

# HOGANSVILLE PROPOSED UDO / OVERVIEW

## DEVELOPMENT REGULATIONS

*The UDO is a combination of the City Zoning Ordinance and all other development-related regulations contained within the current City Code of Ordinances. The new UDO combines all of these regulations together into a single ordinance. The existing Hogansville ordinances that will be combined into the new UDO are as follows:*

### Existing Development Regulations Moving into the UDO

- Chapter 14 Buildings and Building Regulations
- Chapter 34 Environment: Soil Erosion, Sedimentation and Pollution Control; Watershed Protection; Water Quality; Wetlands
- Chapter 42 Flood Damage Prevention
- Chapter 74 Signs
- Chapter 78 Solid Waste
- Chapter 83 Wireless Facilities and Antennas
- Chapter 84 Tree Preservation and Replacement Standards
- Chapter 86 Subdivisions
- Chapter 102 Zoning

## Proposed UDO Outline

### **Chapter 102-A. Unified Development Ordinance Administration**

- Article I. General Provisions
- Article II. Enforcement And Penalties

### **Chapter 102-B. Land Use And Zoning**

- Article I. General Provisions
- Article II. Base Zoning Districts
- Article III. Special Zoning Districts
- Article IV. Zoning Provisions For All Districts
- Article V. Civic Design
- Article VI. Permitted And Prohibited Uses
- Article VII. Supplemental Use Standards
- Article VIII. Off-Street Parking
- Article IX. Off-Street Loading Standards
- Article X. Sign Regulations
- Article XI. Nonconforming Situations
- Article XII. Procedures
- Article XIII. Antennas And Towers
- Article XIV. Historic Preservation

### **Title 102-C. Development And Permitting**

- Article I. Permitting Process
- Article II. Soil Erosion, Sedimentation And Pollution Control
- Article III. Watershed Protection
- Article IV. Water Quality
- Article V. Wetlands
- Article VI. Flood Damage Prevention
- Article VII. Solid Waste
- Article VIII. Tree Preservation And Replacement Standards
- Article IX. Subdivisions
- Article X. Buildings And Building Regulations

### **Title 102-D. Rules Of Interpretation And Definitions**

- Article 102-D-1. Rules Of Interpretation And Definitions

# HOGANSVILLE PROPOSED UDO / NEW & CURRENT DISTRICTS

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Proposed New Zoning Districts	Current Districts Being Replaced
<b>ES-R, estate single-family residential district</b> .....	<i>R1</i>
<b>SU-R, suburban single-family residential district</b> .....	<i>R2, PUD</i>
<b>TN-R, traditional neighborhood low-density single and two-family residential district</b> .....	<i>R2</i>
<b>TN-MX, traditional neighborhood mixed use district</b> .....	<i>CR</i>
<b>CR-MR, corridor medium-density residential district</b> .....	<i>R3</i>
<b>CR-MX, corridor mixed use district</b> .....	<i>GC</i>
<b>DT-MX, downtown mixed use district</b> .....	<i>GC</i>
<b>G-RL, general rural district</b> .....	<i>RD</i>
<b>G-B, general business district</b> .....	<i>GC</i>
<b>G-I, general industrial district</b> .....	<i>GI</i>
<b>PUD, planned unit development special zoning district overlay</b> .....	<i>PUD district</i>
<b>Historic district special zoning district overlay</b> .....	<i>Historic district overlay</i>
<b>Downtown business special district overlay</b> .....	<i>Downtown business district overlay</i>

# HOGANSVILLE PROPOSED UDO / DIMENSIONAL STANDARDS

SPACE DIMENSIONS	ES-R <sup>12</sup>	SU-R <sup>12</sup>	TN-R <sup>12</sup>	TN-MX <sup>1,10</sup>	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-I
<b>Maximum number of primary dwellings (per lot)</b>	1	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A
<b>Building coverage (Maximum % of lot area)</b>	50% <sup>2</sup>	50% <sup>2</sup>	70% <sup>2</sup>	80% <sup>2</sup>	60% <sup>2</sup>	80% <sup>2</sup>	100%	50%	80%	80%
<b>Lot size (Minimum, square feet)</b>	14,000	10,000	5,000 <sup>2,3</sup>	None	None	None	None	1 acre	10,000	1 acre
<b>Lot frontage (Minimum)</b>	75' <sup>11</sup>	60' <sup>11</sup>	50' <sup>2,11</sup>	50' <sup>2</sup>	50' <sup>2</sup>	50' <sup>2</sup>	None	100'	100'	100'
<b>Building height (Maximum) <sup>4</sup></b>	35'	35'	40'	40'	40' <sup>9</sup>	40' <sup>9</sup>	40' <sup>6</sup>	35'	40' <sup>9</sup>	40' <sup>9</sup>
<b>Side yard (Minimum) <sup>5,14</sup></b>	15' <sup>2</sup>	10' <sup>2</sup>	5' <sup>2</sup>	None	10' <sup>2</sup>	10' <sup>2</sup>	None	20'	15'	15'
<b>Street side yard (Minimum) <sup>14</sup></b>	10' <sup>2</sup>	10' <sup>2</sup>	5' <sup>2</sup>	None	10' <sup>2</sup>	10' <sup>2</sup>	None	15'	10'	10'
<b>Rear yard (Minimum) <sup>8,13</sup></b>	25' <sup>2,7</sup>	25' <sup>2,7</sup>	20' <sup>2,7</sup>	25' <sup>2</sup>	25' <sup>2</sup>	15' <sup>2</sup>	None	40'	15'	15'
<b>Front yard, Arterials &amp; Collectors (Minimum) <sup>8,13</sup></b>	35' <sup>2</sup>	35' <sup>2</sup>	30' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	None	40'	40'	40'
<b>Front yard, all other streets (Minimum) <sup>8,13</sup></b>	20' <sup>2</sup>	20' <sup>2</sup>	20' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	None	25'	25'	25'
<b>Front yard (Maximum) <sup>8,13</sup></b>	None	None	None	40' <sup>2</sup>	None	None	40' <sup>2</sup>	None	None	None

1. Non-residential uses are further limited to 6,000 square feet per each individual use within buildings in this district.
2. Designated dimensional requirements may be adjusted to be consistent with the established character of the area.
3. Cottage Court developments in TN-R districts shall provide a minimum lot area of 10,000 square feet and individual Cottage Court lots within such developments shall provide a minimum lot area of 1,600 square feet.
4. Transitional height plane provisions also apply when next to incompatible districts or uses.
5. Townhouses shall be permitted to have zero-lot-line setbacks for individual units.
6. Maximum building heights within the DT-MX district may be further reduced by the Historic Preservation Commission.
7. Accessory structures in R districts shall be permitted to be located within 5 feet of a property line.
8. For Through Lots, the minimum and maximum setback requirements for Front Yards shall apply to both street frontages.
9. These Special Use Permits may be granted: Public/Institutional Uses - 100 feet; Places of Worship - 75 feet; all other uses - 60 feet. Height increases require side/rear yard setback requirements be increased by the total dimension of increased building height.
10. Residential dwellings within CR-MX districts shall be required to be built in accordance with the space dimension standards and all other UDO regulations applicable to the ES-R, SU-R, or TN-R zoning districts.
11. Properties with a residential attached or detached front-facing garage shall have a minimum lot frontage of 50 feet.
12. Properties that are developed as single-family rental homes without individual lots for each dwelling shall utilize ES-R, SU-R, or TN-R dimensional standards to all buildings, structures, and developable lot areas within the development.
13. For residential dwellings front loaded garages, the minimum front yard setback shall also be the maximum front yard setback.

# HOGANSVILLE PROPOSED UDO / BUILDING TYPOLOGIES

BUILDING TYPES	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-I
Garage Apartment										
Backyard Cottage										
Cottage House										
Detached House										
Cottage Court										
Two-Family Dwelling										
Attached House										
Townhouse										
Walk-Up Flat										
Stacked Flat										
Single-Story Shopfront										
Mixed Use Building										
General Building										
Civic Building										
Manufactured Home										



Garage Apartment



Backyard Cottage



Cottage House

 Designated building types permitted in the noted zoning districts.

 Cottage Houses within the designated zoning districts shall only be permitted within a Cottage Court development.

# HOGANVILLE PROPOSED UDO / BUILDING TYPOLOGIES



*Detached House*



*Cottage Court*



*Two Family Dwelling*



*Attached House*



*Townhouse*



*Walk Up Flat*



*Stacked Flat*



*Single Story Shopfront*



*Mixed Use Building*



*General Building*



*Civic Building*

# HOGANSVILLE PROPOSED UDO / DESIGN STANDARDS

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## **Building Architecture For All Uses**

- Exterior building materials, excluding architectural accents or metal split seam roofing, shall be primarily brick, glass, wood, hardy plank, stucco, textured concrete masonry, cementitious fiberboard, or stone for all building facades, the sides of buildings perpendicular to the building façade, and for all portions of buildings viewable from a public right-of-way.
- Vinyl may be incorporated around the soffit, gables, eaves and window area for trim.
- Cementitious fiberboard lap siding shall only be permitted on buildings less than 4 stories.
- HVAC units shall be either physically located or screened with vegetative or fence buffer so as not to be visible from a right-of-way.

## **Additional Standards for ES-R, SU-R, and TN-R Districts**

- Streetlights shall be required in type and number as determined by City.
- No duplicate exterior elevations (front facade designs) including similar massing shall be constructed on the same street within 125 linear feet in either direction, measured from the center of the front property line. The developer/builder will be responsible for providing documentation certifying compliance with this requirement prior to issuance of any building permit.
- Residential dwellings with front doors set back and recessed from all or a portion of the primary building façade shall provide a horizontal structural awning a minimum depth of 2 feet and a minimum length of 10 feet that connects the front door façade and area to the further extended primary building façade. Such structural awnings shall incorporate the roofing materiality of the principle structure, or a roofing material of similar or greater quality.

## **Additional Standards for CR-MR, CR-MX, AC-MR, and AC-MX Districts.**

- Corrugated metal panels shall be permitted on a maximum of 25% of front building facades and side exterior building facades. Aluminum composite material panels are permitted without limitation.
- All elevations of the building should be designed in a consistent and coherent architectural manner. Where a change in material, color, or texture along the exterior side of a building is proposed, the demarcation of the change shall occur a minimum of 20 feet on both adjacent sides of the building or to the natural dividing point established by the physical plane of the building.
- Exposed roof materials for pitched roofs shall consist of asphalt shingles, standing seam metal roof or lap seam metal roofing panel, tile or similar roof materials.
- Pre-engineered color coated wall panels. Pre-engineered color coated wall panels with a 20-year color warranty shall be permitted on a maximum of 35% of exterior building facades.
- Multi-family dwelling units shall be independently served by interior stairways.

# HOGANSVILLE PROPOSED UDO / SPECIAL USE PERMITS

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## EXISTING SPECIAL USE PERMITS

The following uses **CURRENTLY** require a Special Use Permit when located in certain zoning districts ( ).

- Ambulance services (CR)
- Amusement parks (GC)
- Appliance sales and repair (CR)
- Athletic/health club and facilities (CR)
- Auto/motor vehicle racetrack (GC)
- Bakery/pastry shop (CR)
- Bank auto teller (CR)
- Bank or financial institution, full service (CR)
- Barbershop (CR)
- Beauty shop (RD, R1, R2)
- Bed and breakfast (RD, R1)
- Builder supplies and storage (CR)
- Building materials sales, supplies and storage (CR)
- Carpet and rug sales, floor covering and storage (CR)
- Cemetery (RD, R1, R2)
- Child care (RD, R1, R2, CR)
- Churches (RD, R1, R2, R3)
- Colleges (RD, GC)
- Commercial parking lot/garage (CR)
- Farming (R3)
- Garden landscape supplies (CR)
- Golf courses (RD, R1, R2)
- Government buildings (RD, R1, R2, R3) Junkyard (GI)
- Laundry (CR) Massage therapy (CR, GC)
- Nursery and greenhouse (RD)
- Park and recreation facilities (RD, R1, RR2, R3, GI)
- Personal care home (RD, R1, R2)
- Pet and dog grooming shop (RD, CR)
- Print shop (CR)
- Railroad station (CR)
- Restaurant, drive-in (CR)
- Roominghouse and boardinghouse (RD, R1, R2)
- Sewage treatment facilities (RD, R1, R2)
- Taxidermy (RD)
- Travel center (GC)
- Truckstop (GC)
- Wreckage services (GI)

# HOGANVILLE PROPOSED UDO / SPECIAL USE PERMITS

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## PROPOSED SPECIAL USE PERMITS

The following uses **PROPOSED** to require a Special Use Permit when located in certain zoning districts ( ).

- Amusement and Recreation Industries (CR-MX, DT-MX)
- Assisted Living Facility, Nursing Home (CR-MR)
- Bed-and-Breakfast Inns (ES-R, SU-R, G-RL)
- Brewpubs, Microbreweries (TN-MX)
- Building Material, Garden Equipment Dealers (TN-MX)
- Cemeteries (ES-R, SU-R, G-RL)
- Child and Youth Services (CR-MX)
- Colleges, Universities, Professional Schools (CR-MX)
- Commercial and Industrial Machinery, Equipment (TN-MX)
- Commercial Community Garden (ES-R, SU-R, TN-R)
- Commercial Parking Lots, Parking Decks (TN-MX)
- Commissary Kitchens (CR-MX)
- Continuing Care Retirement Communities (CR-MR)
- Day Care (ES-R, SU-R, TN-R, TN-MX)
- Dormitories, Fraternities, Sororities (G-B)
- Dry Cleaning, Laundry Services (TN-MX)
- Event Centers, Commercial Entertainment (CR-MX, DT-MX)
- Farmers markets, Roadside markets/stands (CR-MX, G-RL)
- Junkyard, Salvage Yard (G-I)
- Kennels and Animal Boarding (G-RL)
- Massage, Spa Establishments (TN-MX, CR-MX, DT-MX, G-B)
- Monastery, Convent (CR-MR)
- Non-commercial Agriculture, Forestry, Fishing (CR-MR)
- Personal Care Home (ES-R, SU-R, TN-R, TN-MX, CR-MX, DT-MX, G-B)
- Pet Care, Veterinary Services (G-RL)
- Places of Worship (ES-R, SU-R, TN-R, TN-MX, G-RL)
- Remediation, Other Waste Management Services (G-I)
- Roominghouse, Boardinghouse (ES-R, SU-R, TN-R, CR-MR)
- Social Service Facilities (CR-MX, G-B)
- Taxidermy Services (G-RL)
- Warehousing (CR-MX)
- Waste Collection (G-I)
- Wreckage, Inoperable Vehicle Storage (G-I)

## UDO SPECIAL USE PERMIT CRITERIA

1. *If the proposed plan is consistent with all of the requirements of the zoning district in which the use is proposed to be located.*
2. *Compatibility of the proposed use with land uses on adjacent properties and other properties within the same zoning district.*
3. *Adequacy of the ingress and egress to the subject property.*
4. *Consistency with the City's water and sewer systems.*
5. *Adequacy of public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities.*
6. *If the proposed use will create adverse impacts upon any nearby properties due to noise, smell, and hours of operation.*
7. *If the proposed use will create adverse impacts upon any environmentally sensitive areas or natural resources.*



# HOGANSVILLE PROPOSED UDO / SUPPLEMENTAL USE PROVISIONS

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## SUPPLEMENTAL USE PROVISIONS

In addition to the civic design or building standards of the UDO, certain uses are assigned **SUPPLEMENTAL USE PROVISIONS** to ensure elevated standards are assigned to these uses. The following uses within the UDO have additional supplemental use provisions.

- Accessory Dwellings
- Cargo Containers
- Day Care
- Donation Bin
- Home Occupation
- Horse Stables
- Kennel and Animal Boarding, Hobby
- Livestock Raising
- Outdoor Dining
- Outdoor Display and Sales
- Outdoor Storage
- Poultry Raising
- Recreational Vehicle and Boat Parking (for Single-Family Dwelling uses only)
- Commercial Agriculture, Forestry, Fishing
- Commercial Community Garden
- Farmers markets, Roadside markets, Roadside stands
- Timber Harvesting
- Automotive Repair, Maintenance
- Bed-and-Breakfast Inns
- Cemeteries
- Commercial Parking Lots, Parking Decks
- Consumer Fireworks Retail Sales Facility,
- Retail Sales Stands
- Gasoline Stations
- Hotels, Motels
- Massage and Spa Establishments
- Mobile Food Vendors
- Open Yard Sales
- Pet Care, Veterinary Services
- Junkyard, Salvage Yard
- Motor Vehicle Towing
- Personal Storage
- Recreational Vehicle and Boat Storage
- Warehousing
- Elementary and Secondary Schools
- Places of Worship
- Dwellings, Manufactured Home
- Dwellings, Multi-family
- Dwellings, Single-family
- Dwellings, Townhome
- Dwellings, Two-family
- Social Service Facilities
- Assisted Living Facility, Nursing Home
- Personal Care Home
- Roominghouse, Boardinghouse
- Construction Field Office
- Open Air Seasonal Sales
- Real Estate Sales Offices, Model Homes
- Temporary Portable Storage Container
- Warming Center
- Yard/Garage Sales