

**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 ESTABLISHMENT OF DISTRICTS BY ESTABLISHING 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 Zoning District Area, Yard and Height Requirements									
Zoning District	Minimum Lot Area	Minimum Lot Width at Setback line	Front Yard Width (feet)		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 Uses										
Permitted Uses	Zoning District									
	R25-C	R-40	R40/C*	R-20	MR	OI	HT	GC	GI	PR
Accessory uses — Subject to requirements in Article 12	x	X	X	X	X	X			X	
Advertising Display — not in the character of the downtown area								X	X	
Adult Day Care								X		
Agriculture Equipment Sales, Supply and Storage							C	X	X	
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.								C	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								C	X	
Animal Boarding								C		
Animal Care Facility — Provided animal hospital or clinic shall be located at least 100 feet from any property zoned for residential use						C	C	C	X	
Antique Shop							X	X		
Apparel and Accessory Store							X	X		
Appliance Sales and Repair							X	X	X	
Art Gallery						C	X	X		

Athletic/Health Club and Facilities						C	X	X		
Assembly Hall, Civic Center						C	X	X	X	X
Auto/Motor Vehicle Race Track — Provided that facilities are not located closer than 1,000 feet to a residential district									C	
Automobile and Truck Sales, Service and Repair not in the character of the downtown area or enough space								C	X	
Automobile Repair and Body Shop not in the character of the downtown area or enough space.								C	X	
Bait Shop							X	X		
Bakery/Pastry Shop						C	X	X		
Bank or Financial Institution, Full Service						X	X	X	X	
Bank Auto Teller						X	X	X	X	
Bar, Tavern, Night Club							X	X		
Banquet Hall							X	X		
Barber Shop						C	X	X	X	
Baseball Batting Cages								C	X	
Beauty Shop						C	X	X	X	
Billiard Hall							C	C		
Bed and Breakfast Home — 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		C				X	X	X		

and not internally lighted.										
Boat Storage								C	X	
Boat Sales, Service and Repair								C	X	
Books, Cards and Stationary Stores						X	X	X		
Bottling Plant									X	
Bowling Alley								C		
Builder Supplies and Storage								C	X	
Building Material Sales, Supplies and Storage								C	X	
Bus Station								X		
Campground — Public non-commercial										X
Car Wash Manual or Automatic								X	X	
Carpet Cleaning Store								X		
Carpet and Rug Sales, Floor Covering and Storage								X		
Cemetery, Private — Any plot of ground, building, mausoleum, or other enclosure used for the burial of persons of one collateral line of descent		C		C	C	C	C	C	C	C
Cemetery, Religious Institution — 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		C		C	C	C	C	C	C	C
Cemetery, Public — A plot of 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.		C		C	C	C	C	C	C	C
Child Care Facility						C	X	X	C	
Child Care Home		C	C					C		
Churches		C			C	C	X	X	X	
Cinema, Movie Theater							X	X		
Clinic, Public or Private						X	X	X		
Clubs and Lodges						X	X	X		
College, University or Junior College						X		X	X	

Concrete/Stone Cutting, Fabrications									X	
Congregate Personal Care Home						X	X	X		
Contractor Equipment								C	X	
Convenience Stores without Fuel Pump Service							X	X	X	
Convenience Stores with Fuel Pump Service — Provided that all fuel pumps shall be at least 15 feet from the street right-of-way.								C	X	
Curio and Souvenir Shop							X	X		
Distillery/Brewery with pouring license							X	X		
Distillery/Brewery without pouring license							X		X	
Drug Store, Pharmacy						X	X	X		
Dwelling, Multi-Family					X		C	C		
Dwelling Single-Family Detached		X	X	X	X					
Dwelling, Vertical Mixed Use							X	X		
Equipment Rental, Industrial								C	X	
Equipment Supplies (Business and Industrial)								C	X	
Farming, Horticulture For Personal Use		X	X	X						
Flea Markets, Carnivals, Fairs, Circuses, Craft Fairs, Concerts, Car Shows and Sales, Outdoor Markets							C	C	C	
Funeral Home, Mortuary								X		
Furniture, Home Furnishings and Equipment Store							X	X		
Garden landscaping Supplies								X	X	
Gasoline Station with Auto Service — Provided all fuel pumps shall be at least 15 feet from the street right-of-way.								C	X	
Golf Courses and Club Houses		C	C	C	C			X	X	
Golf Driving Range								C	X	
Government Buildings		C	C	C	C	X		X	X	X
Grocery/General Merchandise Store							X	X		
Group Care Personal Home					X			X		

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





	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