

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, SUBPART B, LAND DEVELOPMENT AND RELATED ORDINANCES, CHAPTER 119 - ZONING, ARTICLE IV. – DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, SECTION 119-177. – USES COMMON TO ALL RESIDENTIAL DISTRICTS

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAIN AS FOLLOWS:

**ARTICLE I.**

The Code of Ordinances of the City of Loganville, Georgia, Subpart B, Land Development and Related Ordinances, Chapter 119 - Zoning, Article IV. – District Regulations, Division 1. – Generally, Section 119-177. – Uses Common to All Residential Districts, is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added and stricken sections are being removed.

Sec. 119-177. Uses common to all residential districts.

There exist certain uses that are deemed to be compatible and acceptable when located in a residential district provided each use meets the space limits of the particular residential district. The following uses are allowed in all residential districts subject to the restrictions imposed by the district regulations.

(1) *Permitted uses.*

- a. Existing single-family residences.
- b. Existing cemeteries.
- c. Local, state and federal government buildings.

(2) *Accessory uses.*

- a. Accessory buildings and structures.
- b. Home occupations.
- c. Public parks, playgrounds and community buildings.
- d. Subdivision recreation areas owned, operated and maintained by homeowners associations exclusively for the use of residents and their guests.
- e. The parking of one unoccupied travel trailer, motor coach or pleasure boat, subject to provisions of this chapter.

(3) *Special uses.*

a. Public, parochial and private schools and colleges including dormitories, convents and monasteries when located on the same site as the school or college. The minimum site shall be three acres for such facilities.

b. Communication towers: See article VIII of this chapter.

c. ~~Churches, synagogues, chapels and other places of religious worship and instruction when located on a thoroughfare having minimum classification of at least a major collector street, and having a minimum lot area of three acres.~~ All churches, synagogues, chapels, and other places of religious worship and instructions located in residential zoning districts shall have a minimum lot area of three acres and comply with all other building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc., of the O and I - Office and Institutional District requirements stated in Section 119-216 of the City's Zoning Ordinance.

d. Country clubs, swim clubs, tennis clubs and neighborhood clubhouses, all of which shall be located on a site with not less than two acres and open to paid membership. Sleeping quarters for one caretaker, security guard, or manager shall be permitted.

e. Power substations and pumping stations.

**ARTICLE II.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**ARTICLE III.**

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

**READ AND ADOPTED, this \_\_\_ day of \_\_\_\_\_, 2025.**

**CITY OF LOGANVILLE, GEORGIA**

**By: \_\_\_\_\_ (SEAL)**

**Skip Baliles, Mayor**

**Attest: \_\_\_\_\_ (SEAL)**

**Kristi Ash, Deputy Clerk**