

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

SECTION ONE

The text of Section 306(c) of Article 3 regarding Exterior siding in the Unified Development Code is amended to include the following as shown by the underlining of text and to delete the following as shown by the strikethrough of text and to include a new Section 306(c)(1)(e) as shown by the underlining of text:

Additional construction standards for dwellings on all lots ~~smaller than 25,000 square feet~~, for all detached and attached dwellings.

- (1) *Detached dwellings and ~~on lots smaller than 25,000 square feet and all~~ attached dwellings shall be constructed in compliance with the following requirements:*
 - a. *Exterior siding materials, excluding gables, soffits and minor trim, for the front of every dwelling shall be 100% brick, stone or cementitious siding; each side shall be at least 40% brick, stone or cementitious siding; vinyl siding and metal siding is prohibited;*
 - b. *There shall be a two-car garage of not less than 440 square feet;*
 - c. *Front yards shall be fully sodded, and all other yards shall be sodded where disturbed during development or building.*
 - d. *At the time of application for a building permit a floor plan drawing and an elevation drawing of the front and sides of the residential building shall be submitted. The elevation drawings must show the type of siding being applied and the limits of the siding being installed on the structure.*
 - e. **Any material not specifically approved or prohibited above may be approved as a Hardship Variance as described in Article 13, Section 1304.**

SECTION TWO

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed

SECTION THREE

This ordinance shall be effective upon adoption.

SO ORDAINED this 7th day of July, 2009

Tom Worthan, Chairman

Freddie Ashmon, JR, District I

Kelly Robinson, District II

Michael Mulcare, District III

David Latham, District IV

Attest:

Amy Brumelow, Planning and Zoning