

Town of Georgia Development Regulations - PROPOSED CODE ORGANIZATION

Existing to Remain [Moved](#) [Added](#) [Deleted](#) [Comment](#)

Article 1 Authority and Purpose

- Section 1.1 Enactment
- Section 1.2 Amendment and Effective Date
- Section 1.3 General Purpose
- Section 1.4 Applicability
- Section 1.5 Interpretation
- Section 1.6 Severability

Article 2 Zoning Districts, Land Uses and Dimensional Standards

- Section 2.1 Establishment of Zoning Districts

- [Section 2.x Map of Zoning Districts \(Map\)](#)
 - [Official Zoning Map \(Narrative\)](#)
 - [Interpretation of District Boundaries](#)
 - [Parcels in More than one Zoning District](#)
 - [Disputes](#)

[Section 2.x Agricultural/Rural Residential District \(AR-1\)](#)

- [2.x.x Purpose of District](#)
- [2.x.x Dimensional Standards \(AR-1\)](#)
- [2.x.x District Requirements](#)
 - [\(Copy/relocate existing 7.2 “Farm and Forestland Preservation here\)](#)
 - [5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate](#)

[Section 2.x Residential-Medium Density District \(AR-2\)](#)

- [2.x.x Purpose of District](#)
- [2.x.x Dimensional Standards \(AR-2\)](#)
- [2.x.x District Requirements](#)
 - [7.5 B 1 Street Trees – relocated and copied here](#)
 - [7.9 B 2 Parking Lot Location - relocated/copied here](#)
 - [7.9 D 1 Parking Lot Access - relocated/copied here](#)
 - [5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate](#)

[Section 2.x Residential-High Density District \(AR-3\)](#)

- [2.x.x Purpose of District](#)

2.x.x Dimensional Standards (AR-3)

2.x.x District Requirements

7.5 B 1 Street Trees – relocated and copied here

7.8 B 1 Public Sidewalks – relocated/copied here as appropriate

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

7.9 B 2 Parking Lot Location - relocated/copied here

7.9 D 1 Parking Lot Access - relocated/copied here

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Residential-Multifamily District (AR-4) (New district created)

2.x.x Purpose of District

2.x.x Dimensional Standards (AR-4)

2.x.x District Requirements

Section 2.x Lakeshore District (L-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (L-1)

2.x.x District Requirements

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Lakeshore Residential-Recreation District (L-2)

2.x.x Purpose of District

2.x.x Dimensional Standards (L-2)

2.x.x District Requirements

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x South Village Core (SV)

2.x.x Purpose of District

2.x.x Dimensional Standards (SV)

2.x.x District Requirements

2.x.x South Village Core Design Standards

7.8 B 1 Public Sidewalks – relocated/copied here as appropriate

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

Section 2.x Business District (B)

2.x.x Purpose of District

2.x.x Dimensional Standards (B)

2.x.x District Requirements

Move 7.3 B here

7.5 B 1 Street Trees – relocated and copied here

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

7.9 B 2 Parking Lot Location - relocated/copied here

7.9 D 2 Parking Lot access - relocated/copied here

Section 2.x Industrial District (I-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (I-1)

2.x.x District Requirements

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

Section 2.x Commercial-Light Industrial District (I-2)

2.x.x Purpose of District

2.x.x Dimensional Standards (I-2)

2.x.x District Requirements

Move 7.3 B here

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

Section 2.x Recreation District (R-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (R-1)

2.x.x District Requirements

(Copy/relocate existing 7.2 “Farm and Forestland Preservation here)

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Natural Areas District (N-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (N-1)

2.x.x District Requirements

(Copy/relocate existing 7.2 “Farm and Forestland Preservation here)

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Flood Hazard Area Overlay District (FHAO)

2.x.x Purpose of District

2.x.x Dimensional Standards (FHAO)

2.x.x District Requirements

2.x.x Development Standards in Flood Hazard Area Overlay District

Section 2.x Uses

Types of Land Uses (Permitted, Conditional, Not Listed, etc explained)

Use Schedule (Table of All Uses)

Specific Use Requirements + (includes Dimensional Standards for Special Uses, and is referenced in the Use Table for each use where it applies)

<u>2.x.x</u>	<u>Accessory Structures</u>
2.x.x	Accessory Dwelling Units
2.x.x	Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses
2.x.x	Earth Resource Extraction
2.x.x	Home Business, Home Occupations and Home Industry
2.x.x	Limitation on Regulation of Public Facilities
2.x.x	Mixed Uses
2.x.x	Renewable Energy
2.x.x	Wireless Telecommunication Facility
2.x.x	Roadside Stands
2.x.x	Seasonal Conversion
2.x.x	Accessory on Farm Business
2.x.x	Cannabis
2.x.x	Recreational/Camping Vehicles with Sleeping Quarters (relocated from 5.8)

~~Section 2.2 — Allowed, Prohibited, Exempted, and Not Listed Uses, Other Exemptions~~

~~Section 2.3 — Dimensional Standards for Structures and Lots~~

~~Dimensional Standards for Special Uses~~

~~Additional Dimensional Standards:~~

~~(Accessory structures~~ (moved to Specific Use Requirements above)

~~Fences and Signs~~ (moved to their specific sections)

~~density calculation, # of principal Structures on a lot, Front yard frontage~~ (Not sure where to put, perhaps this goes better in Article 5?)

Article ~~7~~ 3 **Planning and Design Standards** (relocated from Article 7)

Section 7.1 Energy Efficient Design

~~Section 7.2 — Farm and Forestland Preservation~~ (copied to AR-1, R-1, N-1 district sections)

Section 7.3 Site Design (partially relocated)

~~Site Design “B” “Commercial (B) and Commercial Light Industrial (I-2)”~~ – relocated to District Sections

Section 7.4 Exterior Storage of Materials or Equipment

Section 7.5 Landscaping and Screening (partially relocated)

7.5 B 1 Street Trees – relocate to specific district sections

Section 7.6 Outdoor Lighting

Section 7.7 Vehicular Circulation

Section 7.8	Pedestrian Accessibility (partially relocated) 7.8 B 1 – relocated/copied to each appropriate District Section 7.8 C 1 – Adequacy of Pedestrian Circulation – relocated/copied to appropriate District Sections
Section 7.9	Parking, Traffic Access, and Circulation (partially relocated) 7.9 B 2 Parking Lot Location - relocated/copied to appropriate District Sections 7.9 D 1 Parking Lot Access - relocated/copied to appropriate District Sections 7.9 D 2 Parking Lot access - relocated/copied to appropriate District Sections
Section 7.10	Street Signs
Section 7.11	Public and Private Road Standards
Section 7.12	Site Preservation and Erosion Control
Section 7.13	Stormwater
Section 7.14	Utilities
Article 5 4	General Regulations and Review Standards (relocated here)
Section 5.1	Removal of Structures After Damage
Section 5.2	Access and Driveways
Section 5.3	Existing Small Lots
Section 5.4	Height Limits
Section 5.5	Nonconformities
Section 5.6	Parking Requirements
Section 5.7	Performance Standards
Section 5.8	Recreational/Camping Vehicles with Sleeping Quarters (relocate to Uses)
Section 5.9	Signs
Section 5.10	Special Provisions for Certain Zoning Districts (relocated/copied to District Sections)
Section 5.11	Wastewater and Potable Water Supply
Section 5.12	Wetlands and Vernal Pools
Article 3 5	Permits and Approvals
Section 3.1	Zoning Permit
Section 3.2	Conditional Use Review
Section 3.3	Site Plan Review
Section 3.4	Variances
Section 3.5	Planned Unit Development

~~Section 3.6 — South Village Core Design Standards~~ (moved to SV section)

Section 3.7 Waivers

Article ~~4~~ 6 Subdivision Review

Section 4.1 Purpose

Section 4.2 Applicability

Section 4.3 Application Requirements

Section 4.4 Subdivision Review Process

Section 4.5 Filing of Subdivision Plat

Section 4.6 Expiration

Section 4.7 Subdivision Amendments

Section 4.8 Natural Subdivision

Section 4.9 Subdivision Review Standards

~~Article 5 — General Regulations and Review Standards~~ (Relocated to new Article 4)

~~Article 6 — Specific Use Standards~~ (relocated to Article 2 Districts and Uses)

~~Section 6.1 — Accessory Dwelling Units~~

~~Section 6.2 — Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses~~

~~Section 6.3 — Earth Resource Extraction~~

~~Section 6.4 — Home Business, Home Occupations and Home Industry~~

~~Section 6.5 — Limitation on Regulation of Public Facilities~~

~~Section 6.6 — Mixed Uses~~

~~Section 6.7 — Renewable Energy~~

~~Section 6.8 — Wireless Telecommunication Facility~~

~~Section 6.9 — Roadside Stands~~

~~Section 6.10 — Seasonal Conversion~~

~~Section 6.11 — Accessory on Farm Business~~

~~Section 6.12 — Cannabis~~

Article ~~9~~ 7 Flood Hazard Area & River Corridor Buffer Regulations (relocated)

Section 9.1 Statutory Authorization and Effect

Section 9.2 Purpose

Section 9.3 Administration

Section 9.4 Application Requirements in Flood Hazard Area Overlay District

Section 9.5 Development Review Process in Flood Hazard Area Overlay District

~~Section 9.6 Development Standards in Flood Hazard Area Overlay District~~ (moved to Flood Hazard District)

Section 9.7 Standards for Review of Nonconforming Structures and Uses

Section 9.8 Variances in the Flood Hazard Area Overlay District

Section 9.9 Certificate of Occupancy

Section 9.10 Violations

~~Section 9.11 Definitions~~ (Moved to definitions)

~~Article 7~~ (Relocated to become new Article 3 – Planning and Design Standards)

Article 8 Administration and Enforcement

Section 8.1 Zoning Administrator, Development Review Board and Planning Commission

Section 8.2 Fees for Zoning Permits, Public Hearings, and Administration

Section 8.3 Combined Review

Section 8.4 Public Hearing/Public Notice Requirements for Development Review Board Approvals

Section 8.5 Decisions

Section 8.6 Reconsideration

Section 8.7 Appeals

Section 8.8 Violations and Enforcement

Section 8.9 Technical Review and Financial Surety

~~Article 9 Flood Hazard Area & River Corridor Buffer Regulations~~ (Relocated to Article 7)

~~Section 9.1 Statutory Authorization and Effect~~

~~Section 9.2 Purpose~~

~~Section 9.3 Administration~~

~~Section 9.4 Application Requirements in Flood Hazard Area Overlay District~~

~~Section 9.5 Development Review Process in Flood Hazard Area Overlay District~~

~~Section 9.6 Development Standards in Flood Hazard Area Overlay District~~ (moved to Flood Hazard District)

~~Section 9.7 Standards for Review of Nonconforming Structures and Uses~~

~~Section 9.8 Variances in the Flood Hazard Area Overlay District~~

~~Section 9.9 Certificate of Occupancy~~

~~Section 9.10 Violations~~

~~Section 9.11 Definitions~~ (Moved to definitions below)

Article 10 Definitions

- A. General Definitions
 - B. Specific Definitions
- Combine/collect all definitions and terminology here)

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Article 1 Authority and Purpose

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Article 2 Zoning Districts, Land Uses and Dimensional Standards

- Section 2.1 Establishment of Zoning Districts and Official Zoning Map
- Section 2.2 Allowed, Prohibited, Exempted, and Not Listed Uses, Other Exemptions
- Section 2.3 Dimensional Standards for Structures and Lots

Article 3 Permits and Approvals

- Section 3.1 Zoning Permit
- Section 3.2 Conditional Use Review
- Section 3.3 Site Plan Review
- Section 3.4 Variances
- Section 3.5 Planned Unit Development
- Section 3.6 South Village Core Design Standards
- Section 3.7 Waivers

Article 4 Subdivision Review

- Section 4.1 Purpose
- Section 4.2 Applicability
- Section 4.3 Application Requirements
- Section 4.4 Subdivision Review Process
- Section 4.5 Filing of Subdivision Plat
- Section 4.6 Expiration
- Section 4.7 Subdivision Amendments
- Section 4.8 Natural Subdivision
- Section 4.9 Subdivision Review Standards

Existing Regulations

Article 5 General Regulations and Review Standards

- Section 5.1 Removal of Structures After Damage
- Section 5.2 Access and Driveways
- Section 5.3 Existing Small Lots
- Section 5.4 Height Limits
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- Section 5.12 Wetlands and Vernal Pools

Article 6 Specific Use Standards

- Section 6.1 Accessory Dwelling Units
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- Section 6.9 Roadside Stands
- Section 6.10 Seasonal Conversion
- Section 6.11 Accessory on Farm Business
- Section 6.12 Cannabis

Article 7 Planning and Design Standards

- Section 7.1 Energy Efficient Design
- Section 7.2 Farm and Forestland Preservation
- Section 7.3 Site Design
- Section 7.4 Exterior Storage of Materials or Equipment
- Section 7.5 Landscaping and Screening
- Section 7.6 Outdoor Lighting

Existing Regulations

Section 7.7	Vehicular Circulation
Section 7.8	Pedestrian Accessibility
Section 7.9	Parking, Traffic Access, and Circulation
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Section 8.8	Violations and Enforcement
Section 8.9	Technical Review and Financial Surety

Article 9 Flood Hazard Area & River Corridor Buffer Regulations

Section 9.1	Statutory Authorization and Effect
Section 9.2	Purpose
Section 9.3	Administration
Section 9.4	Application Requirements in Flood Hazard Area Overlay District
Section 9.5	Development Review Process in Flood Hazard Area Overlay District
Section 9.6	Development Standards in Flood Hazard Area Overlay District
Section 9.7	Standards for Review of Nonconforming Structures and Uses
Section 9.8	Variances in the Flood Hazard Area Overlay District
Section 9.9	Certificate of Occupancy
Section 9.10	Violations
Section 9.11	Definitions

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A.	General Definitions
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Existing Regulations

B. Specific Definitions