

CITY COUNCIL MEETING

APRIL 19, 2021



Zoning Ordinance Update





Overview

- Project Timeline
- 1st Community Meeting
- Online Survey
- Goals of Zoning Ordinance Update
- Typical Organization
- Existing Zoning Districts
- District Standards
- Signs
- Board & Commissions
- Zoning Processes
- Administrative Processes
- Next Steps
- Open Discussion



Project Timeline

Community Meeting

YOU'RE INVITED!



CITY OF FOREST PARK
Large Town, Smaller City

CITY OF FOREST PARK VIRTUAL COMMUNITY MEETING

WEDNESDAY, JANUARY 13, 2021 | 6:00 P.M.

REGISTER TODAY

https://us02web.zoom.us/webinar/register/WN_u8FAlbKWRiq0brpAKJnN7A

Seeking Your Input to Help Shape The City of Forest Park Zoning Ordinance Update

The City of Forest Park Zoning Ordinance Update is a project that will make a series of improvements to existing zoning regulations to help improve cityscape appearances and address items including building facades, landscaping, sidewalks, bike lanes, lighting, and signage.

WE WANT TO HEAR FROM YOU!

FOR MORE INFORMATION

Visit

www.forestparkga.gov/planning/page/city-forest-park-zoning-ordinance-update

Or contact ForestParkZoningUpdate@tcfatl.com



SCAN ME

What is the Zoning Ordinance?

It is the official City Law that defines how property in specific geographic zones can be used.

It is divided into the following important sections:

Administration – Governing authority, definitions, rules of use

Zoning Districts – Residential, commercial, industrial, mixed use, etc.

District Standards – Uses allowed, setbacks, lot size, lot coverage, etc.

Supplemental Regulations – Materials, accessory structures, parking, landscaping, lighting, signage, etc.

Processes – Administrative review, subdivision, zoning/conditional use, and variances.

Enforcement – Fines, fees, penalties.

zoom

7:49 / 1:23:00

Commercial Centers

A

B



zoom

15:20 / 1:23:00

Condominiums

A

B



zoom

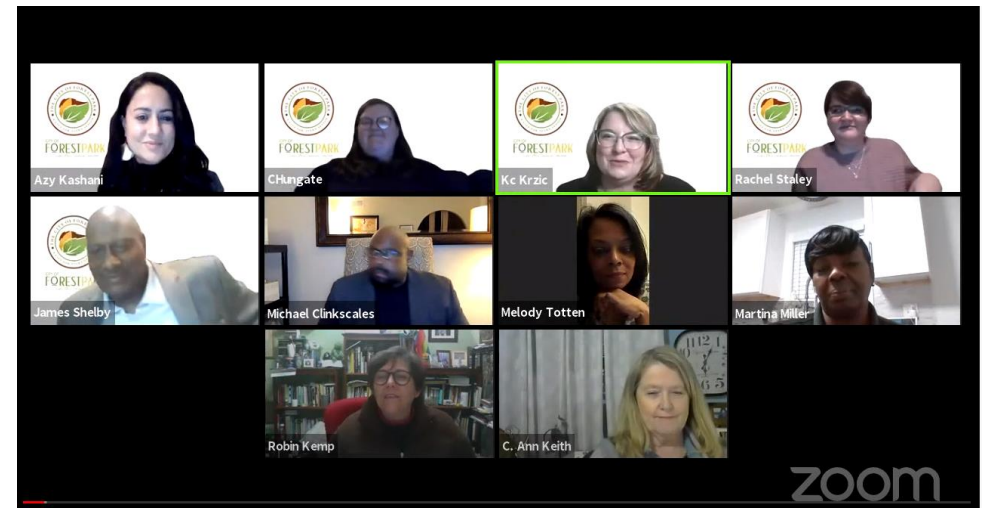
Question #1

What words come to mind when you describe the patterns of development in the City of Forest Park?

zoom

What the Community Said

- Approximately 28 Community Members - Very interactive
- More shopping, dining (outdoor), entertainment
- Mixed use destinations
- Family orientated entertainment/ sports complex
- Need variety of grocery stores; Farmer's Market is asset
- Arts, cultural events, and festivals; attend Food Truck events
- Jazz club and other live entertainment events/ venues
- Art galleries, small theaters, traveling exhibits
- Centralize the experience
- Too many vacant buildings/ blighted homes
- Need curb appeal – trees, lighting, sidewalks
- Want pathways and trails
- Want parking on side and rear/ too much pavement
- “Welcome to Forest Park” signs wanted



Development Preferences



Single Family



Townhomes



Apartments



Condominiums



Commercial Districts



Mixed Use Districts

Development Preferences



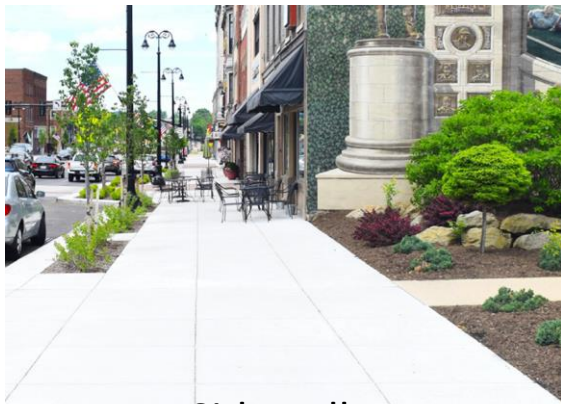
Building Materials



Parking



Landscaping



Sidewalks



Ground Signs



Wall Signs

Forest Park Zoning Ordinance Update Survey

1. Which of the following describes your interaction with the City of Forest Park? (Check all that apply)

- Live in the City of Forest Park
- Work in the City of Forest Park
- Own a business in the City of Forest Park
- Own commercial property in the City of Forest Park
- Real estate professional, property developer, engineer, architect, or planner that has worked in the City of Forest Park
- Builder or contractor that has worked in the City of Forest Park

2. Have you applied for any of the following permits with the City of Forest Park? (Check all that apply)

- Residential: new home construction, remodel, or addition

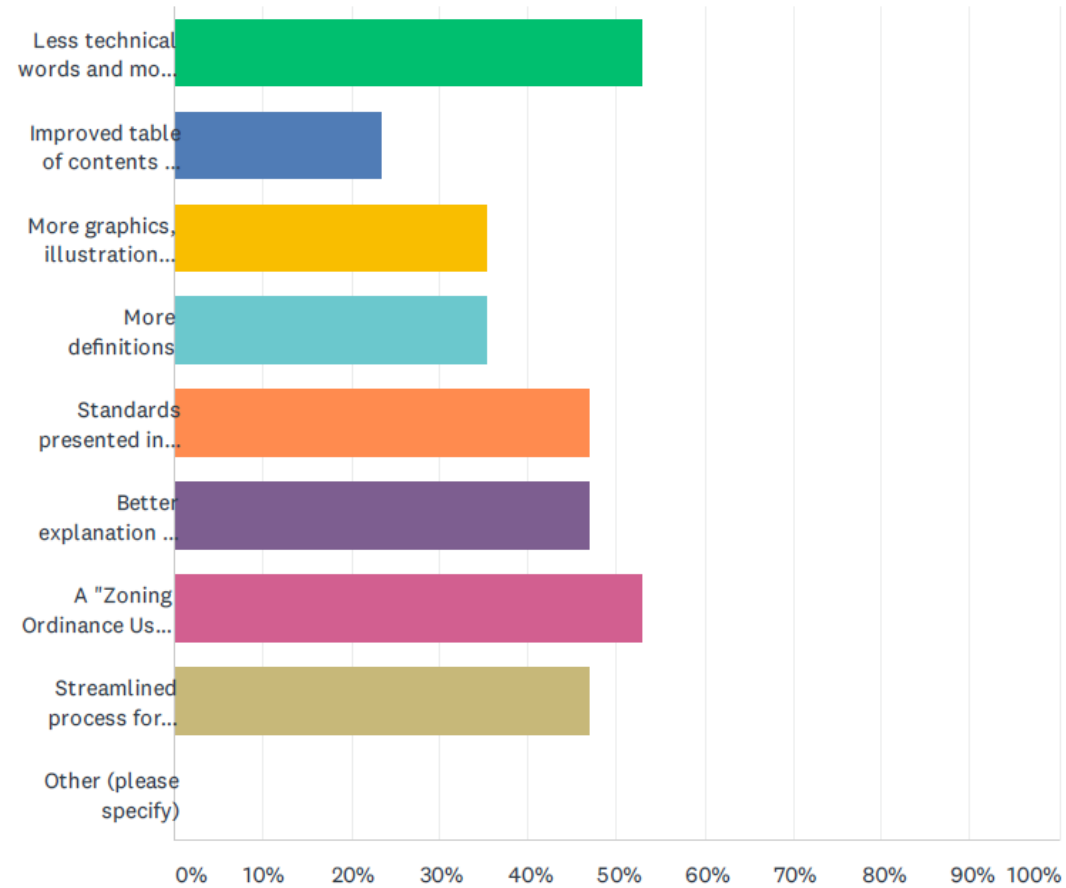


Zoning Ordinance Survey Results

Closed Survey on April 9, 2021

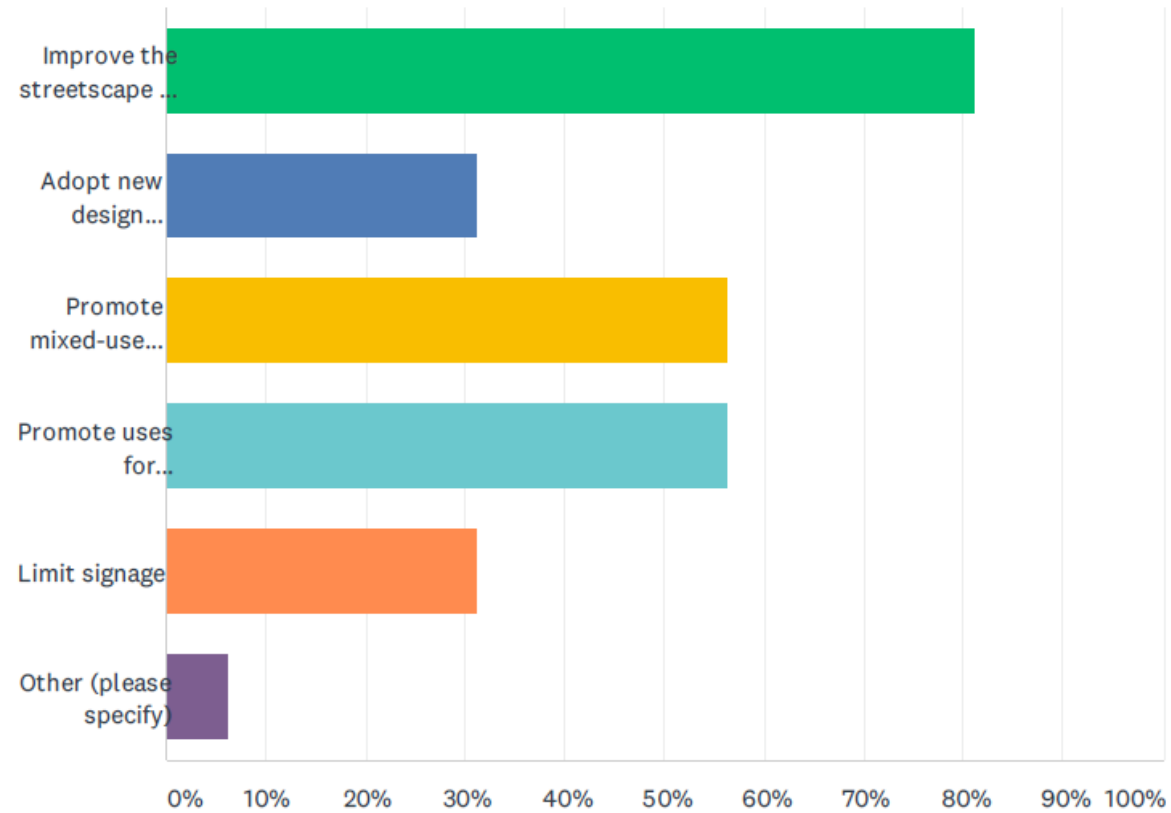
Q3 What features are most important to be included within the Zoning Ordinance Update Process? (Check all that apply)

Answered: 17 Skipped: 1



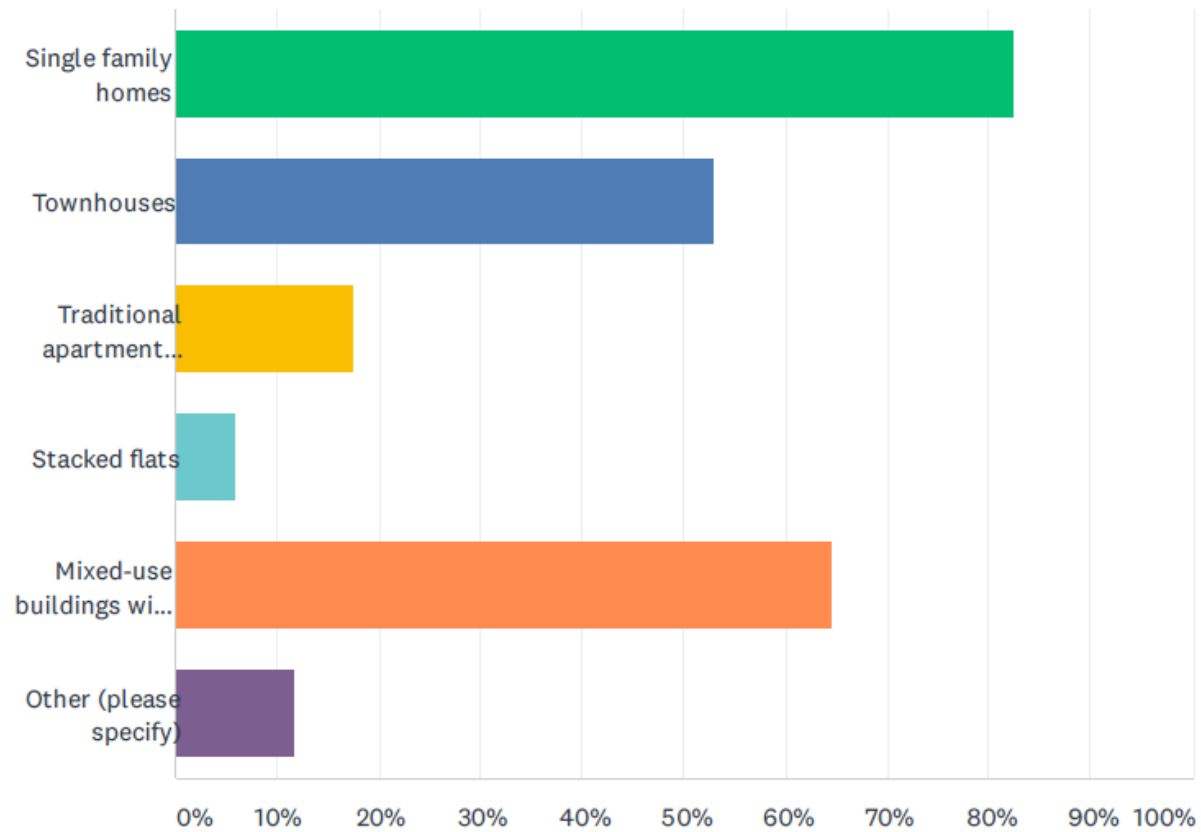
Q4 What planning practices would you like the City to implement to shape future development? (Check all that apply)

Answered: 16 Skipped: 2



Q5 Future growth is unavoidable. What type of housing do you feel is appropriate for the City? (Check all that apply)

Answered: 17 Skipped: 1



Other:

- Senior Housing
- Tiny Houses
- Creation of Land Trust

Q12 What businesses would you like to see located within the City?

Answered: 15 Skipped: 3

#	RESPONSES	DATE
1	any company with proven concern for their employees, and paying high wages. we need white collar jobs, as well as the warehouse jobs	3/31/2021 12:10 PM
2	Mixed type national franchise businesses.	2/18/2021 7:11 PM
3	More upper class restaurants. No more Mexican!!!! No more dollar stores!!!! More upper class shopping stores/areas - similar to Henry County (which is where I shop)	2/1/2021 6:38 PM
4	I have been trying to have a Italian ice cart in the summer maybe with a hot dog cart resident should be able to sell	1/28/2021 9:43 AM
5	shopping center, better food store, maker piggly wiggle clean up their store.	1/15/2021 7:34 AM
6	No restaurants	1/14/2021 4:48 PM
7	More restaurants, shopping, indoor family venues.	1/14/2021 2:56 PM
8	Dining In restaurants. Coffee shops...ect with a patios.	1/14/2021 9:57 AM
9	A brewery	1/14/2021 8:10 AM
10	Brew pub	1/13/2021 8:04 PM
11	Cultural stores Grocery stores such as Publix, Kroger, Whole Foods	1/13/2021 7:47 PM
12	Green, arts, creatives, better restaurants, outdoor dining, bike shop, health food store like Sprouts/Whole Foods 365, galleries/live music venues, multiple genres	1/13/2021 7:34 PM
13	Wellness places	1/13/2021 7:27 PM
14	Restaurant, shops, art, entertainment, hotels, non-industrial business on Main,	1/13/2021 2:45 PM
15	Hotels	12/30/2020 3:45 PM

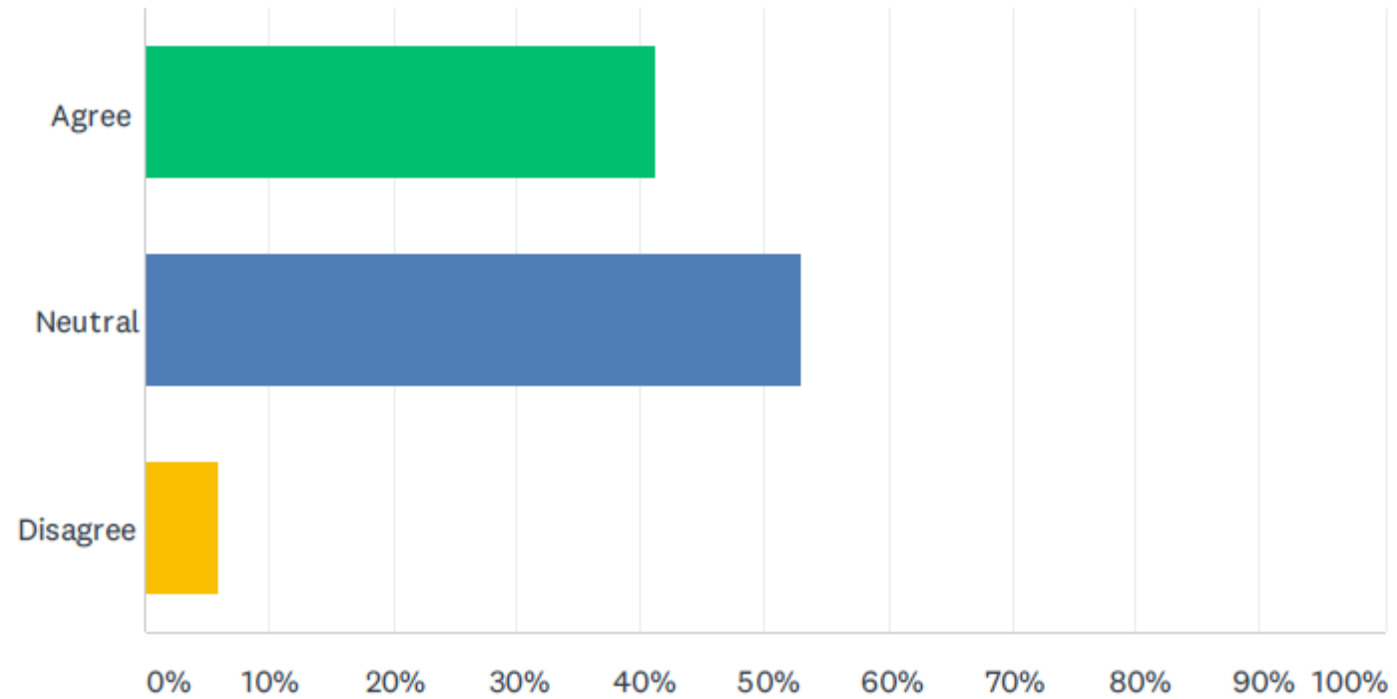
Q13 Are there business uses that you believe should be restricted in the City?

Answered: 13 Skipped: 5

#	RESPONSES	DATE
1	drug para, vape shops, adult entertainment	3/31/2021 12:10 PM
2	Night clubs nude bars.	2/18/2021 7:11 PM
3	Dollar stores, beauty suppliers, liquor stores.	2/1/2021 6:38 PM
4	Strip clubs	1/28/2021 9:43 AM
5	no	1/15/2021 7:34 AM
6	No	1/14/2021 4:48 PM
7	Yes we do need to mix it more then how we are at this time.	1/14/2021 9:57 AM
8	Gas stations	1/14/2021 8:10 AM
9	Hair salons, car repair shops	1/13/2021 8:04 PM
10	Dollar stores Convenience stores	1/13/2021 7:47 PM
11	Dollar stores, salons/barber/mail shops, discount grocery stores w/discard produce and stinky coolers, anything selling low-value crap people will have to buy over and over, fast food	1/13/2021 7:34 PM
12	Strip clubs and alcohol places	1/13/2021 7:27 PM
13	No Industrial where neighborhood friendly.	1/13/2021 2:45 PM

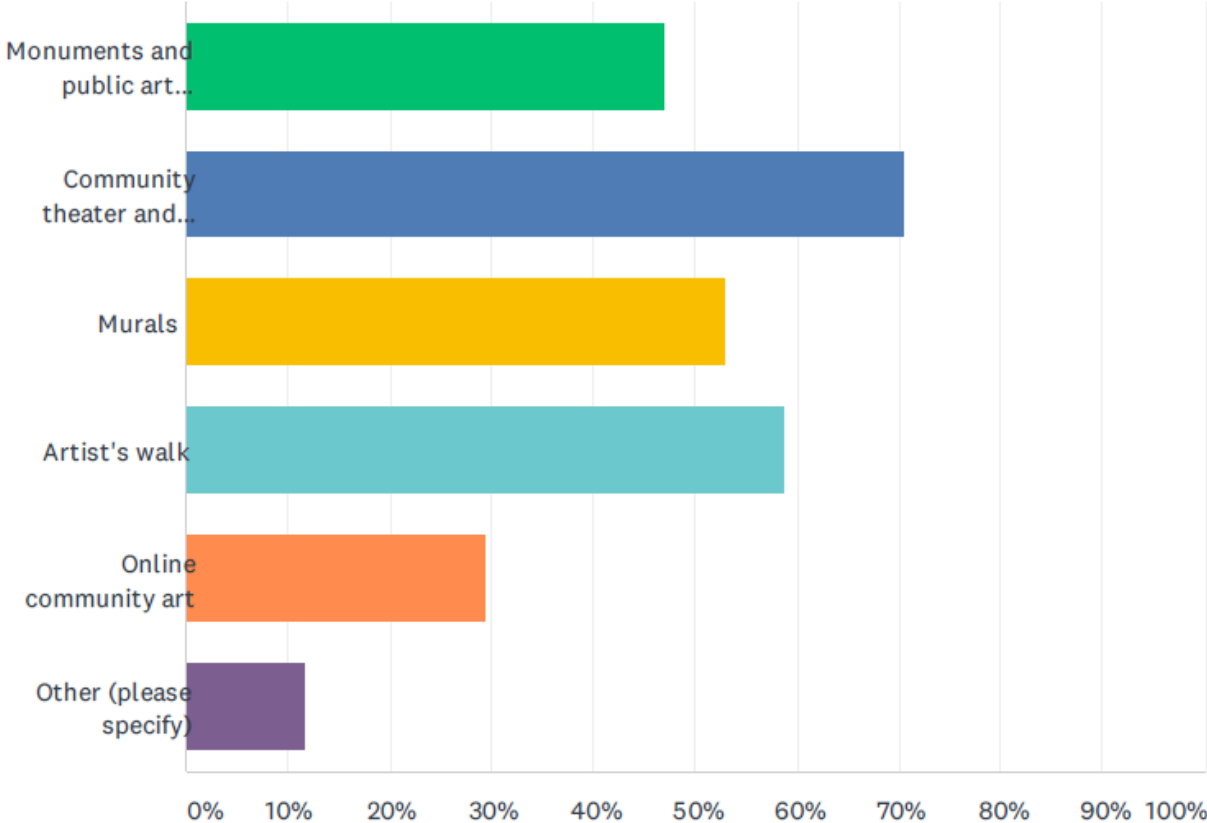
Q14 Rate your reaction to this statement: There are too many signs located in the City.

Answered: 17 Skipped: 1



Q18 What forms of "Community Art" would you like to see in the City? (Check all that apply)

Answered: 17 Skipped: 1



Goals of Zoning Ordinance Update

During our review process, which included Elected Official interviews, discussions with City Staff, and Community input, a trend emerged for the overall goal and vision of the project, which included:

- ❖ Improve organization and user friendliness for all users.
- ❖ Incorporate graphs, charts, and illustrations.
- ❖ Define all uses and terms.
- ❖ Update the zoning districts.
- ❖ Integrate architectural and site design requirements.
- ❖ Modernize use classification system.
- ❖ Streamline review processes.





City of Forest Park

**Zoning Ordinance
Assessment &
Recommendations
Report**



Zoning Ordinance Assessment & Recommendations Report

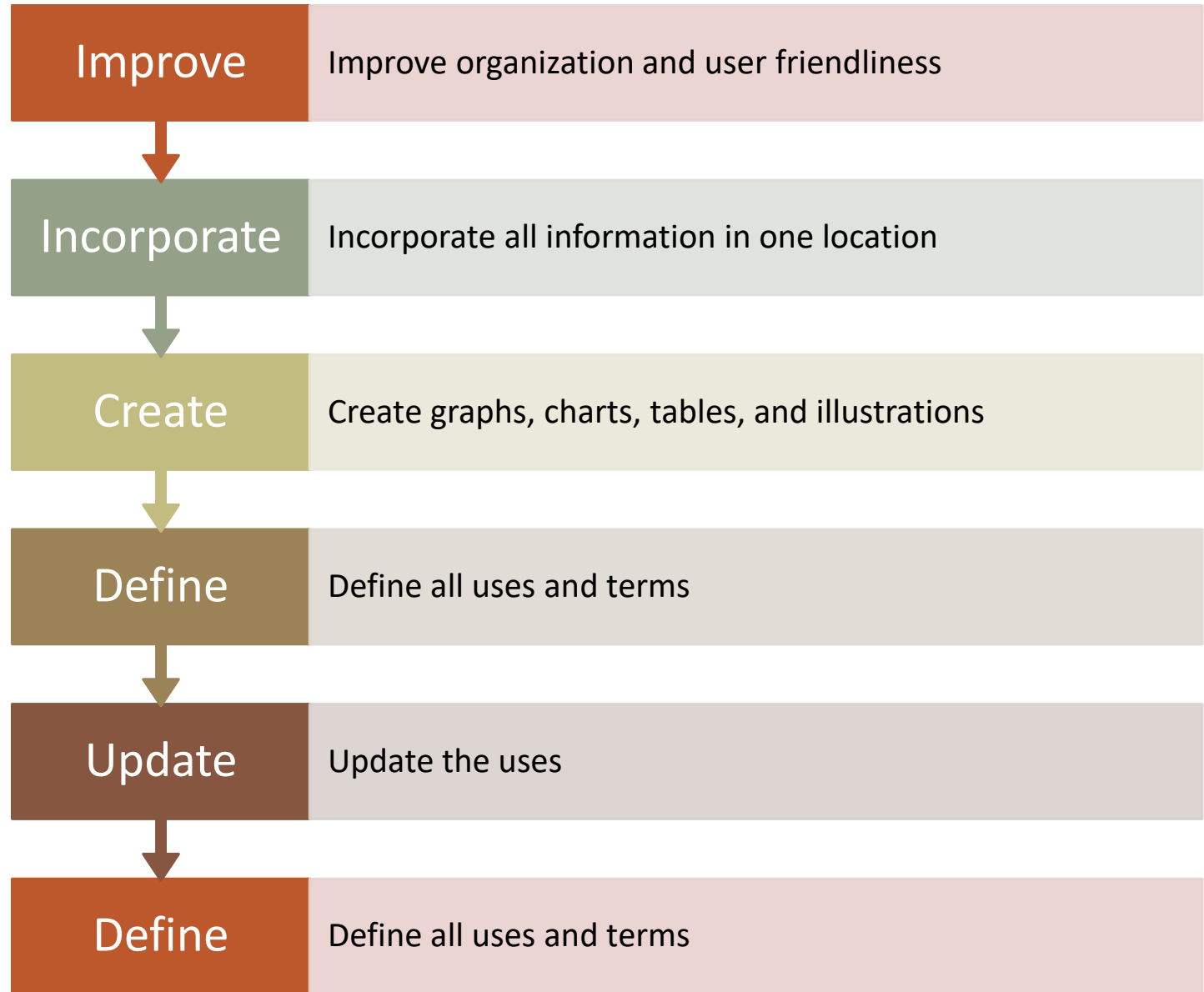
This report assesses the existing zoning ordinances and other development regulations to provide a blueprint for revising these documents. Each section discusses the broad perspective on the issues, along with our findings and alternatives or recommendations for change.

The intent of this report is to allow the City and the consulting team to focus their efforts on the specific issues identified throughout the duration of the project, based on feedback from the City and key stakeholders, residents, business owners, and developers.

Typical Zoning Ordinance Organization

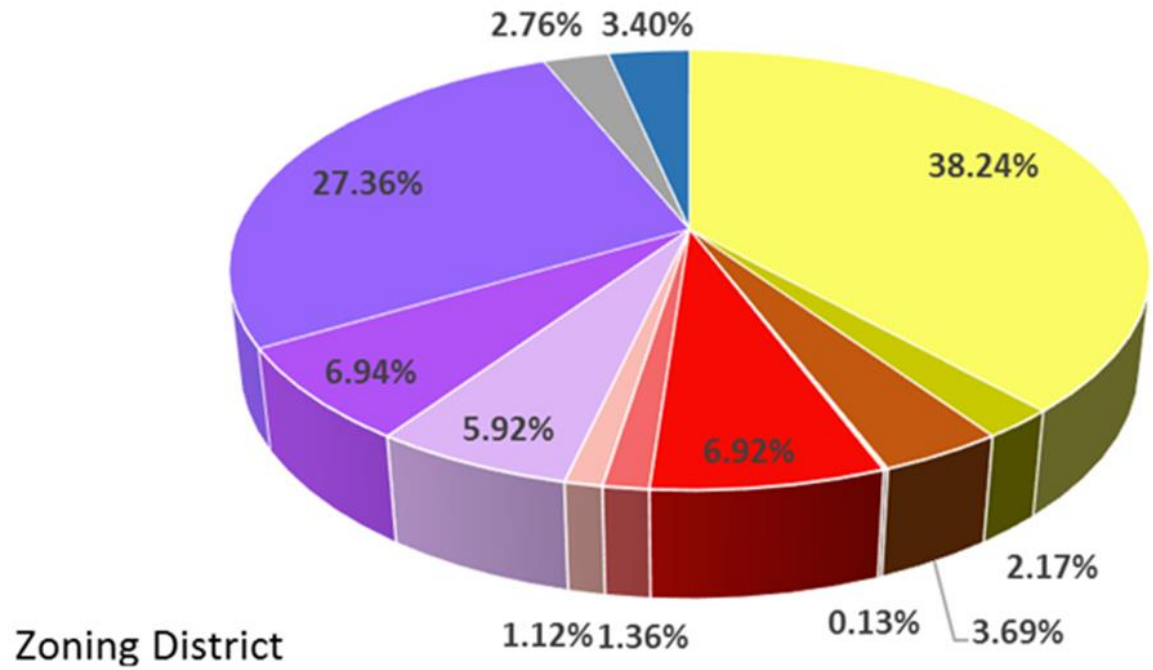
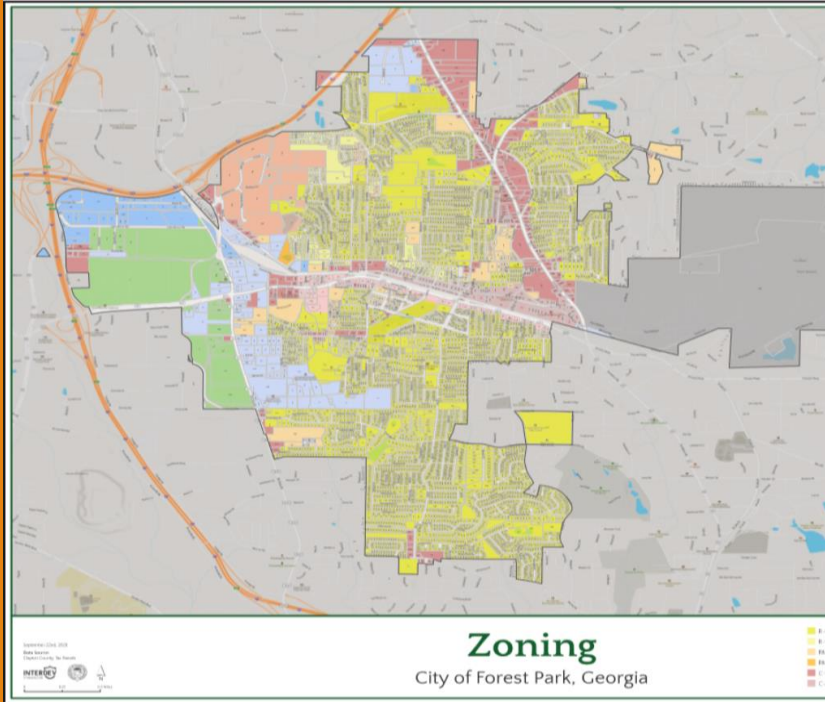
- ❑ Administration
 - ❑ Definitions
- ❑ Zoning Districts
 - ❑ Permitted Uses
 - ❑ District Standards
- ❑ Overlay or Special Districts
 - ❑ Downtown Mainstreet
- ❑ Supplemental Regulations
 - ❑ Accessory structures
 - ❑ Use Standards
 - ❑ Exterior Materials
 - ❑ Parking
 - ❑ Landscaping
 - ❑ Lighting
- ❑ Signs
- ❑ Telecommunications
- ❑ Boards and Commissions
 - ❑ Planning Commission
 - ❑ Architecture Board of Review
- ❑ Administrative Processes
 - ❑ Administrative Review
 - ❑ Land Development
 - ❑ Zoning/ CUP
 - ❑ Subdivision
- ❑ Enforcement

Zoning District Standards



Zoning Map & District Uses

- 45% - Residential Uses
- 10% - Commercial Uses
- 43% - Industrial Uses
- 3% - Mixed Use



Section 3.1

R-80 – Single Family Residential

District Intent, Permitted Uses, and Conditional Uses

Intent

The intent of this district is to provide for the development of single-family homes on moderate sized lots that are served by public water and sewer systems.

The provisions that regulate this land use district provides for the development of residential neighborhoods in a medium-density urban development environment.

This district should be protected from conflicting and uses, yet encourage municipal, educational, and recreational facilities for the community to have access to.

The City should promote an average density of 4 dwelling units per acre.

Permitted Uses

Residential

- Single Family Residences

Public/ Institutional

- Municipal, County, State or Federal buildings
- Public School K-12

Conditional Uses

- Pre-K and Day Care centers
- Places of Worship
- Private School K-12
- Nonprofit Fraternal Organizations and Clubs

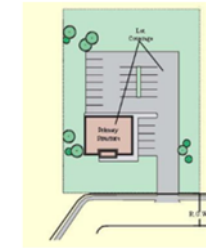
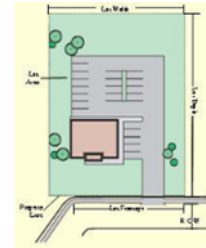
Accessory Uses

- Home Occupation

Section 3.2

R-80 – Single Family Residential

District Standards



Minimum Lot Area:

- 8,200 sq. ft.

Minimum Lot Width:

- 80 feet

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100% of the lot width

Minimum Front Yard Setback:

- 25 feet

Minimum Side Yard Setback:

- 10 feet

Minimum Rear Yard Setback:

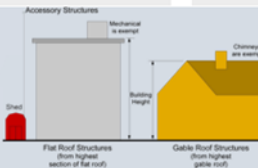
- 30 feet

Maximum Lot Coverage:

- 30 percent

Minimum Living Area:

- 1,400 sq. ft.



Maximum Structure Height:

- 35 feet for the Primary Structure
- 15 feet for Accessory Structures

Zoning District Organization

Existing Zoning Districts

- ❖ Residential
- ❖ Commercial
- ❖ Industrial
- ❖ Mixed Use

<u>Type</u>	<u>Current Zoning Map District</u>	<u>Use</u>
Residential	R-80 Residential	Single-family
	R-95 Residential	Single-family
	R-85 Residential	Duplex and multi-family
	RM-100 Apartment	Apartments
	RM-125 Condominiums/ Townhouses	Condominiums and townhomes
	Mobile Home Park (MHP)	Mobile homes
Commercial	General Commercial (C-1)	Neighborhood shopping
	Central Commercial (C-2)	Commercial uses
	Institutional Commercial (C-3)	Residential, commercial, office, and public spaces
Industrial	Light Industrial (L)	Automobile and highway shopping uses
	Heavy Industrial (H)	Industrial
	Planned Industrial (PI)	Specific to Farmers Market
	Gillem (GZ)	Specific to Fort Gillem redevelopment
Mixed Use	Planned Unit Development	Residential, commercial, and/ or industrial

Creation of New Districts

❖ Downtown/ Mainstreet

- ❖ Retail
- ❖ Dining (outdoor)
- ❖ Live/ work
- ❖ Parks, promenades, cultural, arts, and event areas

❖ Urban Village District (UV)

- ❖ Retail
- ❖ Dining
- ❖ Entertainment
- ❖ Hotels, conference centers, and hospitality
- ❖ Corporate offices
- ❖ Residential on upper stories



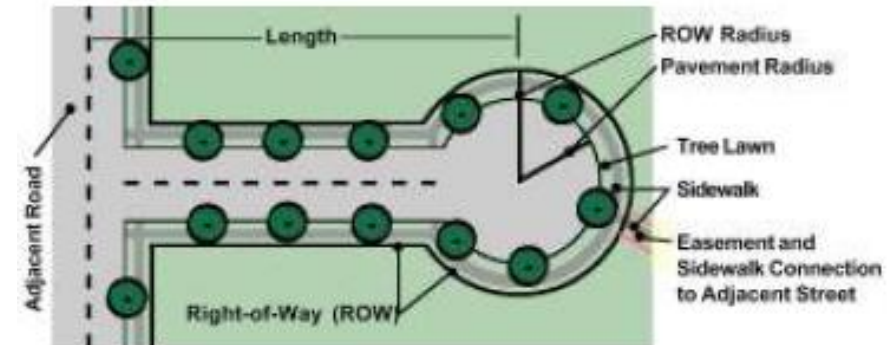
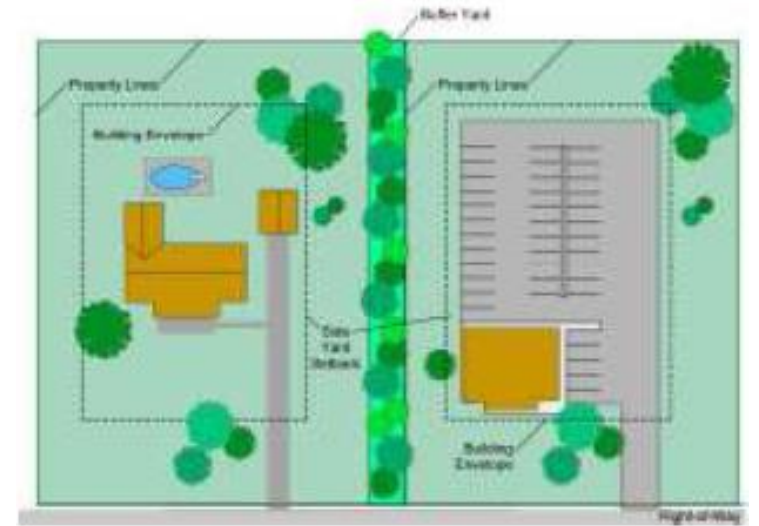
Use Regulations

Animals on private property	Art and entertainment venues	Automobile broker	Automobile sales	Bars/ taverns	Breweries/ distilleries
Car rental establishments	Entertainment and amusement center	Food trucks	Homeless shelters	Home occupations	Mobile car wash
Mystic readings and shops	Outdoor amphitheaters and assembly	Personal care/group homes	Self-storage units	Shared housing units	Shared office space and business incubators, such as kitchens, conference rooms, and printing
Short term rentals	Special events and festivals	Sports complex	Truck parking facilities	Places of assembly	Aestheticians

Definitions, Terms, and Graphics

Building Area: The horizontal area of the buildings on a lot, measured from the outside exterior walls, excluding open areas or terraces, unenclosed porches or decks, and architectural features that project less than two feet.

Cul-de-Sac: The turnaround at the end of a dead-end street.



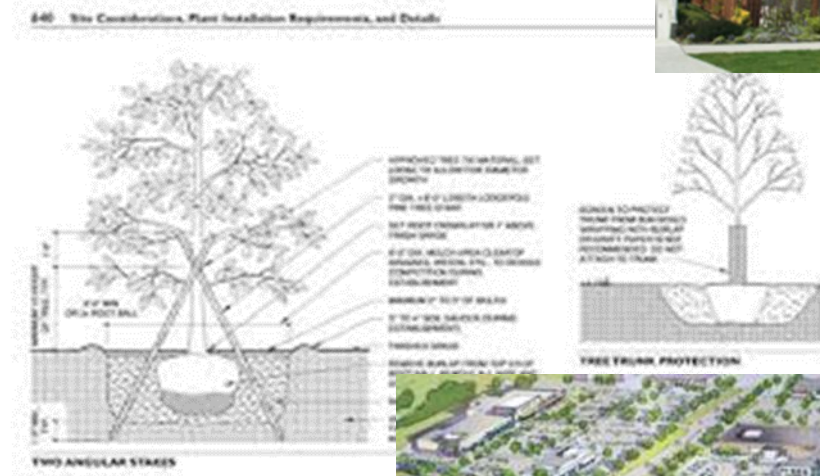
Downtown Mainstreet Design Guidelines

- Pedestrian and Bicycle Access
- Vehicular Access Sidewalks
- Street Trees Materials
- Street Furniture
- Pedestrian Lighting
- Walls and Fences
- Building Materials & Colors



Development Standards

- Exterior Materials
- Fences
- Parking Calculations
- Landscaping
- Sidewalks
- Outdoor Storage

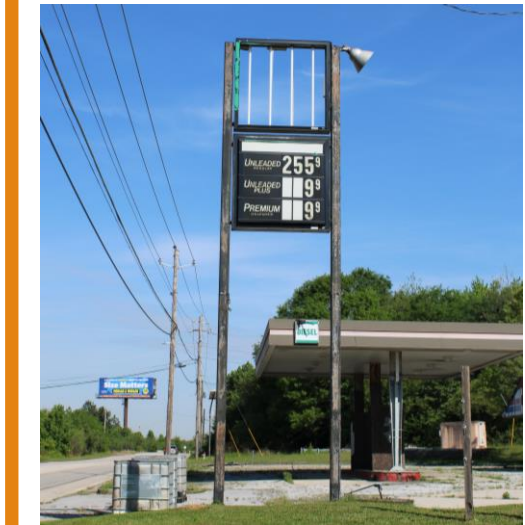


Recently Adopted Ordinances

Ensure that all recently adopted and pending ordinances are included within the update, including:

- Distance requirements for specific businesses
- Truck/ trailer parking locations
- Personal care homes/ group homes
- Farm stands





Signs

The purpose of the sign ordinance update is to enhance and enrich Forest Park's aesthetic and appeal by regulating signage and establishing a standard for the Forest Park community.

Issues with existing sign ordinance:

- Outdated
- Contradicts itself
- Allows for massive and awkward signage
- Results in cluttered roadways
- Allows for signage to block city viewshed
- Does not fit our goals and proposed aesthetic

Signs

The new sign ordinance will correct these issues through:

- ❑ Clear and concise language and definitions
- ❑ Better regulations for all signage
- ❑ Decluttering roadways
- ❑ Limiting billboards inside of the City – Sunset clause
- ❑ Creating a standard for signage in overlay districts (such as Main Street)
- ❑ Creating a clearer viewshed that improves the City's aesthetics
- ❑ Streamlining the sign permitting process



Boards and Commissions

- Planning Commission
 - Board of Zoning Appeals was disbanded
 - Appeal of decision be filed in Superior Court
- Urban Design & Review Board (AKA Architectural Design Review)
 - Require residency within the County
 - Education in architecture, engineering, landscape architecture, and/ or arts, culture, and recreation





Zoning Processes

- Rezoning
- Conditional Use Permits
- Comprehensive Plan Amendments
- Text Amendments
- Variances



Administrative Processes

- ❖ Subdivision
 - ❖ Lot division/ combination
 - ❖ Preliminary plat
 - ❖ Final plat

- ❖ Land Development
 - ❖ Soil erosion & sedimentation control
 - ❖ Site inspections
 - ❖ As-builts, bonding, and final approval



Finalize the draft Zoning Ordinances and update the Zoning Map

Next Steps



Review by Staff, City Attorney, Planning Commission, and Mayor & City Council Members



Hold Community Meeting
Monday, May 24, 2021



Open Discussion