

**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 Table 2.5 of Article 2 regarding List of Principal Uses Allowed by Zoning District in the Unified Development Code 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:

| <i>NAICS Code</i> | <i>Principal Uses</i>   | <i>A G</i> | <i>RA</i> | <i>RLD</i> | <i>RMD</i> | <i>RD</i> | <i>RTC</i> | <i>RMF</i> | <i>RMH</i> | <i>OIL</i> | <i>OIH</i> | <i>CN</i> | <i>CC</i> | <i>CG</i> | <i>CH</i> | <i>CR</i> | <i>LI</i> | <i>LIR</i> | <i>HI</i> | <i>See Also</i> |
|-------------------|---|------------|-----------|------------|------------|-----------|------------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------------|
| 81221             | Funeral Homes and Funeral Services <del>without Crematory</del> |            |           |            |            |           |            |            |            | ■          | ■          | ■         | ■         | ■         | ■         |           |           |            |           |                 |

**SECTION TWO**

The text of Section 307(c)(1)(a) of Article 3 regarding Exterior siding in the Unified Development Code is amended to include the following as shown by the underlining of text:

- (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 cementious siding; each side shall be at least 40% brick, stone or cementious siding; vinyl siding and metal siding is prohibited. Any existing non-cementious 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.*

### SECTION THREE

The text of Section 307(c)(1)(b) of Article 3 regarding Exterior siding in the Unified Development Code is amended to include the following as shown by the underlining of text:

- b. *There shall be a two-car garage of not less than 440 square feet for all new construction. Any single family dwelling must meet the following conditions to obtain a permit to enclose any garage or carport:*
- (1) *The single family dwelling must be owner occupied.*
  - (2) *There must be adequate paved parking area after the garage/carport enclosure to provide off-street parking for a minimum of two (2) cars.*
  - (3) *Construction materials for the enclosure must be consistent with the existing house siding to provide a cohesive look and be architecturally pleasing.*

### SECTION FOUR

The text of Section 509(b)(3)(a) of Article 5 regarding Site design requirements in the Unified Development Code 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:

- (3) *Outside storage.*
- a. *Outside storage of merchandise or inventory (other than motor vehicles) may be permitted ~~only in the rear or non-street side yard in areas shown on the site plan where surfaces are adequately paved.~~ as outlined in Sec. 305 regarding outdoor storage. Such outside storage shall be screened as per [Sec. 804 \(c\)\(1\)\(b\)](#).*

### SECTION FIVE

Pending final adoption of amendments to the Unified Development Code, all special event, temporary use and temporary event permits shall be considered by the Planning & Zoning Board and Board of Commissioners in accordance with Sections 1208-1213 of Article 12 Procedures and Permits. The criteria shall be public health, safety and welfare and those described in the proposed Section 348 changes. Staff is requested to codify for consideration all Unified Development Code changes proposed by staff regarding special event, temporary use and temporary event permits for January 8, 2013, to advertise and make available for public inspection.

**SECTION SIX**

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

This ordinance shall be effective upon adoption.

**SO ORDAINED** this 18th day December 2012.

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Tom Worthan, Chairman

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Henry Mitchell, III, District I

ABSENT  
\_\_\_\_\_  
Kelly Robinson, District II

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Michael Mulcare, District III

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Ann Jones Guider, District IV

Attest:

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Amy Brumelow, Planning and Zoning