



CITY COUNCIL

SEPTEMBER 7, 2021



Zoning Ordinance Update



Current Zoning Ordinance



- Originally adopted 1959...*no joke, 62 years ago.*
- Amended through years on an as needed basis.
- Outdated and dis-jointed.
- State requirements and development patterns have transformed
- City's development and community protection goals have changed

Goals of Zoning Ordinance Update

While interviewing elected and appointed officials and key users of the Ordinance, 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.



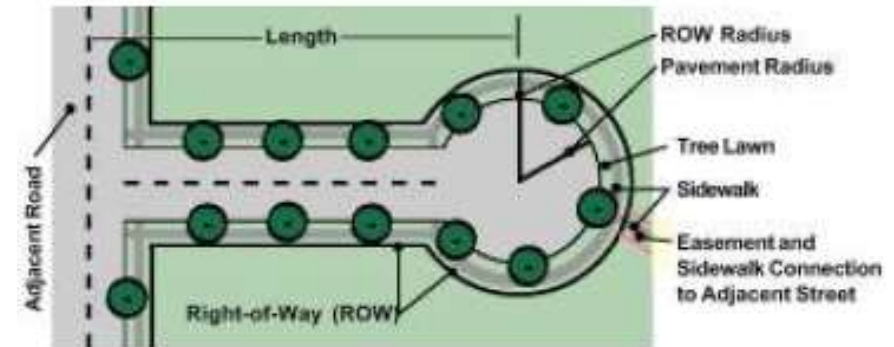
Zoning Ordinance Organization

- ❑ General Provisions
 - ❑ Definitions
- ❑ Zoning and Overlay Districts Established
 - ❑ Permitted Uses
 - ❑ District Standards
 - ❑ Zoning Map
- ❑ Development and Use Standards
 - ❑ Accessory structures
 - ❑ Use Standards
 - ❑ Exterior Materials
 - ❑ Parking
 - ❑ Landscaping
 - ❑ Lighting
- ❑ Nonconforming Standards
- ❑ Tree Protection
- ❑ Boards and Commissions
 - ❑ Planning Commission
 - ❑ Architecture Board of Review
- ❑ Zoning Amendments
 - ❑ Zoning/ CUP
 - ❑ Variances
- ❑ Land Development
 - ❑ Site Plans
- ❑ Permits and Certificates
 - ❑ Building
 - ❑ Fence

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.





Zoning Districts

16 previous districts

Type	Existing Zoning District
Residential	R-70 - Residential
	R-80 - Residential
	R-95 - Residential
	R-85 - Residential
	RM-100 - Apartment
	RM-125 - Condominiums/ Townhouses
	MHP - Mobile Home Park
Downtown	
Commercial	C-3 – Institutional Commercial
	C-2 - Central Commercial
	C-1 – General Commercial
Industrial	LI - Light Industrial
	PI - Planned Industrial
	GZ- <u>Gillem</u> (GZ)
	HI - Heavy Industrial
	X-1 - <u>Rail Road</u>
Mixed Use	PUD – Planned Unit Development

Created 2
NEW districts



Type	New Zoning District
Residential	RS – Single Family Residential
	RT – Two Family Residential
	RM – Multiple Family Residential
	MH – Mobile Home Residential
Downtown	DM - Downtown Mainstreet
Commercial	IC - Institutional Commercial
	GC – General Commercial
Industrial	LI – Light Industrial
	PI – Planned Industrial
	GZ - <u>Gillem</u>
	HI – Heavy Industrial
Mixed Use	UV – Urban Village

Updated Zoning Districts

STREAMLINED AND INCENTIVIZED DISTRICTS

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

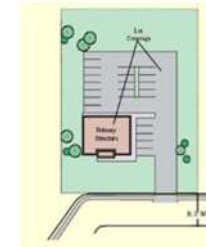
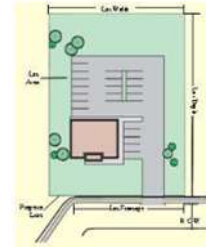
Accessory Uses

- 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:

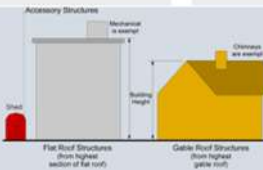
- 30 feet

Maximum Lot Coverage:

- 30 percent

Minimum Living Area:

- 1,400 sq. ft.



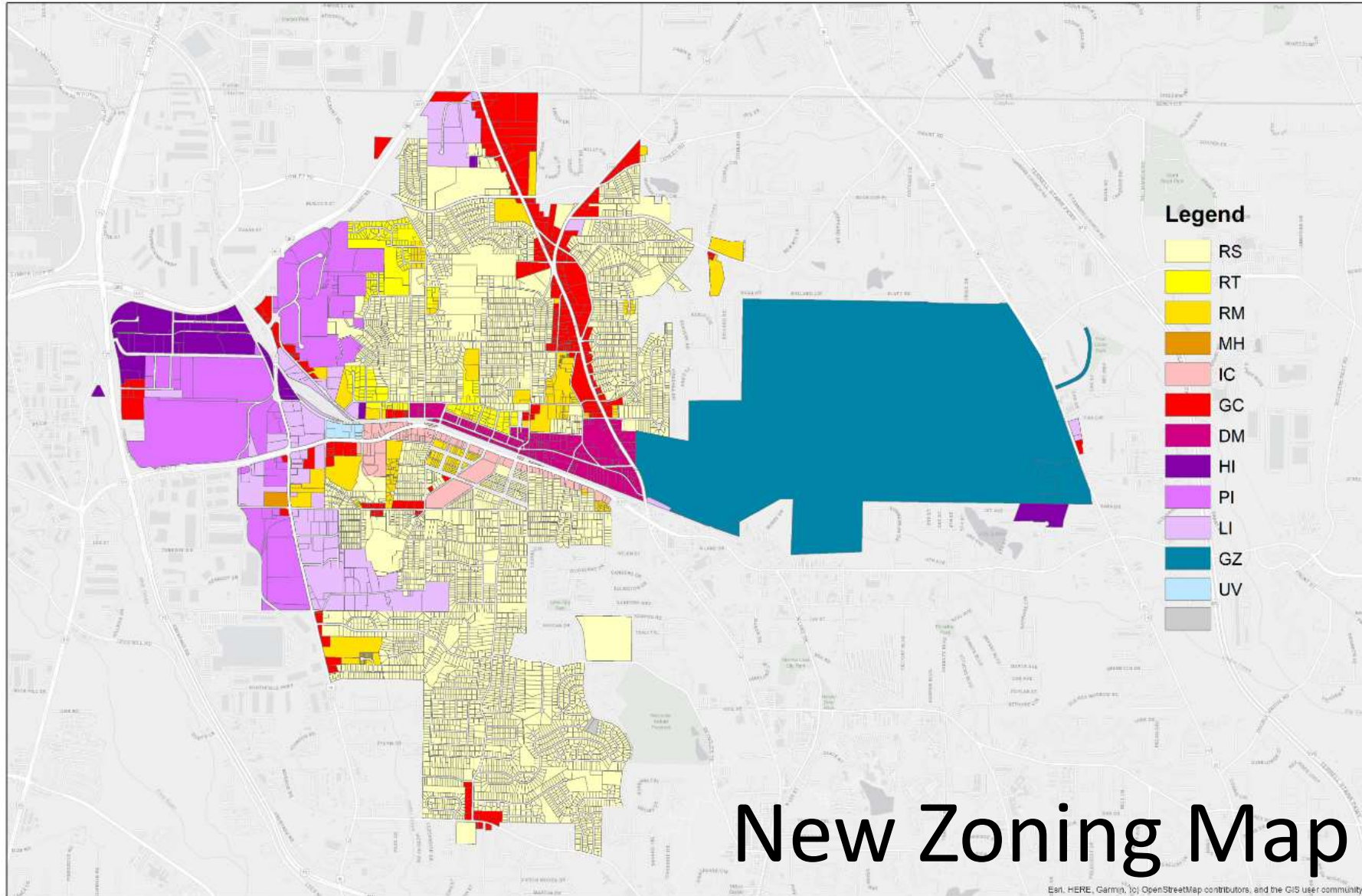
Maximum Structure Height:

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

New 2 Page Layout

Use Regulations

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





New Downtown Mainstreet District

DM – Downtown Mainstreet District

District Intent, Permitted Uses, and Conditional Uses

Intent

The intent of the DM district is to maintain, enhance and expand the development patterns and mixed use and open space character of Downtown Mainstreet. It is also to encourage compatible infill and redevelopment opportunities.

Development standards within the district is intended to continue historic patterns and promote a predominant land use activity for retail, dining, entertainment, cultural events, community festivals, and residential options while still allowing for other uses to locate in the district.

Permitted Uses

Residential

- Residential dwellings on upper floors

Retail and Business Uses

- Apparel and retail stores
- Artisans galleries and theaters
- Bakery and cafe
- Bank and loan associations
- Barber shop and beauty salon
- Bookstores
- Breweries and distilleries
- Clothing and apparel store
- Day spa and aesthetician
- Florist and gift shops
- Food trucks and courts
- Fruit, vegetable, meat seafood markets
- Grocery Store
- Ice cream and confectionary stores
- Jewelry store
- Museums and art galleries
- Nonprofit Fraternal Organizations and Clubs
- Pharmacy
- Professional offices
- Restaurants, having no drive through
- Restaurants, including outdoor dining

Permitted Uses cont.

Retail and Business Uses

- Theaters, assembly halls, concert hall, or similar places of assembly

Public/ Institutional

- Commercial parking garages and lots
- Municipal, County, State or Federal buildings
- Public School K-12
- Parks, recreation, and even space

Conditional Uses

Residential

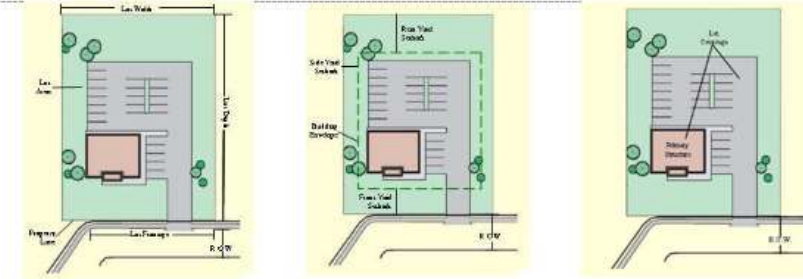
- Duplex
- Triplex
- Quadraplex

Retail and Business Uses

- Bars, taverns, and clubs
- Billiards and arcades

DM – Downtown Mainstreet District

District Standards



Minimum Lot Area:

- None

Minimum Lot Width:

- None

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- None

Maximum Front Yard Setback:

- 20 feet

Minimum Side Yard Setback:

- 0 feet
- 10 feet, with doors and windows

Minimum Rear Yard Setback:

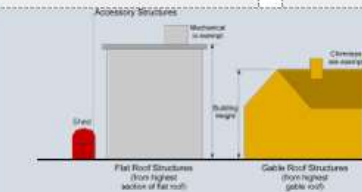
- 10 feet

Maximum Lot Coverage:

- 90 percent

Minimum Living Area:

- Studio - 600 sq. ft.
- 1 bedroom – 800 sq. ft.
- 2 bedroom – 1,000 sq. ft.
- 3 bedroom – 1,100 sq. ft.



Maximum Structure Height:

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



District Uses

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



Expanded Uses

- Duplex
- Triplex
- Quadraplex

Downtown Mainstreet Zoning District

- City Hall/ Starr Park



Downtown Mainstreet Design Guidelines

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





New Urban Village District

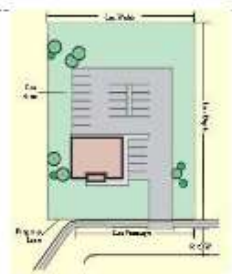

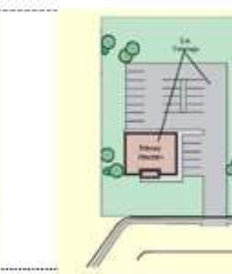
UV—Urban-Village-District

District-Intent, Permitted-Uses, and Conditional-Uses

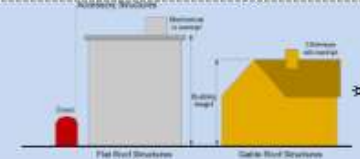
<p>Intent</p> <p>The-intent-of-the-UV-district-is-to-allow-a-mixture-of-residential, commercial, and-office-uses-within-close-proximity-to-each-other.</p> <p>The-goal-is-to-provide-interconnected-urban-scale-development-in-nodal-and-corridor-areas-that-offer-pedestrian-connectivity-and-eliminate-additional-commuter-trips-for-regionally-oriented-goods-and-services.</p> <p>The-creation-of-a-regional-destination-with-design-amenities-that-accommodate-mixed-use-buildings-with-neighborhood-serving-retail, service, and-other-uses-on-the-ground-floor-and-residential-units-above-the-non-residential-space.</p> <p>Encouraging-development-that-exhibits-the-physical-design-characteristics-of-pedestrian-orientated, store-front-style-shopping-streets; and-promote-the-health-and-well-being-of-residents-by-encouraging-physical-activity, alternative-transportation, and-greater-social-interaction.</p> <p>The-district-promotes-a-maximum-density-24-dwelling-units-per-acre.</p>	<p>Permitted-Uses</p> <p>Residential</p> <ul style="list-style-type: none"> → Residential-dwellings-on-upper-floors <p>Retail-and-Business-Uses</p> <ul style="list-style-type: none"> → Apparel-and-retail-stores → Artisans-galleries-and-theaters → Bank-and-loan-associations → Barber-shop-and-beauty-salon → Breweries-and-distilleries → Convenience-store-with-gasoline-sales → Conference-Center → Dancing-schools-and-other-group-instruction → Day-spa-and-aesthetician → Department-stores → Fitness-centers-and-gyms → Florist-and-gift-shops → Food-trucks-and-courts → Furniture-sales-and-showrooms → Grocery-Store → Hotels-and-hospitality → Indoor/<u>Outdoor-recreation</u>, including-bowling-alleys, golf, -racing, electronic-gaming-machines, etc. → Medical-and-professional-offices → Night-club, dance-club, jazz, and-similar-establishments 	<p>Permitted-Uses-cont.</p> <p>Retail-and-Business-Uses</p> <ul style="list-style-type: none"> → Restaurants, including-outdoor-dining → Theaters, assembly-halls, concert-hall, or-similar-places-of-assembly <p>Public/Office/Institutional</p> <ul style="list-style-type: none"> → Commercial-parking-garages-and-lots → Commuter-transit, such-as-bus-and-train → Municipal, County, State-or-Federal-buildings → Parks-and-amphitheaters <p>Conditional-Uses</p> <p>Retail-and-Business-Uses</p> <ul style="list-style-type: none"> → Pre-K-and-Day-Care-centers <p>Accessory-Uses</p> <ul style="list-style-type: none"> → Home-Occupation
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UV—Urban-Village-District

District-Standards

<p>Minimum-Lot-Area:</p> <ul style="list-style-type: none"> → None <p>Minimum-Lot-Width:</p> <ul style="list-style-type: none"> → None <p>Maximum-Lot-Depth:</p> <ul style="list-style-type: none"> → None <p>Minimum-Lot-Frontage:</p> <ul style="list-style-type: none"> → 100%of-the-lot-width <p>Maximum-Lot-Coverage:</p> <ul style="list-style-type: none"> → 70-percent 	<p>Minimum-Front-Yard-Setback:</p> <ul style="list-style-type: none"> → 10-feet <p>Minimum-Side-Yard-Setback:</p> <ul style="list-style-type: none"> → 10-feet <p>Minimum-Distance-Between-Buildings:</p> <ul style="list-style-type: none"> → 20-feet <p>Minimum-Rear-Yard-Setback:</p> <ul style="list-style-type: none"> → 20-feet <p>Minimum-Open-Space:</p> <ul style="list-style-type: none"> → 15-percent 	<p>Maximum-Building-Size:</p> <ul style="list-style-type: none"> → 250,000-sq.-ft.-on-ground-floor <p>Maximum-Building-Length:</p> <ul style="list-style-type: none"> → 400-feet <p>Maximum-Density:</p> <ul style="list-style-type: none"> → 24-du/acre <p>Minimum-Living-Area:</p> <ul style="list-style-type: none"> → Studio-600-sq.-ft. → 1-bedroom-800-sq.-ft. → 2-bedroom-1,000-sq.-ft. → 3-bedroom-1,100-sq.-ft.
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Maximum-Structure-Height:


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



District Uses

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

Urban Village Zoning District

- New City Hall location 





City Wide Regulations



Updated Sign Ordinance

- ❑ Consistent with O.C.G.A
- ❑ Clear language and definitions
- ❑ Updated regulations for all signage
- ❑ New standard for signage along Main Street
- ❑ Streamlining the sign permitting process
- ❑ Decluttering roadways and improving view



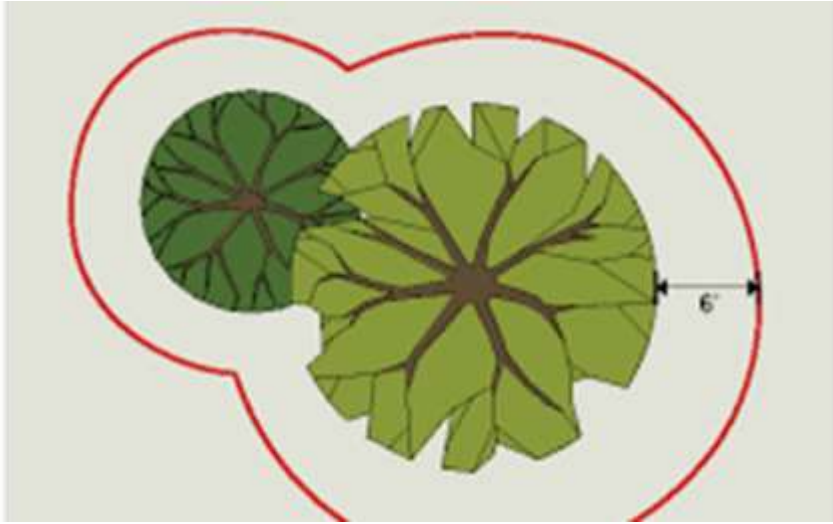
Development Standards

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



640 Site Considerations, Plant Installation Requirements, and Details





Tree Protection

- ❖ Tree Survey
- ❖ Tree Protection Plan
- ❖ Tree Replacement Calculations
- ❖ Timber Harvesting
- ❖ Final Inspection

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



Land Development Process

- ❖ Needed to be defined
- ❖ Soil erosion & sedimentation control
- ❖ Site inspections
- ❖ As-builts, bonding, and final approval



Administrative Processes

- Building Permits
- Fence Permits
- Certificates of Occupancy
- Zoning Verification





Thank you!