

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF FOREST PARK, GEORGIA TO PROVIDE FOR CERTAIN TECHNICAL TEXT AMENDMENTS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WITNESSETH:**

Be it ordained by the Governing Body of the City of Forest Park; Georgia as follows:

**SECTION 1.** That Section. 8-8-73. Lot/Yard Standards of the Code of Ordinances, City of Forest Park, Georgia, is hereby amended by adding subsection (C.) Commonly Owned Lots to said section by the following in lieu thereof:

*“Section. 8-8-73. Lot/Yard Standards”.*

*(A) Legal nonconforming lots. All existing lots in conflict with the lot/yard regulations at the effective date of this Code shall be considered legal non-conforming lots.*

*(b) General requirements. Except as provided in this Code, no building or structure shall be erected, altered, enlarged, or reconstructed unless such alteration, enlargement, or reconstruction conforms with the lot/yard regulations of the district in which it is located, as follows:*

*(1) Front yard setbacks. The minimum front yard setbacks shall be as noted for each zoning district found in article B.*

*(2) Side yard setbacks. The minimum side yard setbacks shall be as noted for each zoning district found in article B.*

*(3) Rear yard setbacks. The minimum rear yard setbacks shall be as noted for each zoning district found in article B.*

*(4) Lot areas. The minimum and maximum lot areas shall be as for each zoning district found in article B.*

*(5) Lot width. The minimum lot width shall be as noted for each zoning district found in article B.*

*(6) Lot frontage. The minimum lot frontage shall be as noted for each zoning district found in article B.*

*(7) Lot depth. The maximum lot depth shall be as noted for each zoning district found in article B.*

*(8) Lot coverage. The maximum lot coverage shall be as noted for each zoning district found in article B.*

*(9) Living and ground floor areas. The minimum dwelling unit and ground floor living areas shall be as noted for each zoning district found in article B.*

*(10) Primary structures. The maximum number of residential and/or primary structures per lot shall be as noted for each zoning district found in article B.*

*(c) Commonly Owned Lots. Notwithstanding the foregoing, the setbacks referenced in Sections 8-8-73(b)(1), (2) and (3) may be disregarded when a structure is intended to be built on contiguous individual parcels or lots which are under common ownership, provided that the disregarded setbacks shall only occur along the actual line(s) of common ownership.*

**SECTION 2. Intention of the Governing Body.** It is the intention of the governing body, 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 Forest Park, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

**SECTION 3. Approval of Execution.** The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

**SECTION 4. Attestation.** The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

**SECTION 5. Codification and Severability.**

(a) It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are and were upon their enactment believed by the City Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intention of the City Council that to the greatest extent allowed by law each and every section, paragraph, sentence, clause, or phrase of this ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this ordinance. It is hereby further declared to be the intention of the City Council that to the greatest extent allowed by law no section, paragraph, sentence, clause, or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this ordinance.

(c) In the event that any section, paragraph, sentence, clause or phrase of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the ordinance and that to the greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION 6. Repeal of Conflicting Provisions.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 7. Effective Date.** This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Forest Park as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Angelyne Butler

ATTEST:

\_\_\_\_\_  
City Clerk (SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney