No. 22-02

### **ORDINANCE**

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AMENDING THE CODE OF ORDINANCES AT CHAPTER 74, ZONING, ARTICLE V-ZONING DISTRICTS, SECTION 74-71 ESTABLISMENT OF DISTRICTS BY ESTABLISING R25C ZONING TO THE REFERENCE TABLE; BY FURTHER AMENDING CHAPTER 74, ZONING, ARTICLE V-ZONING DISTRICTS, BY ESTABLISHING SECTION 74-88, SINGLE FAMILY RESIDENTIAL – R25C ; BY AMENDING CHAPTER 74, ZONING, ARTICLE VI-ZONING DISTRICT STANDARDS AND PERMITTED USES, SECTION 74-96, ENTITLED DISTRICT, LOT AREA, YARD AND HEIGHT STANDARDS TO ESTABLISH R25C REQUIREMENTS TO TABLE 6.1; BY FURTHER AMENDING CHAPTER 74, BY ESTABLISHING ARTICLE VIIC-R25C, SECTION 74-150 DEVELOPMENT STANDARDS AND SECTION 74-151 ARCHITECTURAL REFERENCE; AND FINALLY AMENDING CHAPTER 74, SECTION 74-99 PERMITTED USES TO ESTABLISH R25C BY ADDING R25C TO TABLE 6.4 PERMITTED USES; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO RESTATE AND REAFFIRM THE CODE OF SENOIA, GEORGIA, AS MODIFIED HEREBY; TO REPEAL ALL CODE PROVISIONS ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

# BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

1. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, ARTICLE V, ZONING DISTRICTS, Section 74-71 Establishment of Districts, by establishing an R25C Zoning category to the table as follows:

R25C	Single Family Residential

2. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, Article V, ZONING DISTRICTS, by establishing Section 74-88 entitled Single Family Residential – R25C and reading as follows:

*Sec.* 74-88. *Single Family Residential – R25C.* The R25C district which allows no more than 2.5 principal dwelling unit per one acre. The purpose of this district is to accommodate medium density development only where water and sewer are provided. This zoning category cannot be utilized in the Historic Overlay.

3. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, Article VI-ZONING DISTRICT STANDARDS AND PERMITTED USES, Section 74-96, DISTRICT, LOT AREA, YARD AND HEIGHT STANDARDS to establish R25C requirements to table 6.1 as follows:

Sec. 74-96-District, lot area, yard and height standards.

The requirements regarding lot size, building size, and building placement on the lot for each zoning district shall be met as indicated in supplemental regulations and Table 6.1: zoning district area yard and height requirements.

Table 6.1	Table 6.1 Zoning District Area, Yard and Height Requirements									
Zoning District	Minimum Lot Area	Minimum Lot Width at Setback line	Width		Side Yard (feet)		Rear Yard (feet)	Max. Building Height (feet)		
			Arterial and Collector	Local Street	Arterial and Collector	Local Street	Arterial and Collector	Local Street		
R25C	See Chapter 74, Article VIIC									

4. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, by adding Article VIIC-R25C to establish R25C-Development Standards and Architectural Materials as follows:

# ARTICLE VIIC-R-25C.

74-150-Development standards:

- (1) Open space—25 percent, dedicated to the homeowners' association; 10 percent must be able to be able to be built on.
- (2) Maximum lot area—2.5 dwellings per acre.
- (3) Minimum lot width at building line—60 feet;
- (4) Yard setbacks:
  - a. From all streets—20 feet;
  - b. Side yard setbacks—7.5 feet;
  - c. Rear yard setbacks—20 feet;
- (5) Maximum height of structures—35 feet;
- (6) Minimum square footage of principal structure 1,200 square feet;

#### 74-151-Architectural reference:

- (1) Building materials.
  - a. For principal structures, allowable building materials (not including trim/accent) along the front and side facades are limited to the following:
    - (i) Brick;

- (ii) Brick veneer;
- (iii) Stone;
- (iv) Architectural precast concrete; and
- (v) Natural wood and/or cement-based wood siding.
- b. There shall be no more than two building materials used (not including trim/accent materials).
- 5. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, Section 74-99 Permitted Uses, to establish uses for newly established R25C as follows:

## Sec. 74-99. Permitted uses.

Table 6.4 Permitted Use	s									
Permitted Uses		Zonin	g Distric	t						
	R25- C	R-40	R40/ C*	R-20	MR	OI	HT	GC	GI	PR
Accessory uses — Subject to requirements in Article 12	х	Х	Х	Х	X	X			Х	
Advertising Display — not in the character of the downtown area								X	X	
Adult Day Care								Х		
Agriculture Equipment Sales, Supply and Storage							С	Х	Х	
Ambulance Services — HT is a walkable area the rate of speed that an ambulance needs to respond to an emergency can be affected by the pedestrian traffic.								С	X	
Amusement Park — Provided that facilities are not located closer than 1,000 feet to a residential district — Due to the conditions of the use								С	X	
Animal Boarding								С		
Animal Care Facility — Provided animal hospital or clinic shall be located at least 100 feet from any property zoned for residential use						С	С	С	X	
Antique Shop							Х	Х		
Apparel and Accessory Store							Х	Х		
Appliance Sales and Repair				1			Х	Х	Х	
Art Gallery						С	Х	Х		

Athletic/Health Club and	1	r –		Х	Х	r	1
Facilities			С	^	^		
			С	Х	Х	Х	x
Assembly Hall, Civic Center Auto/Motor Vehicle Race Track			C	^	^	C A	^
- Provided that facilities are							
not located closer than 1,000							
feet to a residential district						N	
Automobile and Truck Sales,					С	Х	
Service and Repair not in the							
character of the downtown							
area or enough space							
Automobile Repair and Body					С	Х	
Shop not in the character of							
the downtown area or enough							
space.							
Bait Shop				Х	Х		
Bakery/Pastry Shop			С	Х	Х		
Bank or Financial Institution,			Х	Х	Х	Х	
Full Service							
Bank Auto Teller			Х	Х	Х	Х	
Bar, Tavern, Night Club				Х	Х		
Banquet Hall				Х	Х		
Barber Shop			С	Х	Х	Х	
Baseball Batting Cages					С	X	
Beauty Shop			С	Х	Х	Х	
Billiard Hall			-	С	С		
Bed and Breakfast Home —	С		Х	X	X		
Provided that rooms for rent							
are within a single-family							
dwelling occupied by the							
owner as his/her principle							
residence; the same rental							
occupants shall not reside at							
the bed and breakfast for more							
than seven consecutive days;							
breakfast is the only meal							
served and only to registered							
overnight guests, no person not							
a resident on the premises is							
employed at the business; the							
exterior appearance of the							
dwelling is not altered from its							
residential character except for							
safety purposes; and, the							
identification sign shall be no							
longer than two square feet							

and not internally lighted.					T				
Boat Storage							С	X	
Boat Sales, Service and Repair							C	X	
Books, Cards and Stationary					X	Х	X		
Stores							~		
Bottling Plant								Х	
Bowling Alley							С		
Builder Supplies and Storage							С	X	
Building Material Sales,							С	Х	
Supplies and Storage									
Bus Station							Х		
Campground — Public non-									Х
commercial									
Car Wash Manual or Automatic							Х	Х	
Carpet Cleaning Store							Х		
Carpet and Rug Sales, Floor							Х		
Covering and Storage									
Cemetery, Private — Any plot	С		С	C	С	С	С	С	С
of ground, building,									
mausoleum, or other enclosure									
used for the burial of persons									
of one collateral line of descent									
Cemetery, Religious Institution	С		С	С	С	С	С	С	С
— A plot of ground, building,									
mausoleum, or other enclosure owned by or adjacent to a									
religious institution but used									
for the burial of persons who									
are generally members of that									
religious institution									
Cemetery, Public — A plot of	С		С	С	С	С	С	С	С
ground, building, mausoleum,									
or other enclosure not located									
on property owned by or									
adjacent to a religious									
institution but used for the									
burial of persons.									
Child Care Facility					С	Х	Х	С	
Child Care Home	С	С					С		
Churches	С		_	С	С	Х	Х	Х	
Cinema, Movie Theater			_			Х	Х		
Clinic, Public or Private				_	X	Х	Х		
Clubs and Lodges					X	Х	Х		
College, University or Junior					X		Х	X	
College									

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Golf Courses and Club Houses C C C C X X	from the street right-of-way.									
		С	С	С	С			Х	Х	
Golf Driving Range C X	Golf Driving Range							С	Х	
Government Buildings C C C C X X X X		С	С	С	С	X		X	Х	X
Grocery/General Merchandise X X	° °						Х			
Store	ş									
Group Care Personal Home X X X					X			X		

Hardware, Paint and Wallpaper							X		
Store									
Hobby, Toy and Game Store			-			X	X		-
Home Occupation — Subject to	X	X	X	X					_
Article 12									
Hospital, Health and Medical					X	Х	X		
Institution									
Hotel						Х	X		
Jewelry Store						Х	X		
Junk Yard, Salvage Yard								С	
Landfill								-	
Laundry, Commercial Service							С	Х	
Laundry Pick up and Dry							X	X	
Cleaning Service								~	
Laundry, Coin Operated							X		
character of the downtown									
area									
Library					Х	Х	Х		Х
Liquor-Beer, Package Store						Х	Х		
Machine Shop, Fabrication,								Х	
Welding, Sales, etc.									
Machinery Sales, Service and							С	Х	
Repair									
Manufacturing Facility								С	
involving the mechanical or									
chemical conversion of raw									
materials into semi-finished or									
finished products									
Manufacturing Facility								Х	
involving only the assembly of									
pre-manufactured component									
parts.									
Mini-Warehouse (Self-Storage							С	Х	
Facility)			_	_	_				
Motel			_	_		Х	Х		
Museum					X	Х	X		X
Nursery and Greenhouse —						Х	Х	Х	
Provided that no structure shall									
be located closer than 100 feet									
to any adjoining residential									
property.		_	_	_					
Office, Business, Professional			_	_	X	X	X		
Office Supply				_	C	X	X		
Parking Lot or Garage,					C	Х	Х	Х	
Commercial									
Parks and Recreation Facilities	С	С	С	С	C	Х	С	С	Х

Pet and Dog Grooming Shop						С	С		T
Planned Center: Industrial						<u> </u>		X	
Planned Center: Office and					X	Х	X		
Institutional						~	~		
Planned Center: Shopping,						Х	X		
General Commercial									
Print Shop						Х	Х	Х	
Railroad Station						Х	Х	Х	
Recycling Center with								С	
processing facilities									
Recycling Collection Station								X	
Repair Service, General						С	С		
Merchandise									
Repair Service, Heavy								Х	
Equipment									
Restaurant — Drive In							С	С	
Restaurant — Non Drive In					С	Х	Х	С	
Retail Store Offering Common						Х	Х		
Merchandise									
Rooming and Boarding House	С	С				Х	Х		
School, Public, Private,	С		С	С	С	Х	Х	Х	
Parochial									
Sewerage Treatment Facilities,	С	С	С	C				Х	
Public or Private									
Shoe Repair						Х	Х		
Shopping Center						С	С		
Taxidermy						Х	Х	Х	
Tire Sales and Service							С	Х	
Transfer Station, Solid Waste								Х	
Truck terminals, Freight								Х	
Handling									
Utility Facilities (gas, electric,	C	C	С	C	C	C	С	X	
telephone, transformer									
stations)				_				_	
Veterinary Clinic/Animal				_	С	X	X	_	
Hospital/Grooming						Х		_	
Video Sales and Rental						X	X		
Vocational School					С	С	С	X	
Water Treatment Facilities								Х	
Wholesale							С	X	
Trade/Warehouse/Distribution								_	
Facilities							_		
Wrecker Services, Temporary								С	
Storage									

	X — Permitted
	C — Conditional approval required
	* — Includes R40 Open Space Ordinance

- 6. All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.
- 7. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.
- 8. Except as modified herein, The Code of Senoia, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter, the city attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the City of Senoia City Council. The city clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.
- 9. This ordinance shall become effective immediately upon adoption on second and final reading.

Adopted this 13th day of January, 2022.

First Reading: January 3, 2022

Second Reading: January 13, 2022