

STAFF ANALYSIS
TEXT AMENDMENTS FOR
UNIFIED ZONING ORDINANCE

March 2022

The Unified Zoning Ordinance was adopted by Dalton, Varnell, and Whitfield County in July and August of 2015. Since that time the staff, who works to administer the Ordinance on a daily basis, identified needed corrections or clarifications, and identified oversights, all for the purpose of improving the context and readability of the zoning text.

The resulting text changes, as proposed, are listed in excerpts (attached) that proposes the corrected text or new zoning. The legal advertisement ran on Friday, March 11, 2022; copies of the proposed amendments were made available to the public in the Office of the Whitfield County Board of Commissioners, and in the Clerk's Office at Varnell and Dalton City Halls as of Tuesday March 22, 2022.

Proposed Text Amendments: The proposed text amendments are listed as they appear within the UZO's current text. It remains possible that more amendments may be found, and a new list will be started by the staff as we move forward with administration. Maintaining an effective ordinance is part of the process. Just as a note, the advertisement and the availability of the proposed amendments for public review is part of the process. Simultaneously, consideration of additions all the way through the public hearing is possible. If a citizen presents a proposed change at the public hearing, then consideration of that proposal, yea or nay, is part of the process. Any such additions will be highlighted and the paperwork following the public hearing will be thorough in identifying the proposed amendments in their final form in readiness for final action by each government participating in the Unified Zoning Ordinance. **Staff Recommendation:** *The proposed text amendments are recommended for adoption to modify the ordinance text to provide for updated definitions, as well as to allow more reasonable accommodations for certain uses more specifically described below: **Red text added at the request of City staff after the 4/4/22 Mayor and Council meeting.***

1. Amend the Unified Zoning Ordinance CHART 3-7 regarding area, floor, setback, yard, and height requirements. The suggested amendment would be to change the minimum floor area in R-7 zone district for multi-family/condominiums to read that “70% of the total dwelling units must be 900SF or larger in the City of Dalton.” Currently all multi-family/condominium units within the City of Dalton must have at least 900SF of floor area. The suggested amendment would create some opportunity for one-bedroom apartment units within the footprint of a larger multi-family development.

No multi-family/condominium dwelling units shall be less than 700SF.

No maximum height for multi-family/condominiums within the City of Dalton.

2. Amend the Unified Zoning Ordinance permitted use table by allowing Multi-Family Dwellings in the Mixed Use (MU) zone district. Currently this use is not permitted in the MU zone district. Since the district is intended to mix residential and retail uses on the same property, this amendment would create more opportunity for this zone district.