

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING ORDINANCE OF THE CITY IN ORDER TO MODIFY PERMITTED LOCATIONS, SET BACKS AND OTHER MATTERS RELATED TO ACCESSORY STRUCTURES WITHIN THE R-1 AND R-2 DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the Code of Ordinances of the City of Hogansville be amended by creating therein a new Section 102-240, to be entitled “Accessory Structures in R-1 and R-2 District Zones” and to read as follows:

“240 Accessory Structures in R-1 and R-2 District Zones.

- (a) Permitted locations. Accessory structures shall be permitted in the rear yards of the R-1 and R-2 residential district zones.
- (b) Required setbacks. Accessory structures shall be situated no fewer than ten (10) feet from any property line; on corner lots, such accessory uses shall be set back at least twenty (20) feet from any side street right-of-way line.
- (c) Lot coverage. Primary dwellings, accessory buildings and any other impervious surfaces cannot cover more than 40% of the subject lot. A lot already noncompliant with coverage limits shall not be made more noncompliant.
- (d) Building permit required. Building permits are required for any accessory structure.
- (e) Accessory structure size. No accessory structure shall exceed the square footage of the primary structure.

(f) Accessory structure habitation. No accessory structure shall serve as a dwelling, except as described in Section 102-241, Accessory Dwellings, below.”

SECTION 2:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk