZONING, ARTICLE XVI-SPECIAL USES, SECTION 16.4 Minimum special use standards is hereby amended by adding the following Section:

16.4.21 Planned Residential Project.

A. Allowable Districts: DBD

B. Standards:

1. Architectural renderings of the exterior elevations of the proposed project shall be provided as part of the application. If the project is utilizing an existing building and no changes are proposed to the exterior, no elevation drawings will be required. Renderings shall be part of the application, but final exterior elevations are subject to the requirements and approval of the Cartersville Historic Preservation Commission (HPC). Application to the HPC may occur concurrently with SU application.
2. Application shall include a breakdown of residential units including but not limited to number of bedrooms, square footage, and overall density. Project may include mixed-use/commercial elements, but if so, shall be included in the plan's square footage breakdown.
3. A minimum of one (1) parking space per residential unit is required unless other acceptable parking options are provided for in the application and plan. A parking plan is required.

3.

It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

4.

The remaining provisions of the ordinances, not changed herein, shall remain as is.

BE IT AND IT IS HEREBY ORDAINED

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| FIRST READING: | January 20, 2022 |
| SECOND READING: | February 3, 2022 |

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK