

Recommended Amendments from PZB to BOC for the UDC

November 9, 2023 Meeting:

A-R changes

- No limit on chickens in A-R lots over 5 acres. Section 503 C 16
- Limit of 25 chickens on lots less than 5 acres Section 503 C 16
- Remove the paved road and paved parking requirement for rural event centers. Section 503 B 23 B&F
- Add a special use permit to allow livestock on lots less than 5 acres. Section 503 D

RR changes

- Add back Section regarding barndominium to 603 A.
- Remove fence requirement for chickens. Section 603 C 7 B **Due to RR being mainly in a Subdivision I would recommend keeping the fence requirement for this district**
- Limit of 25 chickens on all lots in RR district. Section 603 C 7 **Due to RR being mainly in a Subdivision I would recommend staying with the BOC/PZB decision of 10 Chickens**
- Change section 603 C 7 from one acre to three acres **I would need more clarification on this, my thought is to stick with the previous decision of 1 acre and the above changes**
- Add a special use permit to allow livestock in the RR zoning district. Section 603 D **Recommend approval to help with FAA membership**
- Allow products grown on site to be sold on site. Section 603 C 5.

R-1 changes

- Add back requirement for fence and maintenance to section 703 13. Letter B and D

R-2 changes

- Require public sewer. Section 804 H remove septic tank permitted.

PI, C-1, C-2, C-3, M-1 and M-2 changes

- Change the statement in all non-residential districts from “All uses not permitted within the ___ district by this section shall be specifically prohibited” to “Any use similar or compatible not listed within permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.”

Article 2 changes

- Change section 203 V 2 requiring the maximum allowable size of a guest quarters be 1,500 square feet across the board.
- **Possibly remove or change the definition of Equipment, Heavy Section PP to follow the State definition to allow for agriculture equipment to be exempt. Official Code of Georgia 10-1-731 (2) that defines Heavy Equipment as follows. “Heavy equipment” means self-propelled, self-**

powered, or pull-type **equipment** and machinery, including diesel engines, weighing 5,000 pounds or more and primarily employed for construction, industrial, maritime, mining, or forestry uses. The term “**heavy equipment**” shall not include:

- (A) Motor vehicles requiring registration and certificates of title;
- (B) Farm machinery, **equipment**, and implements; or
- (C) **Equipment** that is “consumer goods” within the meaning of Code Section 11-9-102.

Article 4 changes

- Remove the requirement of a building permit on fences 4 feet or taller. Section 405 A 5. I would possibly discuss removing the requirement for fences 4 feet or under with the possibility of keeping an inspection on fences over 4' that may require additional support or construction

Article 16 changes

- Add a statement to section 1615 E that the final approval of the either-or requirements outlined in this section shall be approved by the Planning and Zoning Board during the overlay review.

Recommended Amendments from Workshop 12/14/2023

- Guest Quarters/ Mother in Law Suites shall be a max square footage of 1500 or 50% of the primary resident, whichever is less. Square footage is measured using only heated areas. Garage/Carports are not allowed in R-1 and R-2 districts.
- Barndominium type housing should be allowed in AR and RR districts with no restrictions
- Event Centers should require business license, and meet all ADA requirements, with no restrictions on acreage
- The selling of produce or plants in RR should require a home occupation license that is approved by the Admin
- RR Subdivisions should require minimum landscape standards to include minimum of 4 trees with a minimum of 1.5 inch diameter in size.
- Students that wish to participate in agriculture programs maybe approved by the Admin once receiving a letter from an extension agent or ag teacher.
- Update the Heavy Equipment definition to exclude all tagged vehicles
- The group agreed with the current recommendations on the number of chickens in each district that was provided by the PZB
- Gardens should be permitted use in R-2 districts
- Under the obnoxious vegetation section clarify that this only applies to subdivision lots
- For suggestions on the tree, shrub, and turfgrass charts the recommendation is to not include permitted items but only to list excluded items

- Recommend changing the number of years from current 5 to 1 year period between the time when a lot can be subdivided without causing a major subdivision, while keeping the number of splits at 4 which would constitute a major subdivision
 - OR Change the number of splits from 4 to 6 that would constitute a major subdivision and leave the time period between lots being subdivided at the current 5 years
- Major subdivisions should require internal streets. In districts R1, R2, and RR streets should be paved
 - OR no roads required in AR subdivisions
- Abandoned Wreaked or Junk Vehicles needs to better define a junk vehicle from a project vehicle
- 2202 should be changed to Parking and storage of Camper and RV
- Update section 2603 to only apply to commercial