

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 Article 3, Restrictions on Particular Uses, Section 307(c) Exterior siding in the Unified Development Code is amended to include the following as shown by the underlining of text:

Sec. 307 - Standards for single-family and two-family dwellings.

- **307 (c) Exterior siding.** (*Amended 12/18/2012 - TXT-2012-03, §§ 2, 3; 07/07/2009 - TXT-2009-03, § 1; 06/2005*)

Additional construction standards for dwellings on all lots for all detached and attached dwellings.

(1)

Detached dwellings and 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. Any existing non-cementitious siding (i.e., cedar, wood, log, etc.) may be replaced with vinyl siding as an upgrade due to deterioration cause by environmental effects including mold, pests, insects, etc. **Lots in the AG, R-A and R-LD zoning district that are at least a minimum of one acre in size, as shown on a boundary survey, and not in a platted subdivision may have exterior siding materials consistent with custom log home construction.**

SECTION TWO

The text of Article 3, Restrictions on Particular Uses, Section 313(a) Provisions relating to all accessory uses is amended to delete the following as shown by the strikethrough of text and to include the following as shown by the underlining of text:

Sec. 313 – Accessory buildings, uses and structures.

- **313 (a) Provisions relating to all accessory uses. (Amended 1/06/2009 - TXT2009-01, § 4; 11/07/2006 - TXT2006-02)**

(1)

Relationship to a principal use.

a.

Where an accessory building is attached to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building through the attachment by a wall and roof, and other such requirements as applicable to the main building.

b.

No accessory use or structure shall be allowed on any lot except in relation to an existing principal use on the lot. If the lot is vacant, no accessory building, structure, or use shall be built upon a lot until construction of the principal building has commenced except for lots with a minimum of five (5) acres shall be allowed to construct a barn or similar structure **such as a private, freestanding garage** for the storage of equipment related to the maintenance of the property or to house farm animals.

c.

~~Any accessory building or structure in the AG, or R-A, and R-LD zoning district on lots ranging in size from 0.34 acres (15,000 SF) up to 0.99 acres, as shown by a boundary survey, including lots in platted subdivisions, shall not exceed 1,000 SF with 5 acres or less and in the R-LD, R-MD, R-TC or R-D zoning district or development that exceeds 1,000 square feet of gross floor area must be approved as a Special Use by the Board of Commissioners as to the location, architectural design and size prior to commencing construction.~~

Any accessory building or structure in the AG, R-A and R-LD zoning district on lots ranging in size from 1.0 acre up to 5.0 acres, as shown by a boundary survey, shall not exceed 1,000 SF except that property owners of lots meeting the size requirements above in the AG and R-A zoning districts may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 500 SF of building size. Property owners of lots meeting the size requirement in the R-LD zoning district may apply to the Development Services Director and Planning and Zoning Director for administrative approval of an additional 250 SF of building size. Any accessory building receiving administrative approval for increased size will be required to match the façade of any portion of the accessory building visible from the right of way to the façade of the home on the site. Additional square footage beyond the maximum including additional size as may be allowed with

administrative approval will only be allowed through the Special Use Permit process.

Any accessory building or structure in the AG, R-A, and R-LD zoning district on lots greater than 5.0 acres, as shown by a boundary survey, shall have no limit on maximum size.

d.

~~Any accessory barn to house animals or farm equipment greater than 1,000 square feet of gross floor area on property in the AG or R-A zoning district with greater than 5 acres is allowed subject to approval by the Planning & Zoning Director. All setbacks as established in Article 4 of this Unified Development Code shall apply. Additional distance may be required by Section 302.~~

SECTION THREE

The text of Article 3, Restrictions on Particular Uses, Section 313(b) Customary accessory uses to a dwelling is amended to delete the following as shown by the strikethrough of text and to include the following as shown by the underlining of text:

Sec. 313 – Accessory buildings, uses and structures.

313 (b) Customary accessory uses to a dwelling. (Amended 02/03/2015 - TXT-2015-01, § 1; 1/06/2009 - TXT2009-01, § 5)

Each of the following is considered to be a customary accessory use to a dwelling and may be situated on the same lot with the principal use that it serves, subject to more restrictive standards that may apply under this Section.

(1)

Private garage or carport.

A private freestanding garage or carport is allowed, and must be at least 200 feet from the nearest street right-of-way or it must be in the rear or side yard.

a.

~~In the R-LD district, the freestanding private garage or carport may not exceed 1,000 square feet in area. The garage may be a two-story structure not over 26 feet high.~~

b.a.

In the R-MD district, the freestanding private garage or carport may not exceed eight hundred and fifty square feet in area. The garage shall be a one-story structure not over 14 feet high.

e.b.

In the R-D district, the freestanding private garage or carport may not exceed six hundred square feet for each dwelling unit. The garage shall be a one-story structure not over 14 feet high.

- (2) Outdoor parking area.
- (3) Utility or storage buildings.
 - a. In the R-A, R-LD, R-MD and R-D districts, a shed or tool room for the storage of personal items and equipment shall not be more than 180 square feet in size and must be located in the side or rear yard at least sixty feet from any street right-of-way
 - b. In the AG, R-TC, R-MF and R-MH districts, a shed or tool room for the storage of supplies and equipment used in grounds or building maintenance shall not exceed 1,000 square feet. ~~Metal buildings over 500 square feet require a Special Use approval.~~

SECTION FOUR

The text of Article 5, Subdivisions & Master Planned Developments, Section 504 Conventional residential subdivisions is amended to delete the following as shown by the strikethrough of text and to include the following as shown by the underlining of text:

Sec. 504 – Conventional residential subdivisions.

504 (f) Residential development standards.

- (1) Recreation amenity.
 - d. All required amenities shall be completed and available for use prior to the issuance of final plat approval for the initial phase of the subdivision ~~issuance of a Certificate of Occupancy on more than 50% of the houses in the subdivision.~~
- (3) All dwelling units shall have front, side and rear façades which consist entirely of those materials allowed on residential construction as provided for in Article 3, Section 307. ~~any combination of brick, stucco or stone finish, shake shingle siding, custom log construction, vinyl certified by the Vinyl Siding Institute, or painted wood lap or fiber cement siding, or as otherwise approved as a Special Use by the Board of Commissioners.~~

SECTION FIVE

The text of Article 5, Subdivisions & Master Planned Developments, Section 507 Mixed use master planned developments is amended to delete the following as shown by the strikethrough of text and to include the following as shown by the underlining of text:

Sec. 507 - Mixed-use master planned developments.

507 (d) Residential development standards.

- (3)
Recreation amenity.
d.
All required amenities shall be completed and available for use prior to issuance of final plat approval for the initial phase of the subdivision ~~issuance of a Certificate of Occupancy on more than 50% of the houses in the subdivision.~~
- (5)
All dwelling units shall have front, side and rear façades which consist entirely of those materials allowed on residential construction as provided for in Article 3, Section 307. ~~any combination of brick, stucco or stone finish, shake shingle siding, custom log construction, vinyl certified by the Vinyl Siding Institute, or painted wood lap or fiber cement siding, or as otherwise approved as a Special Use by the Board of Commissioners.~~

SECTION SIX

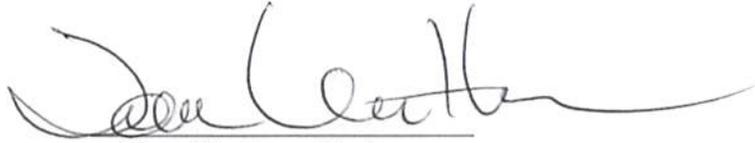
The text of Article 5, The text of Article 5, Subdivisions & Master Planned Developments, Section 508, Master planned developments is amended to delete the following as shown by the strikethrough of text and to include the following as shown by the underlining of text:

Sec. 508 - Master planned developments.

- 508 (g) Residential development standards.
 - (2)
Recreation amenity.
d.
All required amenities shall be completed and available for use prior to issuance of final plat approval for the initial phase of the subdivision ~~issuance of a Certificate of Occupancy on more than 50% of the houses in the subdivision.~~
 - (4)
All dwelling units shall have front, side and rear façades which consist entirely of those materials allowed on residential construction as provided for in Article 3, Section 307. ~~any combination of brick, stucco or stone finish, shake shingle siding, custom log construction, vinyl certified by the Vinyl Siding Institute, or painted wood lap or fiber cement siding, or as otherwise approved as a Special Use by the Board of Commissioners.~~

This ordinance shall be effective upon adoption.

SO ORDAINED this 3rd day of May 2016.



Tom Worthan, Chairman



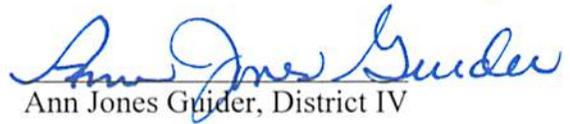
Henry Mitchell, III, District I

Absent

Kelly Robinson, District II



Michael Mulcare, District III



Ann Jones Guider, District IV

Attest:



Tracy Rye, Planning Director