

**STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST**

ORDINANCE NO. _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST AMENDING _____ OF THE CITY OF STONECREST ZONING ORDINANCE TO PROVIDE FOR DEFINITIONS, REVISED DISTRICT USES, DESCRIPTIONS, PURPOSE, AND REVISED DEVELOPMENT STANDARDS; AND FOR OTHER PURPOSES.

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November of 1982, and effective July 1, 1983, provides in Article IX, Section II, Paragraph I thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations; and

WHEREAS, O.C.G.A. § 36-1-20 authorizes counties to enact ordinances for protecting and preserving the public health, safety, and welfare of the population of the unincorporated areas of the County; and

WHEREAS, _____ of the City of Stonecrest Zoning Ordinance provides for definitions in order to protect and promote the health, safety, welfare, and general well-being of the citizens of Stonecrest County; and

WHEREAS, _____ of the City of Stonecrest Zoning Ordinance set for the purpose for each zoning district uses and regulations as well as development standards in order to protect and promote the health, safety, welfare, and general well-being of the citizens of Stonecrest; and

WHEREAS, _____ of the City of Stonecrest Zoning Ordinance sets for the permitted uses in order to protect and promote the health, safety, welfare, and general well-being of the citizens of Stonecrest; and

WHEREAS, the Mayor and City Council does hereby find that definitions must be established to revise and clarify certain residential uses and the purpose of the district uses and development requirements must be revised to update single-family and multi-family residential development standards; and

WHEREAS, the Mayor and City Council does hereby find the following revisions to _____ of the City of Stonecrest Zoning Ordinance, attached hereto as **Exhibit A**, to be a reasonable exercise of City of Stonecrest 's police power, and in the best interests of the public health, safety, and welfare;

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA and by the authority thereof:

Section 1.

That _____ of the City of Stonecrest Zoning Ordinance is hereby amended to revise and clarify certain residential uses, while updating the purpose of the district uses and development requirements to revise single-family and multi-family residential development standards.

EXHIBIT A

PROPOSED DEFINITIONS

For Rent: Constructed for the express purpose and intent of offering to the general public for lease and not intended For Sale.

For Rent Community: A residential Subdivision or Development with more than ten (10) percent of the Dwellings therein occupied, or intended to be occupied, by tenants rather than owners.

For Sale: Constructed for the express purpose and intent of offering to the general public for purchase.

For Sale Community: A residential Subdivision or Development with no more than ten (10) percent of the Dwellings therein occupied, or intended to be occupied, by tenants rather than owners.

PROPOSED LANGUAGE FOR DISTRICT USE AND REGULATIONS –Final draft will include updates to the relevant portions of the code.

This district is intended for the development of large lot Dwelling, Single Family "For Sale" detached residential subdivisions and For Sale Communities. Includes two-acre Dwelling, Single Family, "For Sale", Lots or larger.

The purpose of this _____ district is to permit and encourage development of high density "For Sale" or "For Rent" single family residential uses, For Sale Communities and For Rent Communities in a moderately spacious surrounding. This district is intended to be served with an approved community water system and a central sewerage system.

OTHER SECTIONS OF ORDINANCE THAT WILL BE IMPACTED.

Development Standards

Permitted Uses

Use Tables

Sec. 2.1.1. Districts established.

City of Stonecrest establishes the following zoning districts listed in Table 2.1, which apply to property as illustrated on the official zoning map. See article 3 of this chapter for overlay districts.

Table 2.1. Zoning Districts Established

District Name	District Type
<i>Residential Single-Family Districts</i>	
RE	Residential Estate
RLG	Residential Large Lot
R-100	Residential Medium Lot-100
R-85	Residential Medium Lot-85
R-75	Residential Medium Lot-75
R-60	Residential Small Lot
MHP	Mobile Home Park
RNC	Neighborhood Conservation
<i>Medium and High Density Residential Districts</i>	
RSM	Small Lot Residential Mix
MR-1	Medium Density Residential-1
MR-2	Medium Density Residential-2
HR-1	High Density Residential-1
HR-2	High Density Residential-2
HR-3	High Density Residential-3
<i>Mixed Use Districts</i>	
MU-1	Mixed-Use Low Density
MU-2	Mixed-Use Low-Medium Density
MU-3	Mixed-Use Medium Density
MU-4	Mixed-Use High Density
MU-5	Mixed-Use Very High Density
<i>Nonresidential Districts</i>	
NS	Neighborhood Shopping
C-1	Local Commercial
C-2	General Commercial
OD	Office-Distribution
OI	Office-Institutional
OIT	Office-Institutional-Transitional
M	Light Industrial
M-2	Heavy Industrial

