

OXFORD PLANNING COMMISSION

AGENDA

February 14, 2023 – 7:00 PM

Meeting at Oxford City Hall – 110 W. Clark Street, Oxford, GA

1. **Opening** – Jonathan Eady, Chair
2. ***Minutes** – As there was no meeting in January, the last minutes we have to review are from December 13, 2022
3. ***804C Emory Street** – Development Permit Application for Addition, Alteration and Renovation of an Existing Single-Family Home
4. ***0 Wesley Street** – Development Permit Application for the removal of the Temporary Housing at Oxford College
5. ***Mr. Emory Thompson to Discuss Possible Residential Development on Oxford Road (parcels X06100000001000 and X042000000024000)** – These parcels are respectively 24 acres and 12 acres. Mr. Thompson has indicated a desire to build townhomes.
6. ***Review and Discussion of Short-Term Rental Ordinance** – Recent legislation from Athens-Clark County and Porterdale are available for your review. Oxford currently does not regulate this use.
7. **Other Business**
8. **Adjournment**

*** Attachments**

OXFORD PLANNING COMMISSION

Minutes December 13, 2022

The meeting was held at the Oxford City Hall – 110 W Clark Street, Oxford, GA 30054

MEMBERS: Jonathan Eady, Chair; Mary Glenn Landt, Vice-Chair; Juanita Carson, Secretary; and Dave Huber.

STAFF: Bill Andrew, Zoning Administrator

GUESTS: Ricky Childers (representing 314 Stone St. for a DPA to install a shed)

OPENING: At 7:00 PM, Mr. Eady called the meeting to order.

MINUTES: The December 7, 2022 Special Called Meeting of the Planning Commission Minutes were reviewed. *Upon the motion to approve by Ms. Carson and seconded by Ms. Landt, the vote was 4 – 0 to approve the minutes as presented.*

Ricky Childers appeared before the Commission to discuss the siting of a backyard shed at 314 Stone St: Mr. Eady reminded the Commission that Mr. Childers had come before them some time earlier and there was some issues with reconciling the setback requirements and the Mr. Childers desire to site the shed closer to the property line than allowed. Mr. Eady asked Mr. Childers to elaborate on the plan at present. Mr. Childers indicated he was willing to comply with the 10-foot side yard setback requirement.

Mr. Eady confirmed with Mr. Childers that the extension of the drive to the shed would fit within the property line of his property and that the drive would be composed of crush and run stone.

The metal shed will sit on a concrete slab with a 10x10 door and three windows. Currently, the shed will have no utilities run to it, but electricity is contemplated later. *Upon the motion to approve by Mr. Huber and seconded by Ms. Carson, the vote was 4 – 0 to approve the minutes as presented.*

OTHER BUSINESS: Discussion followed the formal meeting on the following topics: 1) Planning Commission membership needs, 2) filming and needs to change the code, 3) short-term rentals and the needs to change the code, and 4) there was discussion concerning the historic district within Oxford and the Comprehensive Plan Update.

ADJOURNMENT: Mr. Eady adjourned the meeting at 7:51 PM.

Submitted by:

Bill Andrew, Zoning Administrator

Addition, Alteration and Renovation of 804 C Emory St.

804 C Emory Street is actually
located on E. George Street,
which is private





DEVELOPMENT PERMIT APPLICATION

anna.kat1998@yahoo.com

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: Anna Katiuzhinsky Date of Application: 10/3/2022
 Address of Applicant: 804 E Emory St Oxford GA 30054
 Telephone # and Email Address of Applicant: 770-882-9928
 Address/Subdivision /Lot#/Parcel#(s) where work will occur (list all): _____
 Owner of above location(s): Benjamin, Anna, Samuel Katiuzhinsky
 Name of General Contractor (if different from Applicant): _____

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units: _____

Briefly describe the proposed work: Raise the roof above the garage for full size unfinished storage. Add a 1 car garage to the existing garage. Widen living room by 3ft 3inch & add a bedroom & bathroom on the 1st floor (convert one bedroom & stairs to 2nd story living room). Convert roof above the living room to flat roof for walk out porch from 2nd story master bedroom. Add wrap around porch on 1st & 2nd floor (covered). Add unfinished storage room above the additional bedroom. Add 2nd laundry downstairs. Widen garage by 2ft 4inch

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. 688 Unheated Sq.ft. 894 Garage Sq.ft. 508 New Sq.ft. _____
 Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
 (Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-20

plot map attached

Setback Requirements:

Front setback 30 ft. Side setback 15 ft. Rear setback 30 ft.

Minimum required lot width at building line 100 ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe: N/A
- B) Water Supply: Is there a change? Yes No City Water Well If so, describe: N/A
- C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe: N/A
- D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe: adding 1 full bathroom
- E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe: adding larger unit
- F) Electrical: 15 number of outlets

STRUCTURAL INFORMATION

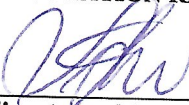
Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location feet Width of new work feet
 - Depth of lot at proposed work location feet Length of new work feet
 - Height of new work feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.


Signature of Applicant 1/30/23

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: 1/30/23
Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
 Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
 Zoning Administrator

NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit. (Form October, 2018)

CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.

CLERK'S STAMP FILING BOX

NOTE:
The Certification, as shown hereon, is
only a statement of professional
ability based upon knowledge,
information, field evidence and dependent
evidence available. The Certification is
not an expression or implied warranty or
guarantee.



M/F
EMORY ST.
MAP X004-010
ANTHONY CLIFFORD
DB 4045-62
PB 35-243
ZONED R7

PERPETUAL
EASEMENT
SET
DB 311-41B-419

EMORY ST.
N01°47'53"E
15.00'

EMORY ST.
N01°30'47"E
131.00'
N01°30'47"E
132.95'
S87°16'49"E
377.88'

LINE	BEARING	DISTANCE
L1	N87°23'34"W	30.54'
L2	N87°06'59"W	174.37'
L3	N87°16'51"W	137.00'

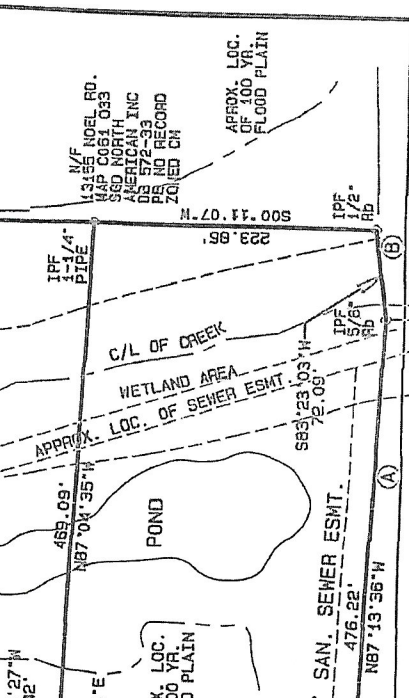
NOTES:
1. The field data upon which this survey
was based, has a closing precision of one
foot in 100,000 feet and angular error of 20
seconds per angle point and was not
adjusted.
2. The closure precision for each lot
exceeds one foot per 100,000 feet.
3. The equipment used to prepare this survey
was a TOPCON GTS-3C & LIEZT SET 3 total
station.
4. A portion of this survey is in a FIRM
designation and does not plain according
to FIRMS 815217001268 effective date
3/17/2014.
5. The field work for this plat was done in MAY
ON AUG 2018, & OCT/2020. The plat was drawn
on site shown in the title block.
6. All nails set are in asphalt on R/W of East
George St.

RECORDATION OF THIS SURVEY DOES NOT
IMPLY APPROVAL OF THE LOCAL
JURISDICTION AVAILABLE FOR PERMITS,
COMPLIANCE WITH LOCAL REGULATIONS,
OR REQUIREMENTS, NOR SUITABILITY FOR
ANY USE OR PURPOSE OF THE LAND.

Surveyed By:
John Elwin Knight,
L.S. 1945
P.O. Box 865
506131 CLARK ST. 68-30025
PH: 770-484-3549

- LEGEND
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - PD POWER POLE
 - Rb REBAR
 - PNH POINT NOT HIGHLIGHTED
 - PP POINT OF BEGINNING
 - IPF FIRE HYDRANT
 - 1. SOLID BAR IN TREE

NOTE:
LOT 2C TO BE
COMBINED WITH
LOT 3, AT A LATER
DATE.



PLAT OF SURVEY FOR:
ANTHONY C. ELLIS

Scale:	1"=100
Date:	12/9/2020
Revised:	
Job:	

GRAPHIC SCALE
1"=100'
0 100 200 300

216 E CLARK ST.
MAP X004 014
ZAHARA HOMIN &
ALIVAH Z. HOMIN
DB 33895-233
PB NO RECORD
ZONED R7

149 E CLARK ST.
MAP X004 007
JASON M. THOMAS
DB 30111-616
PB 31-25619
ZONED THORNCENTER

LOT 1
1.424 ACRES
EMORY ST.
MAP X004 013D
ZONED R7

LOT 2
806
BRICK
FRAME
SHOP

LOT 2C
1024 AC
APPROX. LOC. OF SEWER ESMT.

LOT 3
15.00 AC
APPROX. LOC. OF 100 YR.
FLOOD PLAIN

LOT 4
1.192 ACRES
SHOP

216 E CLARK ST.
MAP X004 014
ZAHARA HOMIN &
ALIVAH Z. HOMIN
DB 33895-233
PB NO RECORD
ZONED R7

149 E CLARK ST.
MAP X004 007
JASON M. THOMAS
DB 30111-616
PB 31-25619
ZONED THORNCENTER

LOT 1
1.424 ACRES
EMORY ST.
MAP X004 013D
ZONED R7

LOT 2
806
BRICK
FRAME
SHOP

LOT 2C
1024 AC
APPROX. LOC. OF SEWER ESMT.

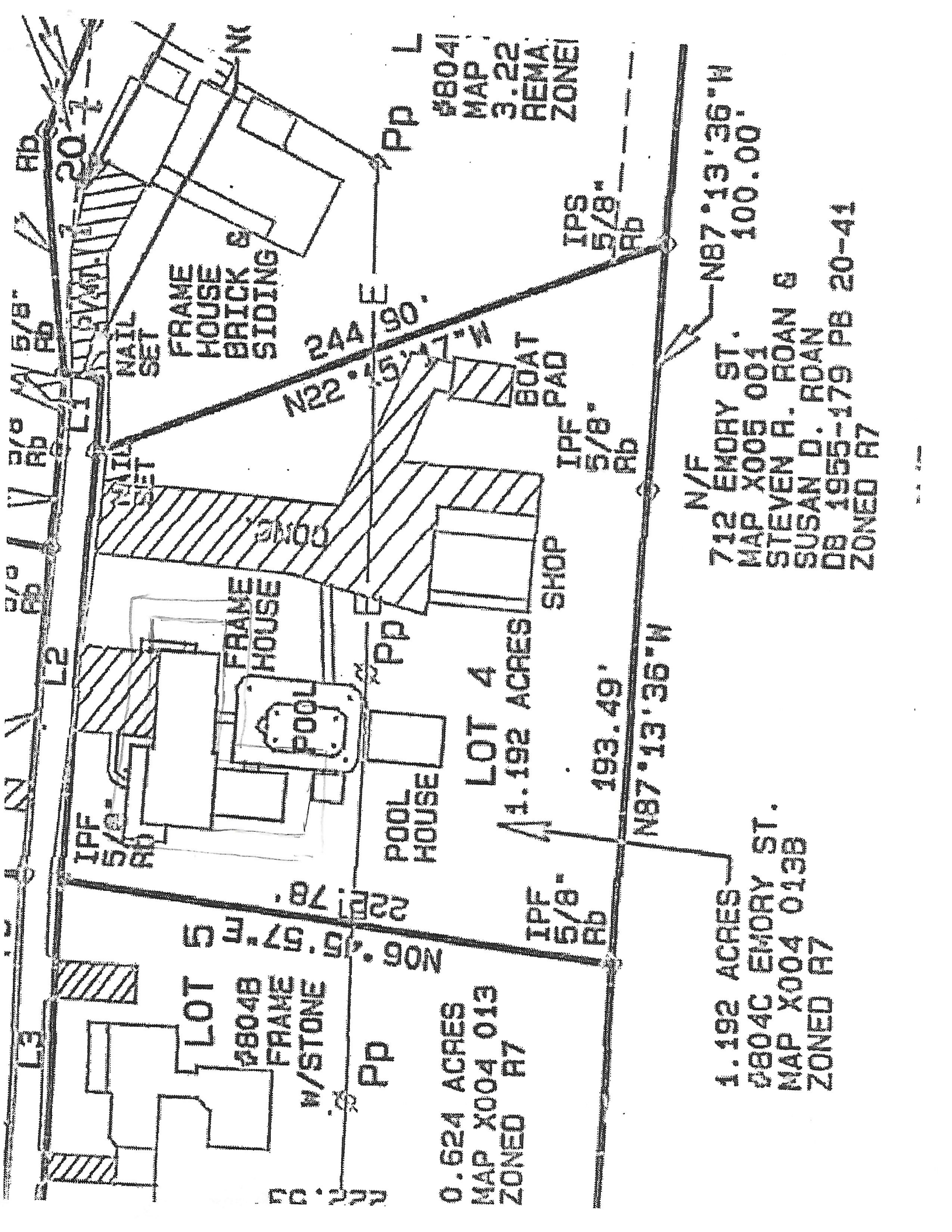
LOT 3
15.00 AC
APPROX. LOC. OF 100 YR.
FLOOD PLAIN

LOT 4
1.192 ACRES
SHOP

712 EMORY ST.
MAP X005 004
STEVEN H. ORMAN &
SUSAN J. ROYAN
DB 15565-179
PB 20-41
ZONED R7

72315 IRIS DR
MAP X005 004
JOHN LITTLE
DB NO RECORD
ZONED CM

LARRY JOE ROSS JONES
DB 3809-869
PB NO RECORD
ZONED R7



#8041
 MAP 3.22
 REMA:
 ZONE1

N/F
 712 EMORY ST.
 MAP X005 001
 STEVEN R. ROAN &
 SUSAN D. ROAN
 DB 1955-179 PB 20-41
 ZONED R7

1.192 ACRES
 2804C EMORY ST.
 MAP X004 013B
 ZONED R7

0.624 ACRES
 MAP X004 013
 ZONED R7

LOT 4
 1.192 ACRES

LOT 5
 #804B
 FRAME
 W/STONE

FRAME
 HOUSE &
 BRICK &
 SIDING

FRAME
 HOUSE

POOL
 HOUSE

SHOP

BOAT
 PAD

MAIL
 SET

MAIL
 SET

IPS
 5/8"
 Rb

IPF
 5/8"
 Rb

IPF
 5/8"
 Rb

IPF
 5/8"
 Rb

Pp

Pp

Pp

Pp

L

N22°15'17"W
 244.90'

193.49'

N87°13'36"W

N87°13'36"W
 100.00'

Rd

Rd

Rd

Rd

Rd

Rd

Rd

Rd

Rd

L1

L2

L3

L4

L5

L6

L7

L8

L9

20-1

20-2

20-3

20-4

20-5

20-6

20-7

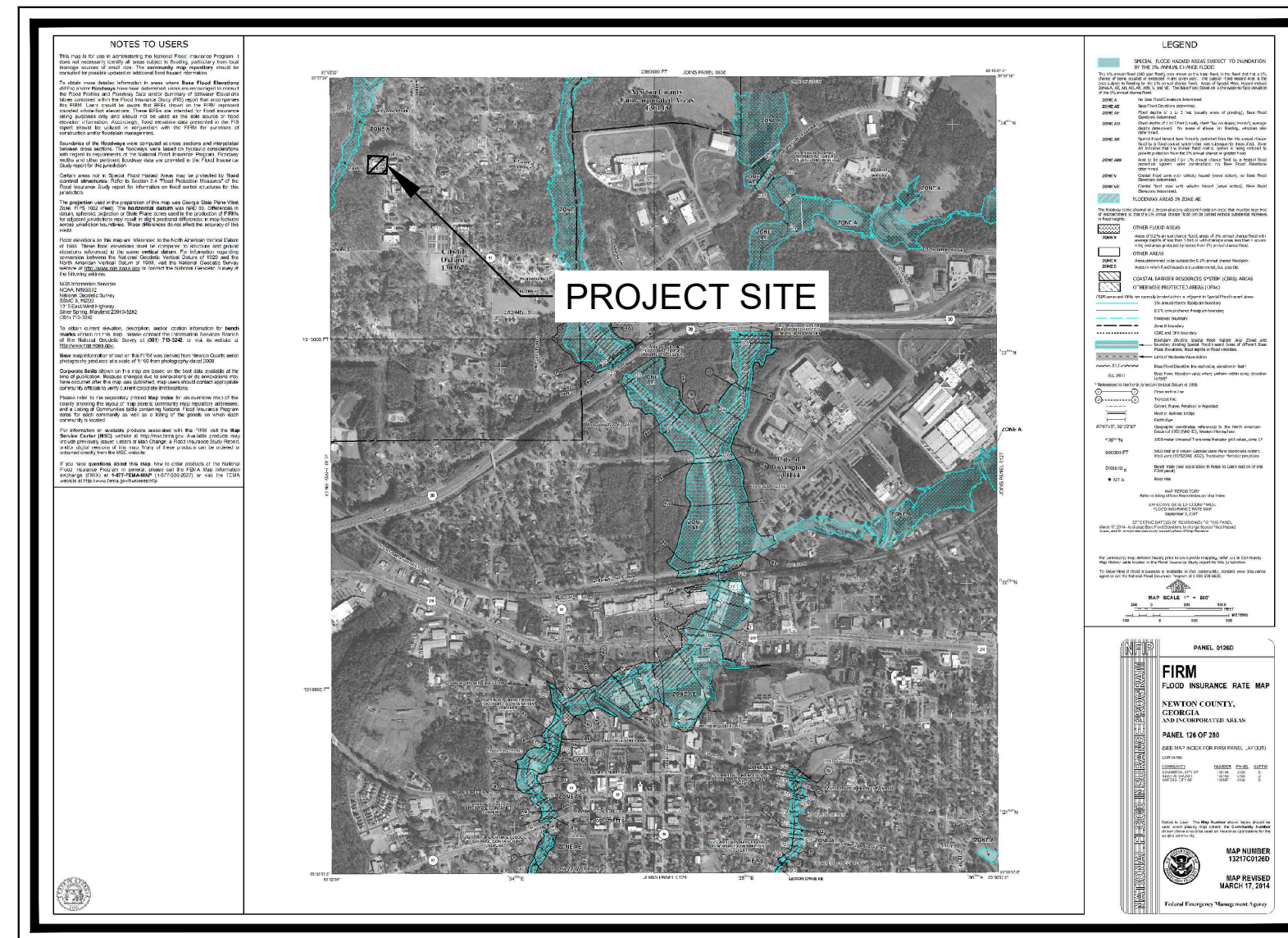
20-8

20-9

20-10

CIVIL CONSTRUCTION DRAWINGS FOR OXFORD COLLEGE TEMPORARY HOUSING-DEMO

WESLEY CIRCLE, OXFORD, GA 30054



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13217C0126D DATED 03/17/2014.

LAND LOT 288 - 9TH DISTRICT
PARCEL NO.: X0090-00000-009-000
ZONING: IC
OXFORD, NEWTON COUNTY, GEORGIA

PROPERTY AREA = 44.3 ACRES
TOTAL DISTURBED AREA = 0.4 ACRES

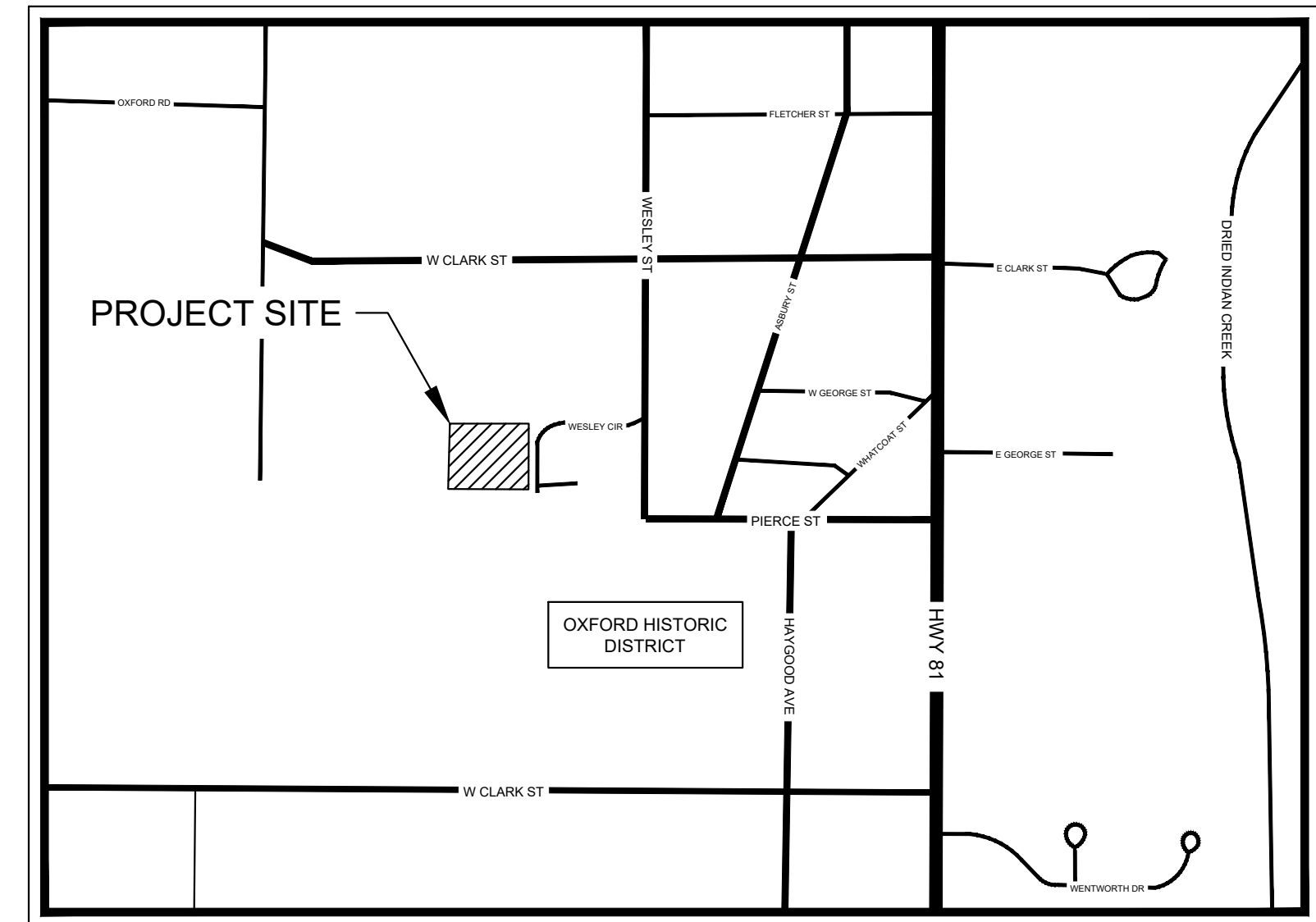
PROJECT NARRATIVE:

EMORY OXFORD MODULAR HOUSING PROJECT WAS COMPLETED IN 2021. THIS EMORY OXFORD HOUSING DEMOLITION PROJECT INCLUDES THE REMOVAL OF THE 2 PREFABRICATED MODULAR HOUSING BUILDINGS THAT CONTAIN 88 RESIDENTIAL UNITS.

THE SCOPE OF WORK INCLUDED IN THIS SET INCLUDES THE REMOVAL EXISTING TEMPORARY BUILDINGS AND THEIR ASSOCIATED UTILITIES. LESS THAN 5,000 SF OF IMPERVIOUS IS EXPECTED TO BE IMPACTED, SO EXISTING STORMWATER MANAGEMENT SYSTEMS WILL CONTINUE TO SERVE THE OVERALL PROPERTY.

NOTES:

- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.



VICINITY MAP

PROJECT CONTACTS

OWNER: EMORY AT OXFORD COLLEGE
100 HAMILL ST
OXFORD, GA 30054
PHONE: (404) 727-7463
CONTACT: LUCY WILLIAMS

DESIGN BUILDER: BECK GROUP
3500 LENOX RD NE #250
ATLANTA, GA 30326
PHONE: (404) 949-2300
CONTACT: RYAN HORNE

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 PEACHTREE ST NW, SUITE 601
ATLANTA, GA 30308
PHONE: (404) 419-8700
CONTACT: HARRISON AKIEN, P.E.

MODULAR HOUSING ENGINEER: VESTA MODULAR
1000 TOWN CENTER, SUITE 976
SOUTHFIELD, MS 48075
PHONE: (817) 663-8527
CONTACT: WALTER E. WOOD

Sheet List Table	
Sheet Number	Sheet Title
C0-00	CIVIL COVER SHEET
C0-80	EXISTING CONDITIONS PLAN
C1-00	DEMOLITION PLAN
C2-00	SITE PLAN
C5-10	EROSION CONTROL PLAN PHASE 1
C5-80	EROSION CONTROL DETAILS
C6-00	CONSTRUCTION DETAILS

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

HARRISON AKIEN
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000089268
ISSUED: 10/04/2022 EXPIRES: 10/04/2025

GEORGIA811
Utility Protection Center, Inc.
Know what's below. Call before you dig.

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE: (404) 419-8700
WWW.KIMLEY-HORN.COM

PREPARED FOR
EMORY AT OXFORD COLLEGE
100 HAMILL ST., OXFORD, GA 30054
ATLANTA, GA 30303
PHONE: (404) 727-7463

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

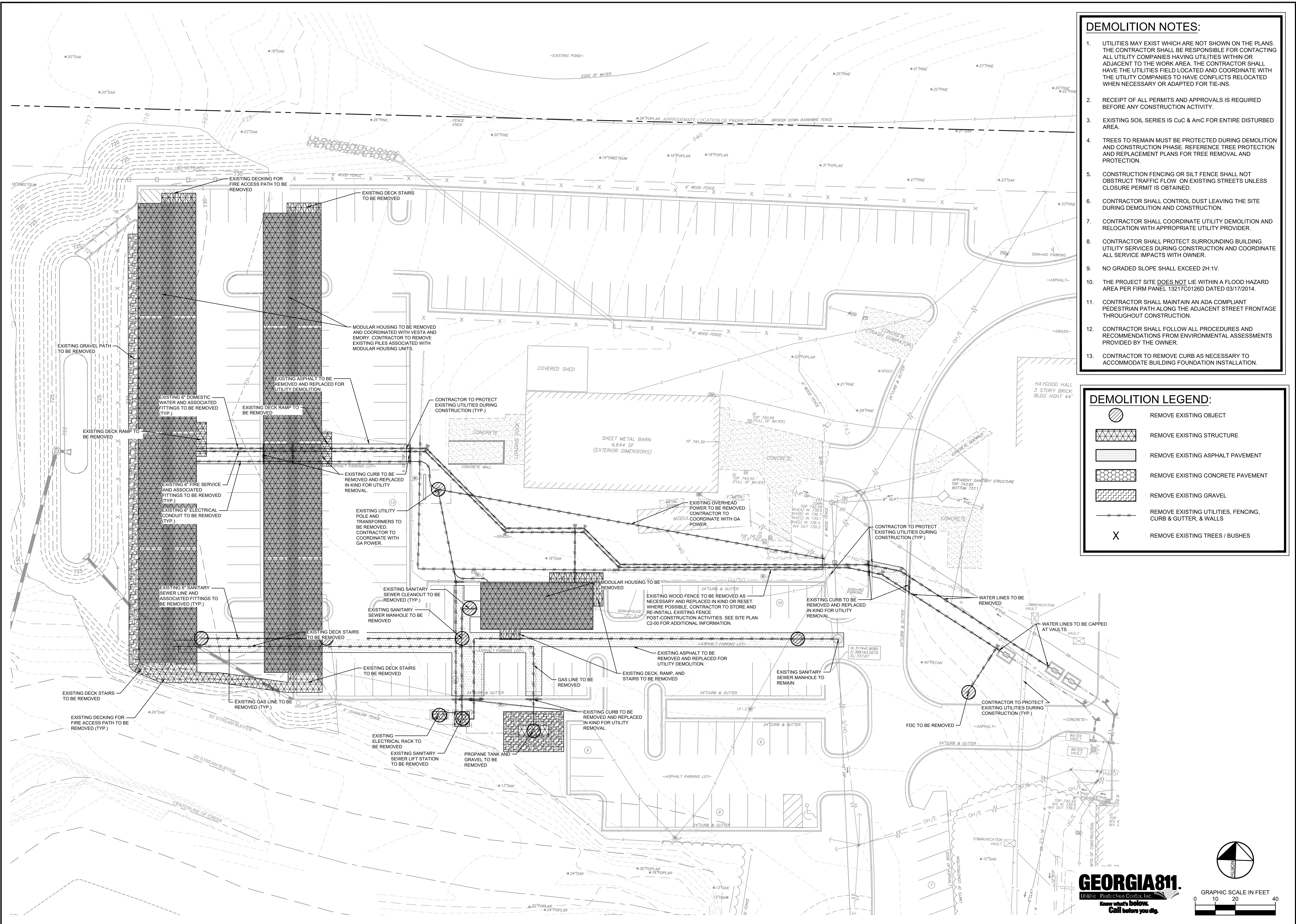
PROJECT
OXFORD COLLEGE TEMPORARY HOUSING-DEMO
WESLEY CIRCLE, OXFORD, GA 30054
LAND LOT 288, 9TH DISTRICT
PARCEL ID: X0090-00000-009-000

GSWCC NO. (LEVEL II) 0000089268
DRAWN BY GFL
DESIGNED BY HJA
REVIEWED BY HJA
DATE 01/06/2023
PROJECT NO. 014003012

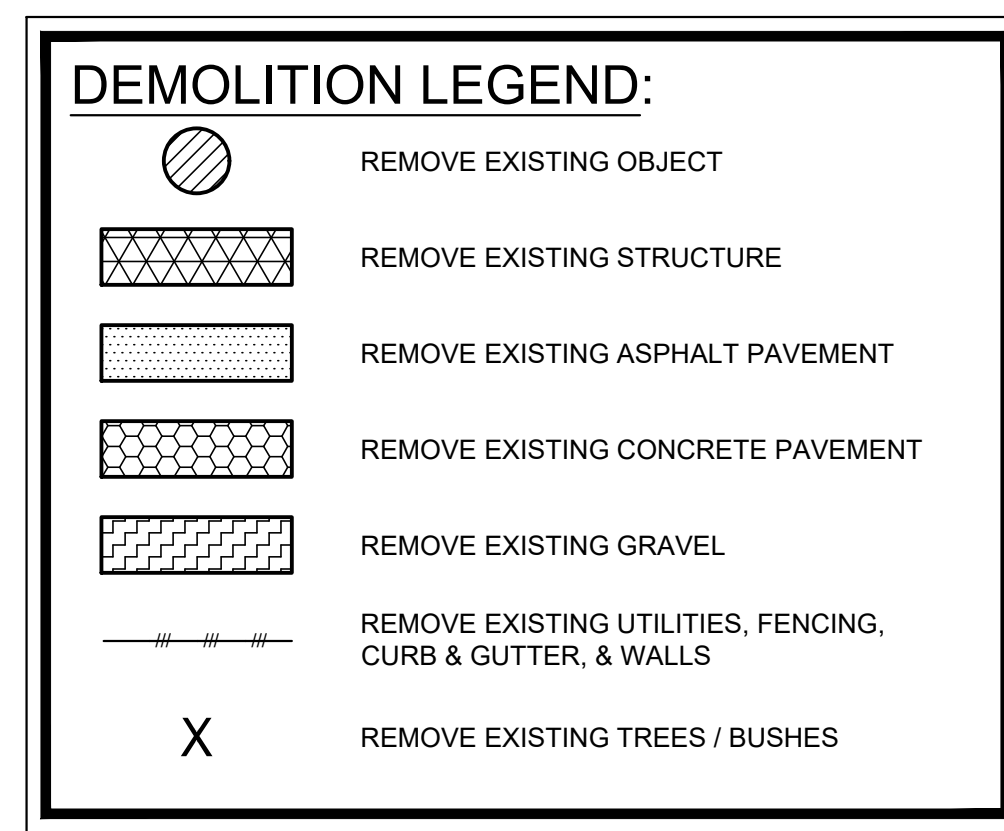
TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0-00

Drawing name: K:\A\T_CIVIL\014003011_Emorey Oxford Modular Housing\CAD\Plansheets\C1-00_DEMOLITION PLAN.dwg C1-00 DEMOLITION PLAN Jan 06 2023 1:38pm by: Harrison,Allen



- ### DEMOLITION NOTES:
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
 - EXISTING SOIL SERIES IS CUC & AmC FOR ENTIRE DISTURBED AREA.
 - TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
 - CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
 - CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
 - CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V.
 - THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13217C0126D DATED 03/17/2014.
 - CONTRACTOR SHALL MAINTAIN AN ADA COMPLIANT PEDESTRIAN PATH ALONG THE ADJACENT STREET FRONTAGE THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FOR ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.
 - CONTRACTOR TO REMOVE CURB AS NECESSARY TO ACCOMMODATE BUILDING FOUNDATION INSTALLATION.



PREPARED FOR
EMORY AT OXFORD COLLEGE

100 HAMILTON ST., OXFORD, GA 30054
ATLANTA, GA 30303
PHONE: (404) 727-7463

PREPARED BY
Kimley-Horn

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817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE: (404) 419-9700
WWW.KIMLEY-HORN.COM

NO.	REVISION	DATE	BY
2	REVISED PER REF #1 & 2 AND FIELD UTILITY COORDINATION	06/28/2021	HJA
1	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT
**OXFORD COLLEGE
TEMPORARY
HOUSING-DEMO**

WESLEY CIRCLE, OXFORD, GA 30054
LAND LOT 288, 9th DISTRICT
PARCEL ID: X0099-00000-009-000

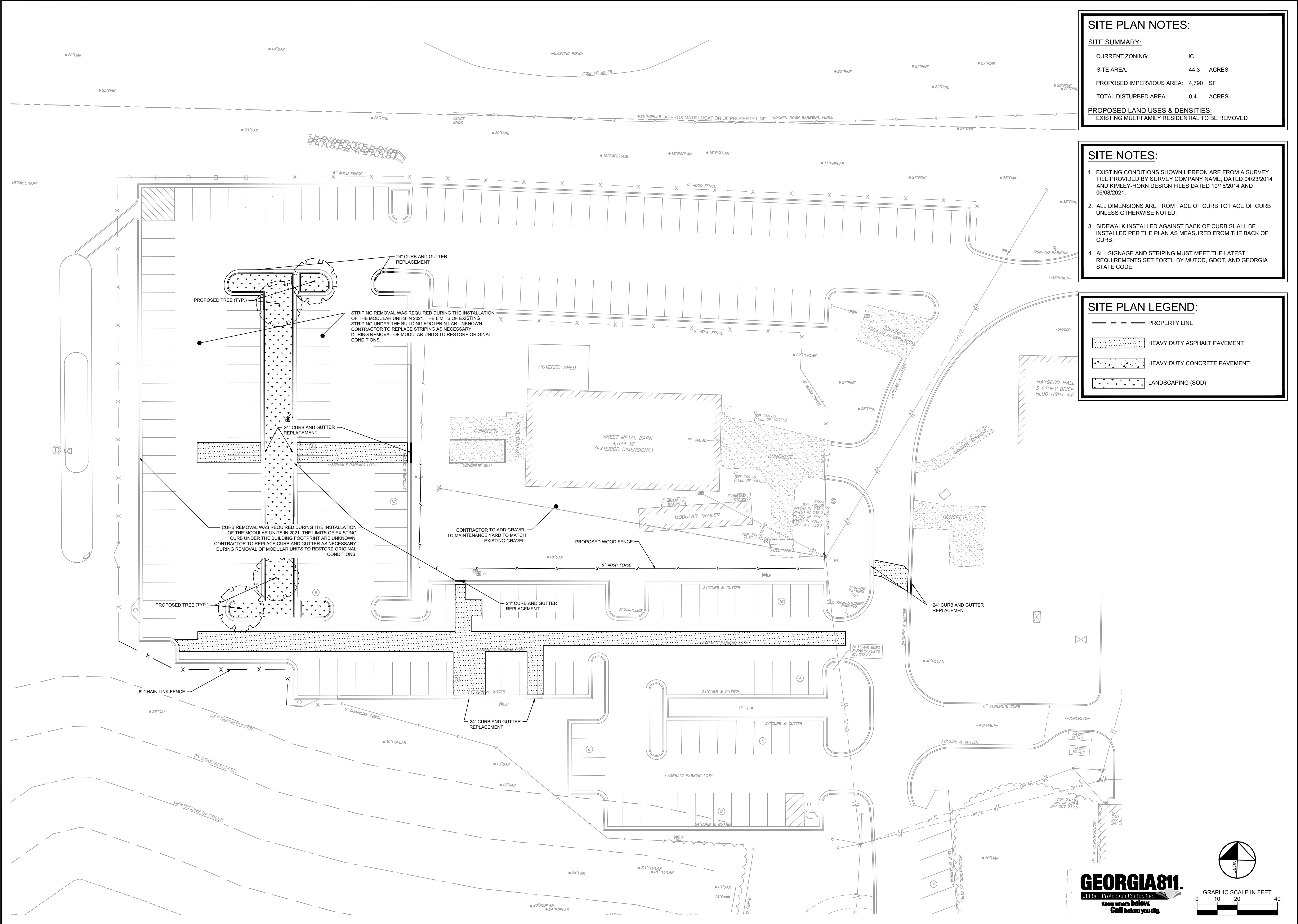
GSWCC NO. (LEVEL II)	0000089268
DRAWN BY	GFL
DESIGNED BY	HJA
REVIEWED BY	HJA
DATE	01/06/2023
PROJECT NO.	014003012
TITLE	DEMOLITION PLAN
SHEET NUMBER	C1-00

GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\AMT_CIVIL\014003011_Emorey Oxford Modular Housing\CAD\Plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jan 06, 2023 1:38pm by: Harrison Alken



SITE PLAN NOTES:

SITE SUMMARY:

CURRENT ZONING: IC
 SITE AREA: 44.3 ACRES
 PROPOSED IMPERVIOUS AREA: 4,790 SF
 TOTAL DISTURBED AREA: 0.4 ACRES

PROPOSED LAND USES & DENSITIES:
 EXISTING MULTIFAMILY RESIDENTIAL TO BE REMOVED

SITE NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY SURVEY COMPANY NAME, DATED 04/23/2014 AND KIMLEY-HORN DESIGN FILES DATED 10/15/2014 AND 06/08/2021.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

SITE PLAN LEGEND:

- PROPERTY LINE
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] LANDSCAPING (SOD)

Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 817 W. PEACHTREE STREET, NW
 THE BILTMORE, SUITE 601
 ATLANTA, GEORGIA 30308
 PHONE: (404) 419-9700
 WWW.KIMLEY-HORN.COM

EMORY AT OXFORD COLLEGE
 100 HAMILL ST., OXFORD, GA 30054
 ATLANTA, GA 30303
 PHONE: (404) 727-7483

NO.	REVISION PER CITY COMMENTS AND COORDINATION	DATE	BY
1	ISSUANCE AND REVISION DESCRIPTIONS	06/22/2021	HJA
2	REVISED PER RFI #1 & 2 AND FIELD UTILITY COORDINATION	06/22/2021	HJA

OXFORD COLLEGE TEMPORARY HOUSING-DEMO
 WESLEY CIRCLE, OXFORD, GA 30054
 LAND LOT 288, 9th DISTRICT
 PARCEL ID: X0099-0-0000-009-000

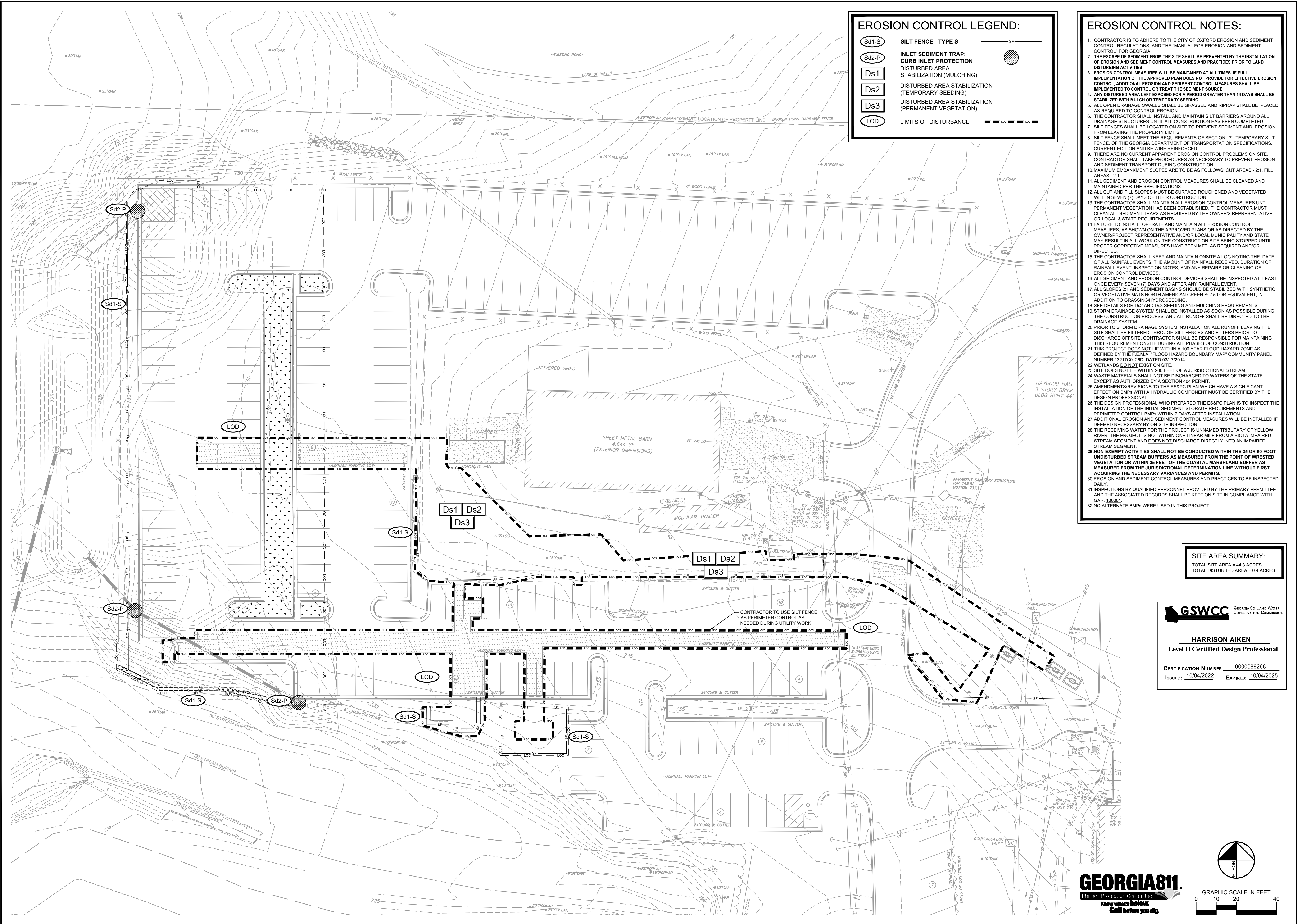
GSWCC NO. (LEVEL II)	0000089268
DRAWN BY	GFL
DESIGNED BY	HJA
REVIEWED BY	HJA
DATE	01/06/2023
PROJECT NO.	014003012
TITLE	SITE PLAN
SHEET NUMBER	C2-00

GEORGIA811
 Utility Protection Center, Inc.
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Drawing name: K:\AWT_CIVIL\014003011_Emorey Oxford Modular Housing\CAD\Plansheets\C5-10 - EROSION CONTROL PLAN PHASE 1 - Jan 06, 2023 1:10pm by: Harrison Aiken



EROSION CONTROL LEGEND:

- (Sd1-S)** SILT FENCE - TYPE S
- (Sd2-P)** INLET SEDIMENT TRAP: CURB INLET PROTECTION
- Ds1** DISTURBED AREA STABILIZATION (MULCHING)
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
- (LOD)** LIMITS OF DISTURBANCE

- ### EROSION CONTROL NOTES:
1. CONTRACTOR IS TO ADHERE TO THE CITY OF OXFORD EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
 2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
 3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
 6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
 7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
 8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
 9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
 10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
 11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
 12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
 13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
 14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
 15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
 16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
 17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
 18. SEE DETAILS FOR DS2 AND DS3 SEEDING AND MULCHING REQUIREMENTS.
 19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
 20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
 21. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13217021280, DATED 03/17/2014.
 22. WETLANDS DO NOT EXIST ON SITE.
 23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
 24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
 26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
 27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
 28. THE RECEIVING WATER FOR THE PROJECT IS UNNAMED TRIBUTARY OF YELLOW RIVER. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.
 29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
 30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
 31. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 100001.
 32. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

SITE AREA SUMMARY:
 TOTAL SITE AREA = 44.3 ACRES
 TOTAL DISTURBED AREA = 0.4 ACRES

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

HARRISON AIKEN
 Level II Certified Design Professional

CERTIFICATION NUMBER 0000089268
 ISSUED: 10/04/2022 EXPIRES: 10/04/2025

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Kimley-Horn
 817 W. PEACHTREE STREET, NW
 ATLANTA, GEORGIA 30308
 PHONE: (404) 419-9700
 WWW.KIMLEY-HORN.COM

EMORY AT OXFORD COLLEGE
 100 HAMIL ST., OXFORD, GA 30054
 ATLANTA, GA 30303
 PHONE: (404) 727-7463

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

OXFORD COLLEGE
TEMPORARY HOUSING-DEMO
 WESLEY CIRCLE, OXFORD, GA 30054
 LAND LOT 288, 9th DISTRICT
 PARCEL ID: X0090-00000-009-000

GSWCC NO. (LEVEL II) 0000089268
 DRAWN BY GFL
 DESIGNED BY HJA
 REVIEWED BY HJA
 DATE 01/06/2023
 PROJECT NO. 014003012
 TITLE **EROSION CONTROL PLAN PHASE 1**
 SHEET NUMBER **C5-10**

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MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
CUTBACK ASPHALT (SLOW CURING)	1200 GAL. / ACRE (1/4 GAL. / SQ.YD.)
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA; HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	MAINTENANCE	6-12-12	1000	30
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	MAINTENANCE	6-12-12	1000	-
GROUND COVERS	FIRST	10-10-10	1300	-
	MAINTENANCE	10-10-10	1100	-
PINE SEEDLINGS	FIRST	20-10-5	ONE 21-GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	-
SHRUB LESPEDEZA	FIRST	0-10-10	700	-
	MAINTENANCE	0-10-10	500	30
TEMPORARY GROUND COVER CROPS SEEDED ALONE	FIRST	6-12-12	1500	50-100
	MAINTENANCE	6-12-12	800	50-100
WARM SEASON GRASSES	FIRST	6-12-12	1500	50
	MAINTENANCE	6-12-12	400	30
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50-100
	MAINTENANCE	6-12-12	400	30

Ds3 PERMANENT SEEDING

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS					
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
BARLEY	3.3 LBS.	3 BU.	9/1-10/31	9/15-11/15	10/1-12/31
OATS	2.9 LBS.	4 BU.	9/15-11/15	9/15-11/15	9/15-11/15
TRITICALE	3.3 LBS.	3 BU.	-	-	10/15-12/15
RYEGRASS, ANNUAL	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31
RYE LESPEDEZA, ANNUAL	0.6 LBS.	0.5 BU.	8/15-10/31	9/15-11/30	10/1-12/31
WEEDING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-5/31	4/1-5/31	3/1-5/31
SUDANGRASS	1.4 LBS.	60 LBS.	4/1-8/31	4/1-8/31	3/1-7/31
MILLET, BROWNTOP	0.9 LBS.	40 LBS.	4/15-6/15	4/15-6/30	4/15-6/30
MILLET, PEARL	1.1 LBS.	50 LBS.	5/15-7/15	5/1-7/31	4/15-8/15
WHEAT	4.1 LBS.	3 BU.	9/15-11/30	10/1-12/15	10/15-12/31

1. TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF PLANTED TOO HEAVILY.

2. REDUCE SEEDING RATES BY 50% WHEN DRILLED.

3. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

4. SEEDING RATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

M-L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES & VALLEYS MLRAS.

P REPRESENTS THE SOUTHERN PIEDMONT REGION MLRA.

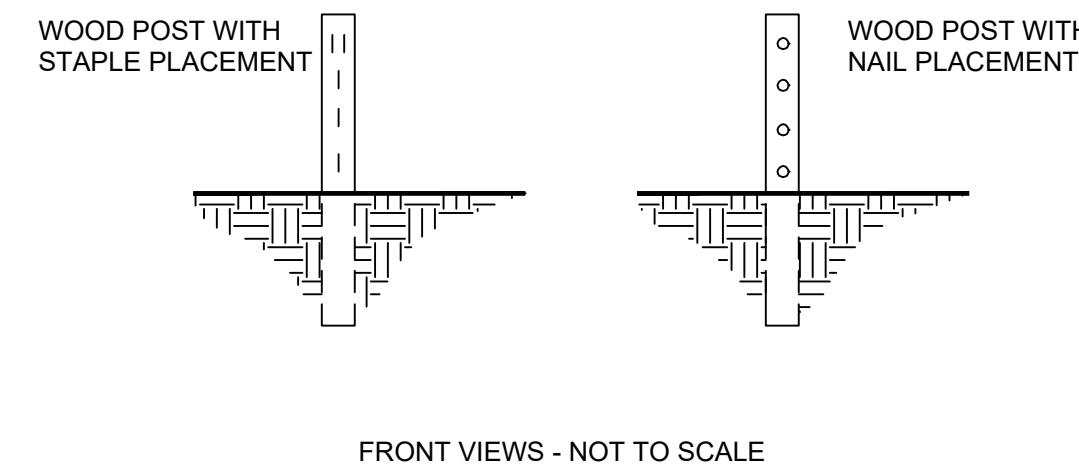
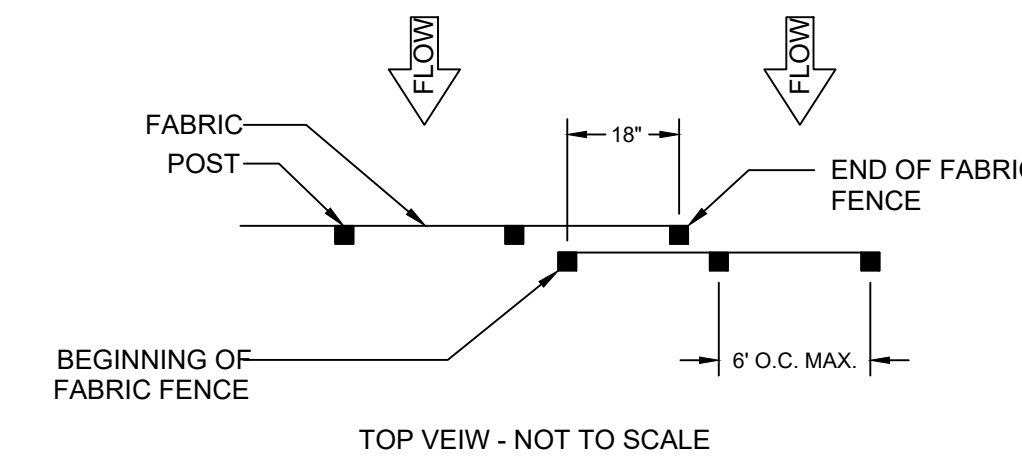
C REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAS.

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	100	-
	MAINTENANCE	10-10-10	400	30
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	6-12-12	1000	-
	MAINTENANCE	10-10-10	400	-
TEMPORARY COVER CROPS	FIRST	10-10-10	500	30
	MAINTENANCE	10-10-10	400	30

Ds2 TEMPORARY SEEDING

FASTENERS FOR SILT FENCES

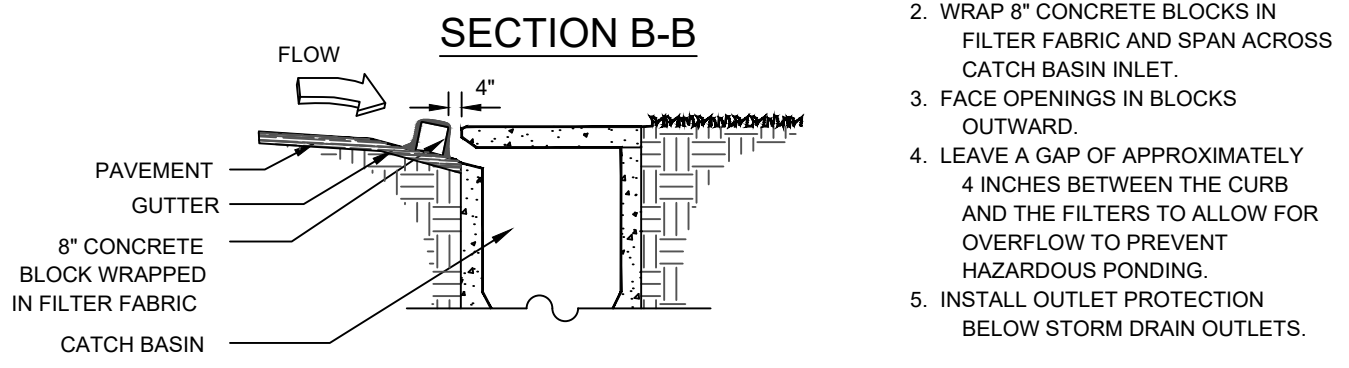
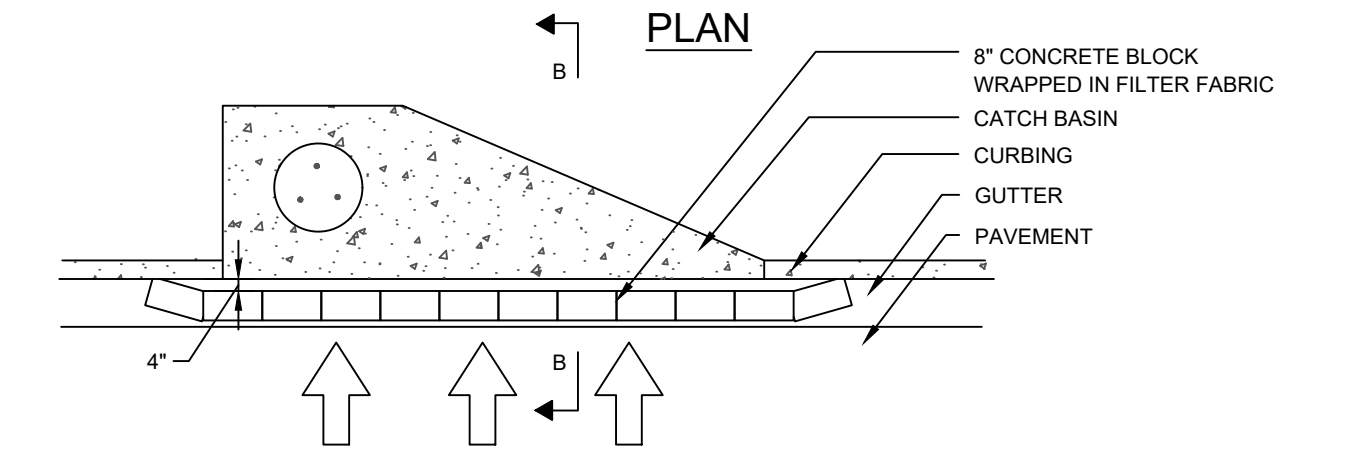
OVERLAP AT FABRIC ENDS



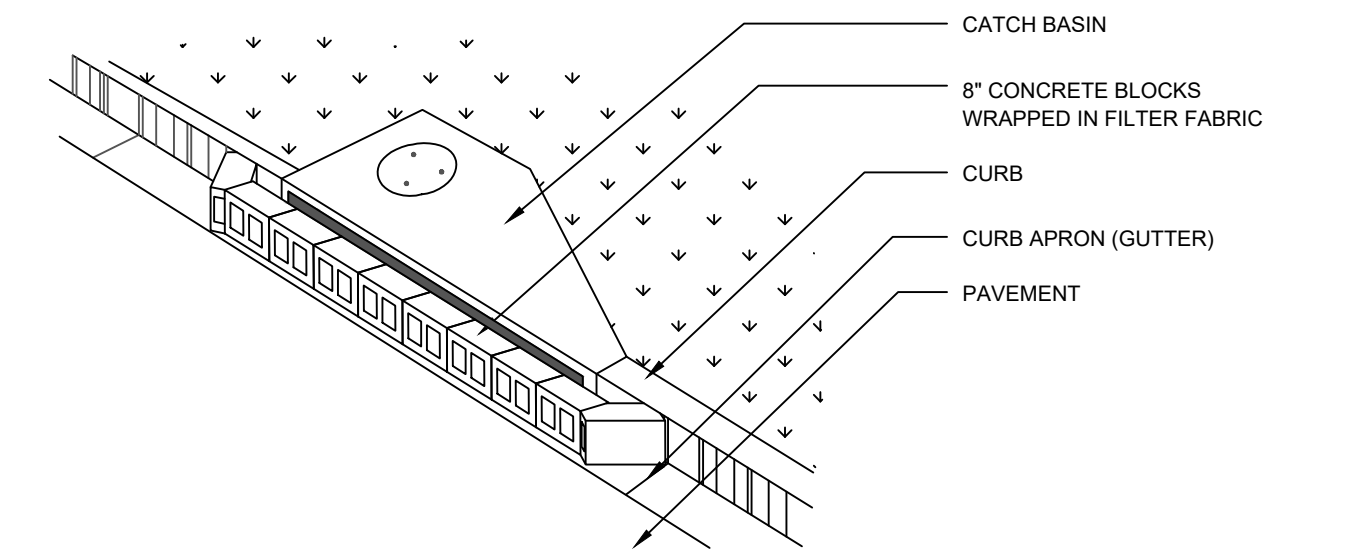
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

SILT FENCE - FASTENERS

Sd2-P INLET SEDIMENT TRAP: CURB INLET PROTECTION



NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

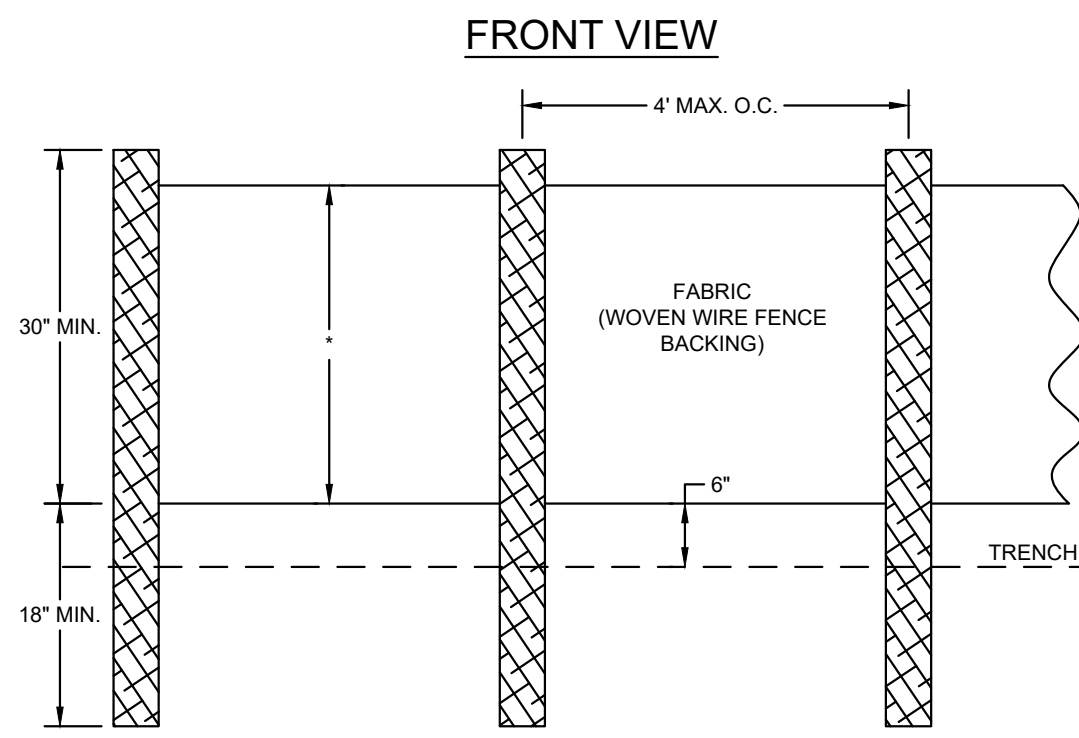
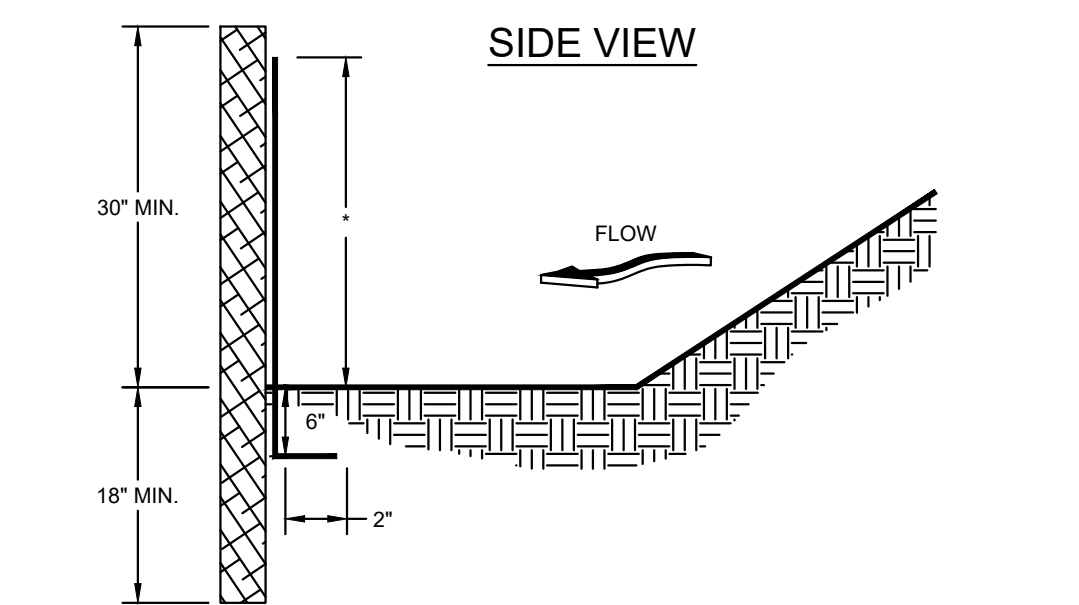


INLET SEDIMENT TRAP - CURB INLET PROTECTION (Sd2-P)

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER						
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SF	PLANTING DATES BY REGION			REMARKS
			M-L	P	C	
BAHIA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LBS.	-	4/1-5/31	3/1-5/31	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.
BAHIA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LBS.	3/15-5/31	3/1-5/31	-	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.
BERMUDA, COMMON (HULLED SEED) ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	10 LBS. 6 LBS.	0.2 LBS. 0.1 LBS.	-	4/1-5/31	3/15-5/31	QUICK COVER, LOW GROWING AND SOD FORMING. NEEDS FULL SUN
BERMUDA, COMMON (UNHULLED SEED) ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	10 LBS. 6 LBS.	0.2 LBS. 0.1 LBS.	-	10/1-2/28	11/1-1/31	PLANT WITH WINTER ANNUALS PLANT WITH TALL FESCUE
BERMUDA SPRIGS TEMPORARY COVER	40 CF SOD PLUGS 3" X 3"	0.9 CF	4/15-6/15	4/1-6/15	4/1-5/31	1 CF = 650 SPRIGS 1 BU. = 1.25 CF OR 800 SPRIGS.
CENTIPEDE BLOCK SOD ONLY	-	-	-	11/1-5/31	11/1-5/31	DROUGHT TOLERANT; FULL SUN OR PARTIAL SHADE; EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS; IRRIGATION NEEDED UNTIL FULLY ESTABLISHED; DO NOT PLANT NEAR PASTURES
CROWN VETCH WITH WINTER ANNUALS OR COOL WINTER GRASSES	15 LBS.	0.3 LBS.	9/1-10/15	9/1-10/10	-	MIX WITH 30 LBS. TALL FESCUE OF 15 LBS. RYE; INOCULATE SEED. ONLY NORTH OF ATLANTA; DENSE GROWTH; DROUGHT TOLERANT AND FIRE RESISTANT
FESCUE, TALL ALONE WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LBS.	3/1-4/1- OR - 8/15-10/15	9/1-10/15- OR - 2/15-4/15	-	NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS. 227,000 SEED PER POUND.
LESPEDEZA, SERICEA	60 LBS.	1.4 LBS.	4/1-5/31	3/15-5/31	3/1-5/15	WIDELY ADAPTED AND LOW MAINTENANCE. TAKES 2-3 YEARS TO ESTABLISH. EXCELLENT ON ROADBANKS. INOCULATE SEED WITH EL INOCULANT. MIX WITH WEEDING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE.
SCARIFIED UNSCARIFIED SEED-BEARING HAY	75 LBS. 3 TONS	1.7 LBS. 138 LBS.	9/1-2/28 10/1-2/28	9/1-2/28 10/1-1/31	9/15-1/15	MIX WITH TALL FESCUE OR WINTER ANNUALS CUT WHEN SEED IS MATURE, BUT BEFORE IT SHATTERS. ADD TALL FESCUE OR WINTER ANNUALS.
LESPEDEZA, AMBRO VIRGETA OR APPALOW SCARIFIED UNSCARIFIED	60 LBS. 75 LBS.	1.4 LBS. 1.7 LBS.	4/1-5/31 9/1-2/28	3/15-5/31 9/1-2/28	3/15-5/15 9/1-2/28	SPREADING GROWTH WITH HEIGHT OF 18"-24". GOOD IN URBAN AREAS. MIX WITH WEEDING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE, OR WINTER ANNUALS. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE SEED WITH EL INOCULANT.
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	3' X 3' SPACING	-	10/1-3/31	11/1-3/15	11/15-2/28	PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER.
LOVEGRASS, WEEDING ALONE WITH OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LBS. 0.05 LBS.	4/1-5/31	3/15-5/31	3/1-5/31	QUICK COVER, DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.
MAIDENCANE SPRIGS	2' X 3' SPACING	-	2/1-3/31	2/1-3/31	2/1-3/31	FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES. DIG SPRIGS LOCALLY. MAY CLOG CHANNELS.
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LBS.	-	3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES, BORROW AREAS, AND GRAVEL PITS. PROVIDES WINTER COVER FOR WILDLIFE. MIX WITH SERICEA LESPEDEZA EXCEPT ON SAND DUNES.
REED CANARY GRASS ALONE WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LBS.	6/15-10/15	9/1-10/15	-	GROWS SIMILAR TO TALL FESCUE
SUNFLOWER, 'AZTEC' MAXIMILLIAN	10 LBS.	0.2 LBS.	4/15-5/31	4/15-5/31	4/1-5/31	MIX WITH WEEDING LOVEGRASS, LEGUMES, OR OTHER LOW GROWING GRASSES

Ds3 PERMANENT GRASSING

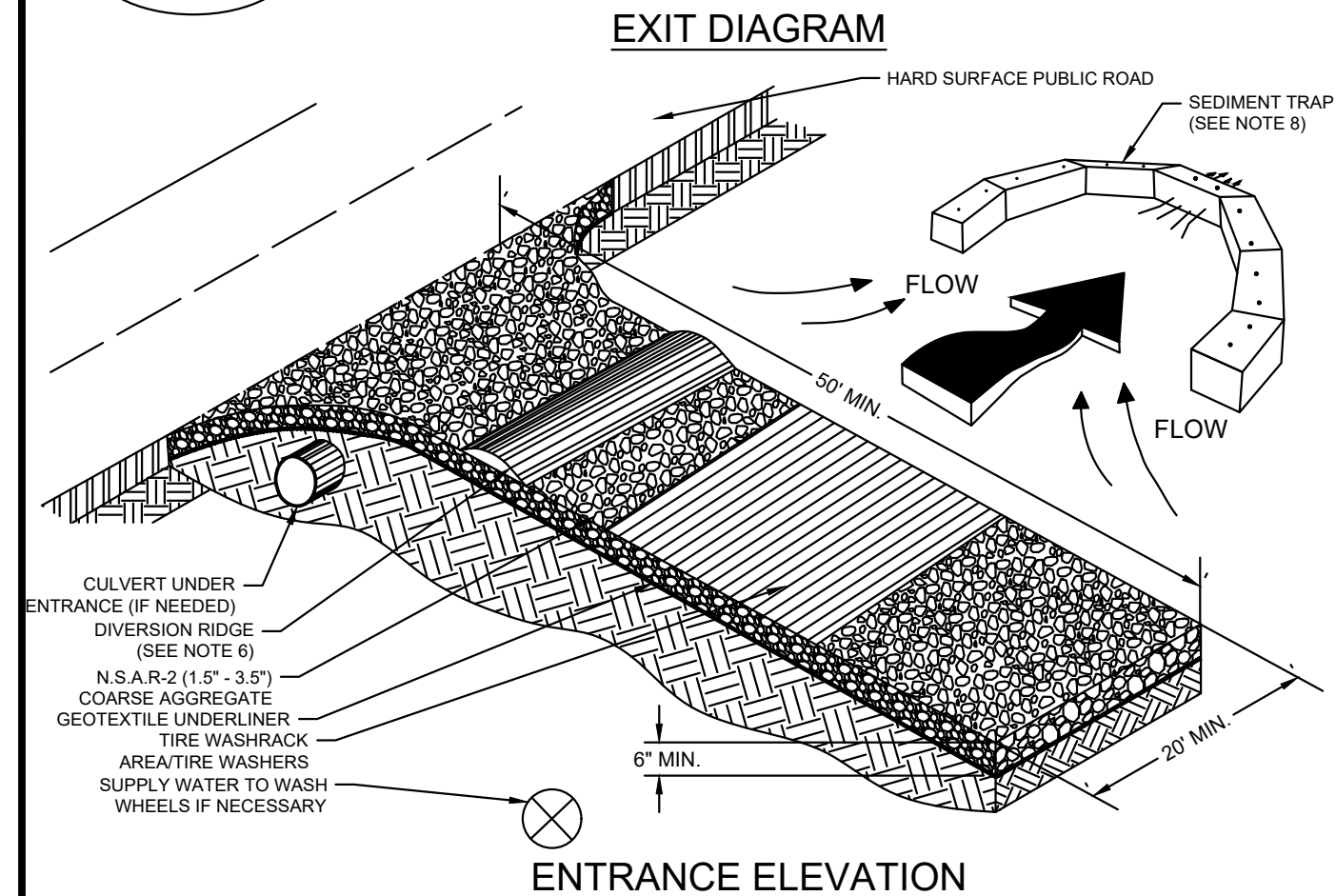
Sd1-S SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE (Sd1-S)

Co CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONSTRUCTION EXIT (Co)

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE: (404) 419-8700
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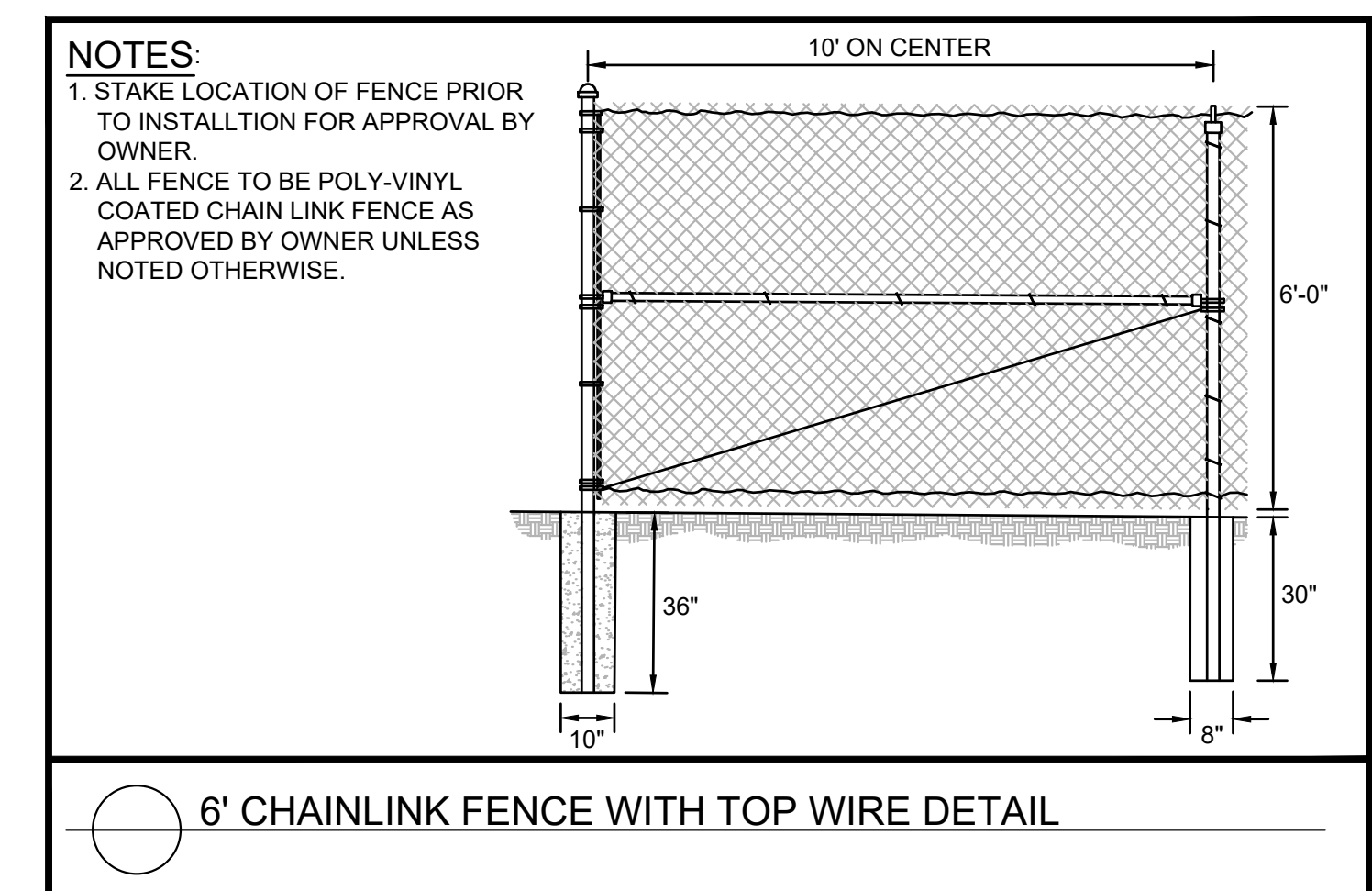
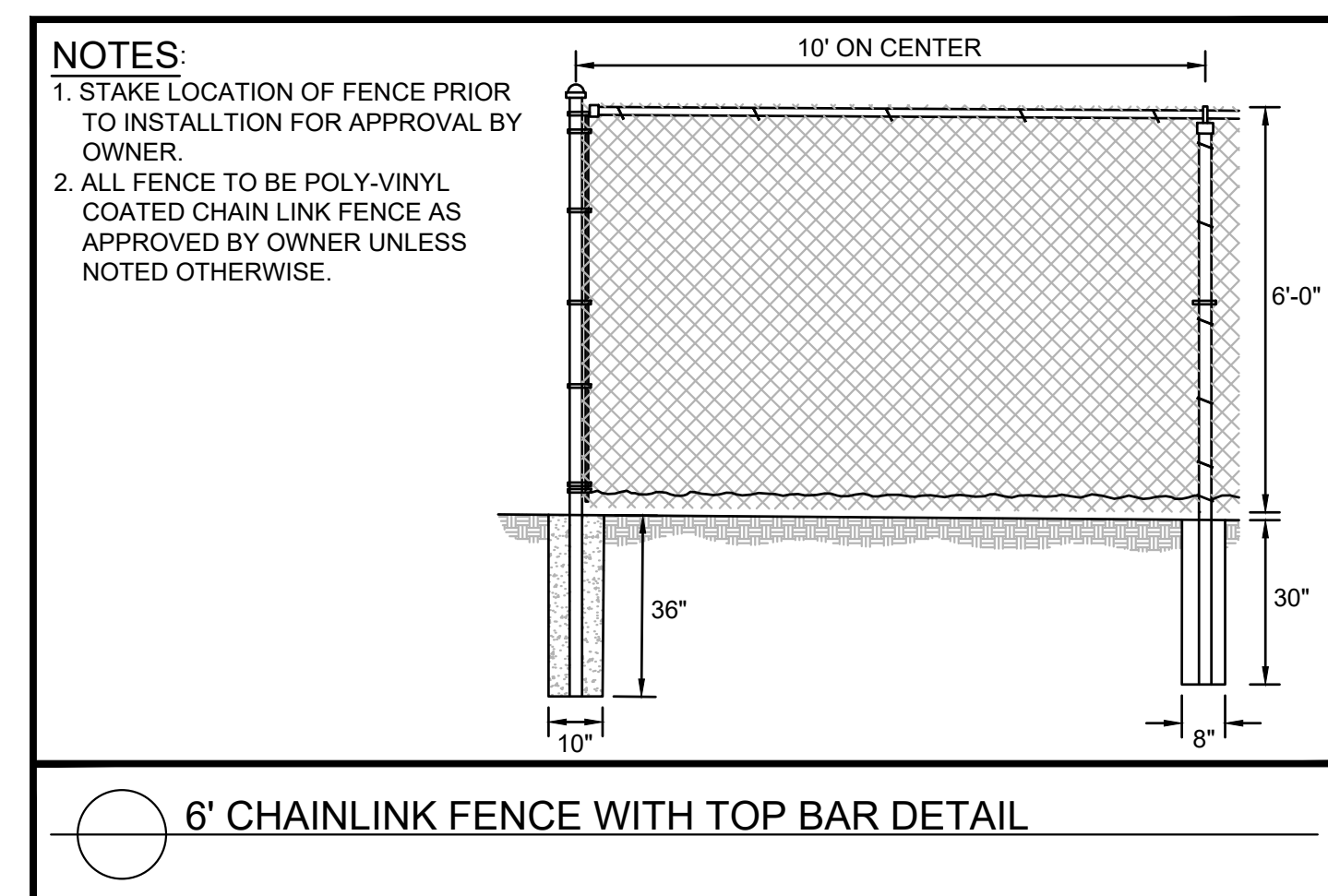
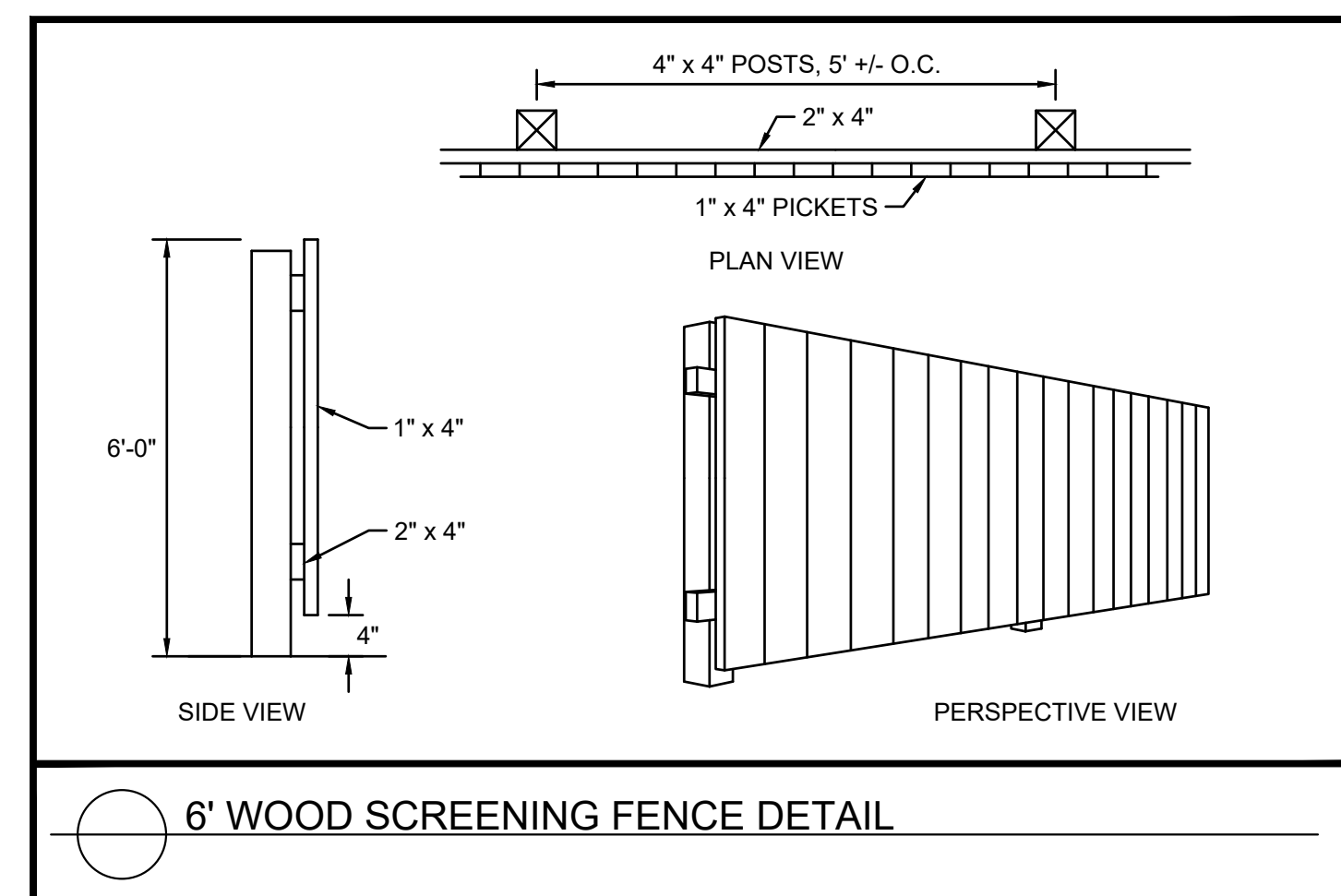
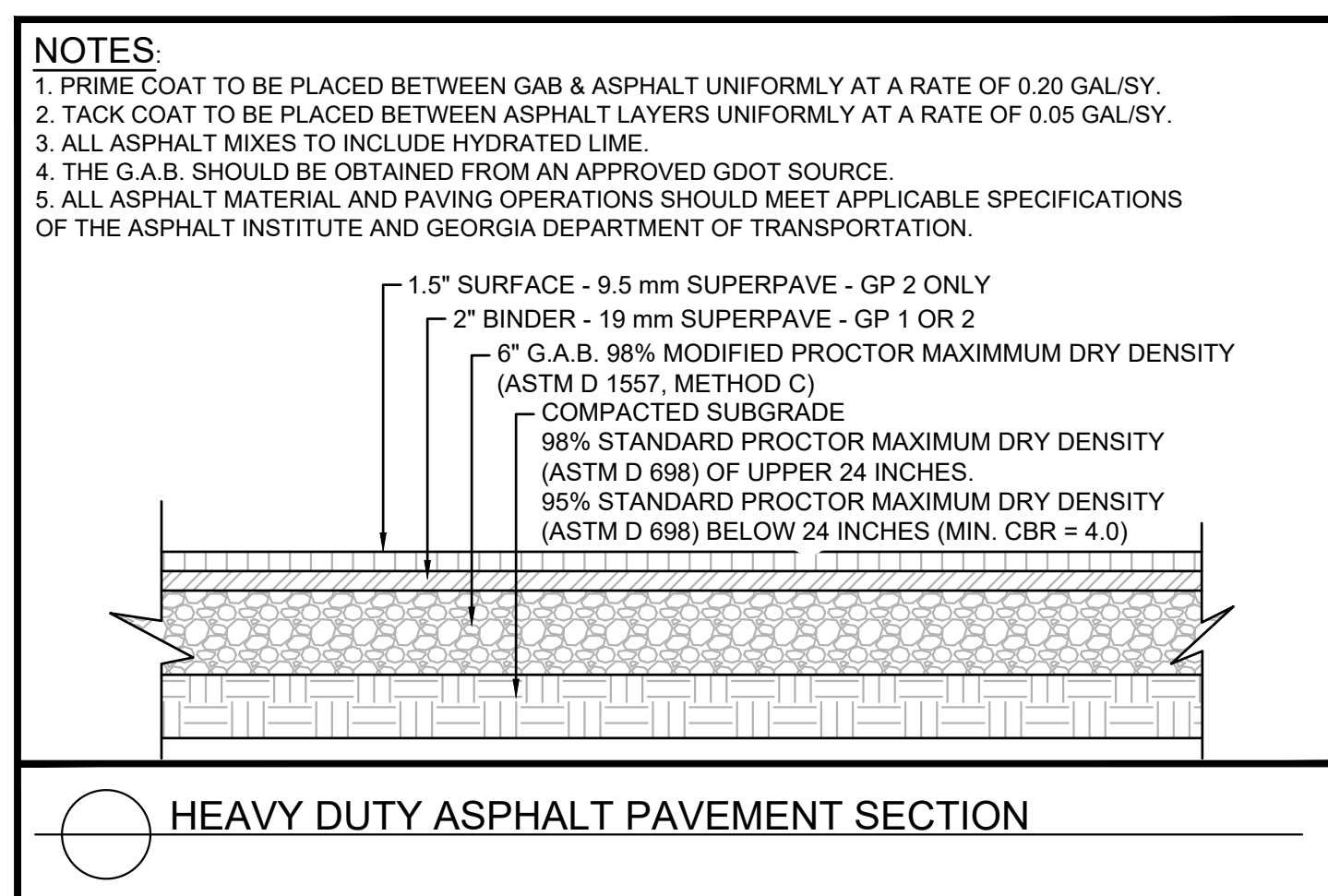
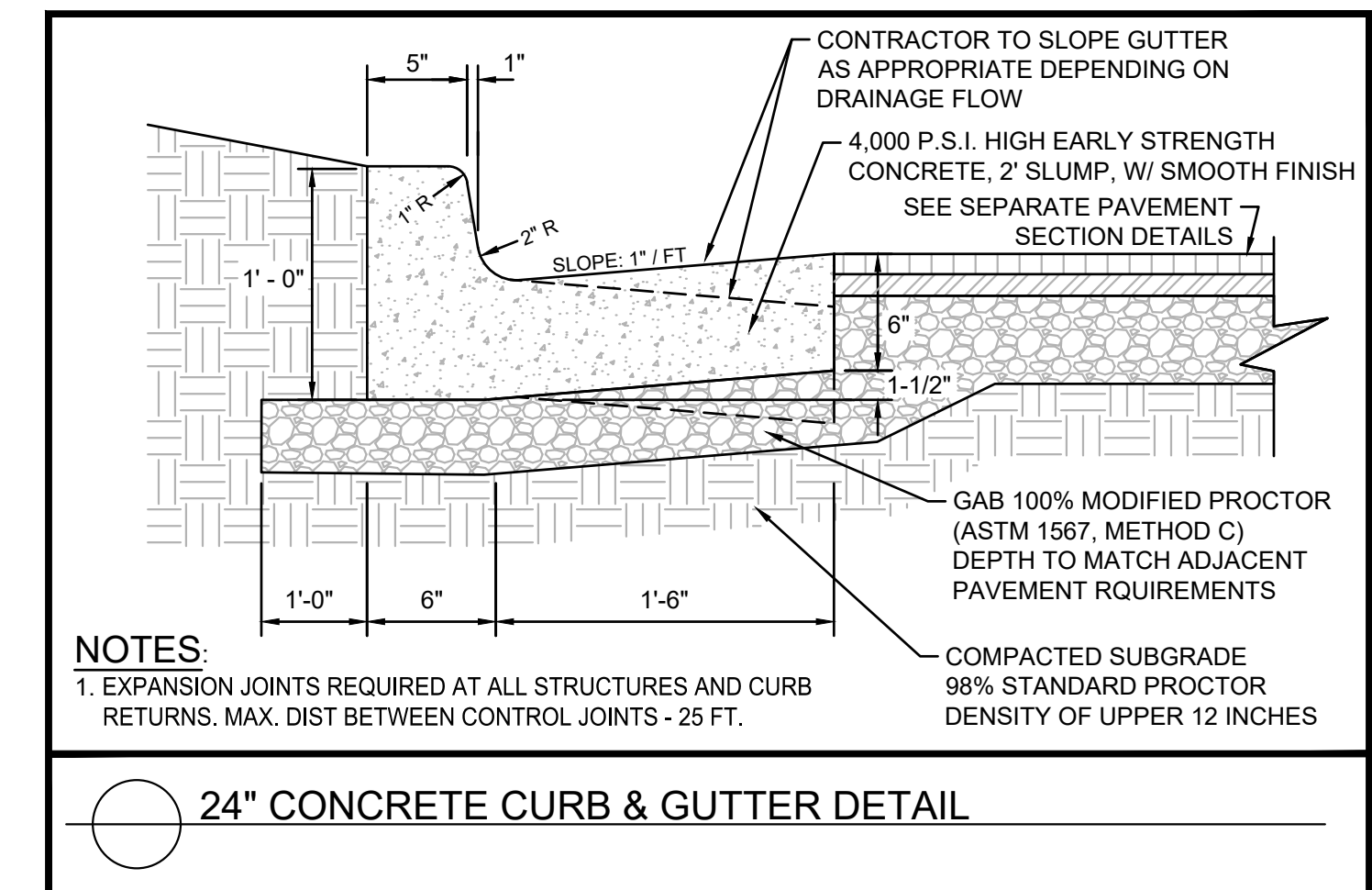
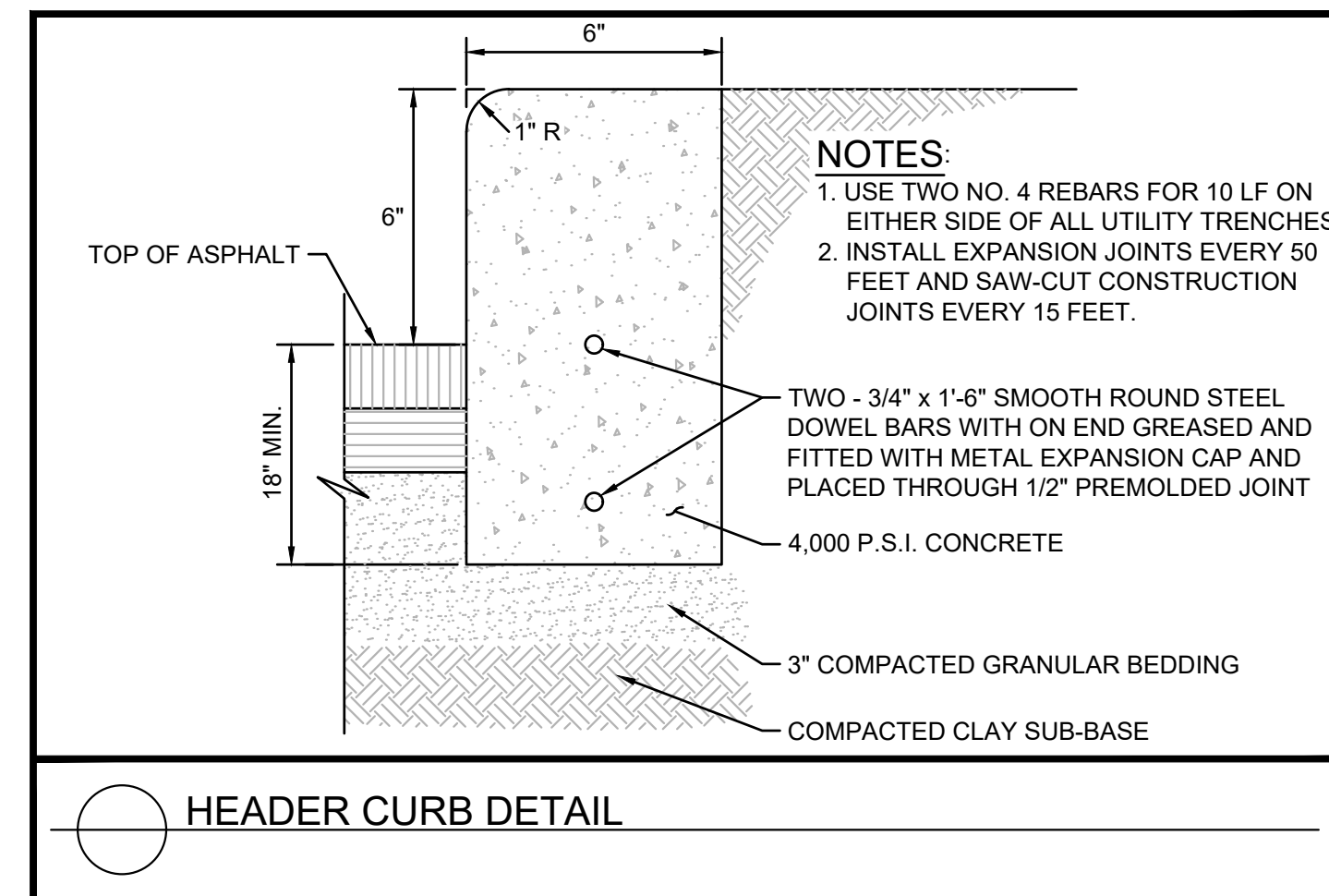
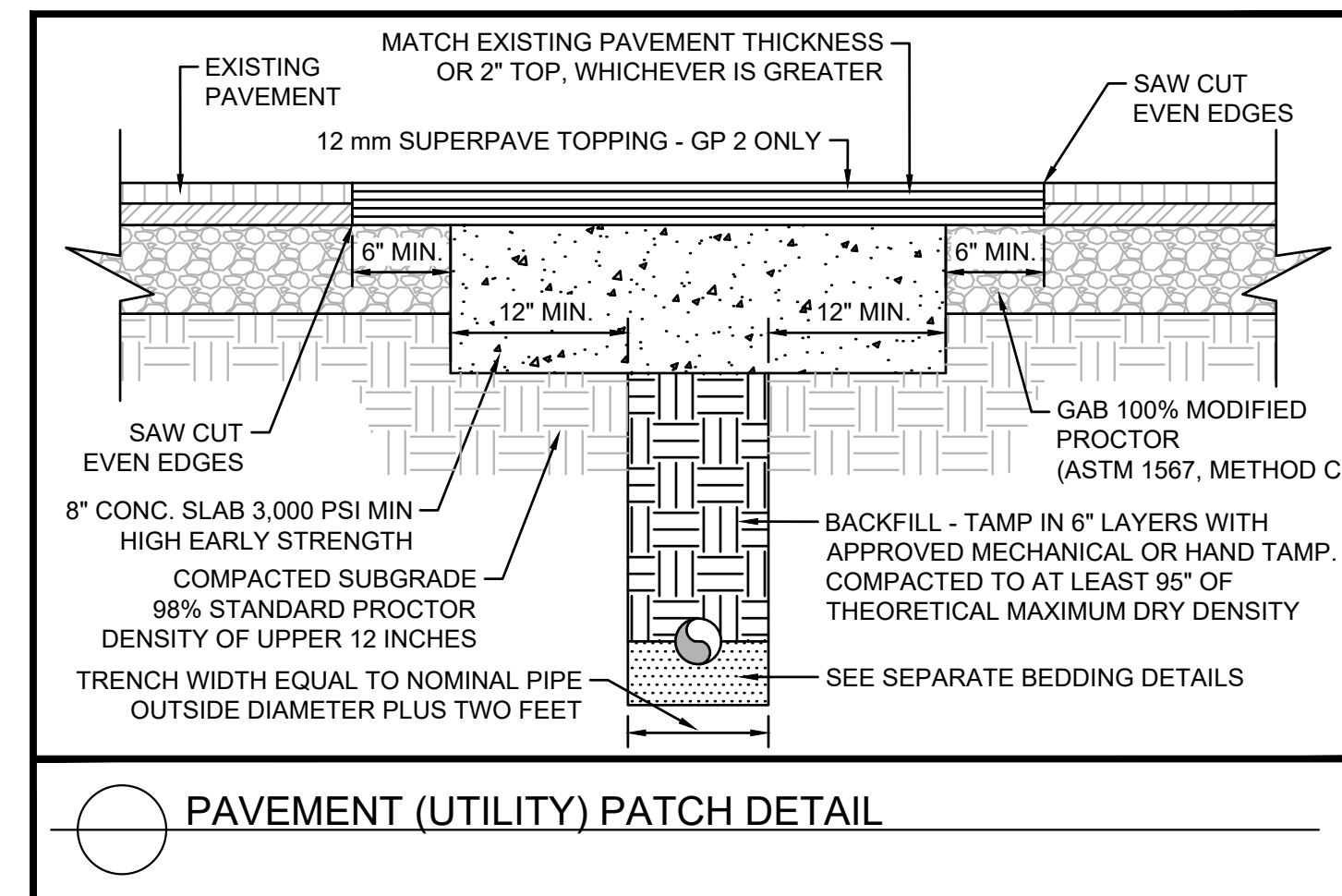
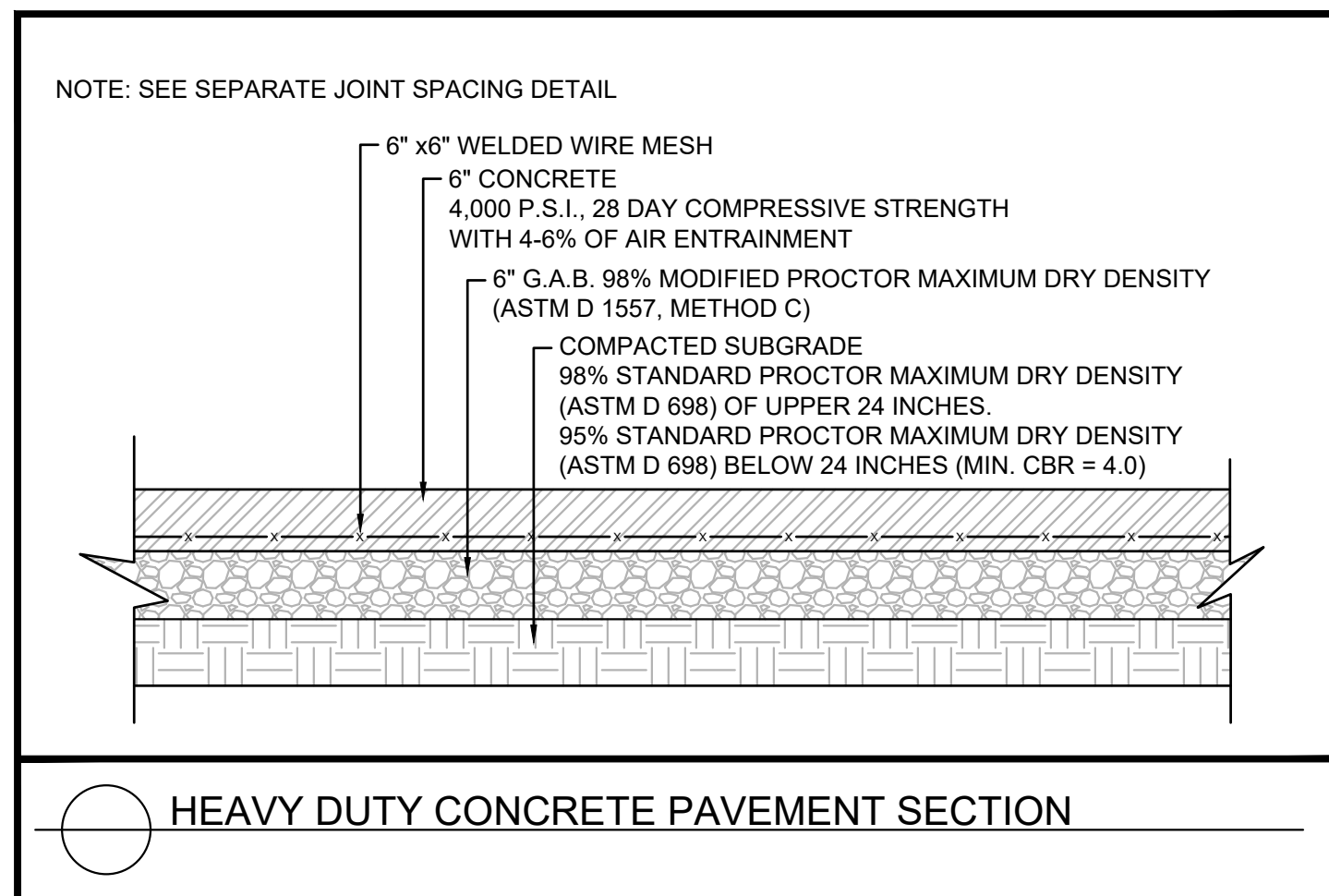
PREPARED FOR
EMORY AT OXFORD COLLEGE
100 HAMILL ST., OXFORD, GA 30054
ATLANTA, GA 30303
PHONE: (404) 727-7463

PROJECT
OXFORD COLLEGE TEMPORARY HOUSING-DEMO
WESLEY CIRCLE, OXFORD, GA 30054
LAND LOT 288, 9th DISTRICT
PARCEL ID: X0090-00000-009-000

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GSWCC NO. (LEVEL II) 0000089268
DRAWN BY GFL
DESIGNED BY HJA
REVIEWED BY HJA
DATE 01/06/2023
PROJECT NO. 014003012
TITLE **EROSION CONTROL DETAILS**
SHEET NUMBER **C5-80**

Drawing name: K:\A\T_CIVIL\014003011_Emorey Oxford Modular Housing\CAD\Plansheets\C6-00 - CONSTRUCTION DETAILS.dwg C6-00 CONSTRUCTION DETAILS Jan 06, 2023 1:11:00pm by: Harrison, Aiken



Kimley Horn
KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE: (404) 419-9700
WWW.KIMLEY-HORN.COM

PREPARED FOR
EMORY AT OXFORD COLLEGE
100 HAMILL ST., OXFORD, GA 30054
ATLANTA, GA 30303
PHONE: (404) 727-7463

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C6-00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT PERMIT APPLICATION

*This is **NOT** a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.*

GENERAL INFORMATION

Name of Applicant: Randy Simon Date of Application: 2/1/2023

Address of Applicant: 801 Emory Street Oxford, Georgia 30054

Telephone # (s) of Applicant: 404-964-0450

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): Moore Street X00900000009000

Owner of above location(s): Emory University

Name of General Contractor (if different from Applicant): The Beck Group

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units: 88

Briefly describe the proposed work: The decommissioning of 16 pre-manufactured temporary student housing modules comprised of 88 total housing rooms/beds as well as a pre-manufactured double wide building for student common space. The modules are to be removed from the previous surface parking lot. All utility connections are to removed and the site returned back to a surface parking lot.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. N/A Unheated Sq.ft. N/A Garage Sq.ft. New Sq.ft. N/A

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District IC Institutional Campus

Setback Requirements:

Front setback 30 ft. Side setback 30 ft. Rear setback 30 ft.

Minimum required lot width at building line 50 ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe: units are to be disconnected from existing sewer manhole on campus
- B) Water Supply: Is there a change? Yes No City Water Well If so, describe: units are to be disconnected from existing water main on campus
- C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe: 44 Showers, 46 Toilets and 90 Sinks
- D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe: NA
- E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:
- F) Electrical: ³⁰⁰⁻³⁵⁰ number of outlets Propane furnaces in housing units
electrical heater in common building

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location 1397 feet Width of new work 260 feet
 - Depth of lot at proposed work location 996 feet Length of new work 238 feet
 - Height of new work 18 feet (the maximum habitable area is 35’ above grade for R districts; 45’ in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.

Randy M. Simon

Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: 2/2/23

Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
Zoning Administrator

**NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
(Form October, 2018)**

CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.

DIVISION 9. RESIDENTIAL—TOWNHOUSE DISTRICT (R-TH)

Sec. 40-285. Purpose and intent.

- (a) The RTH zoning district is established to permit single-family attached dwellings on small lots under fee simple ownership (also called fee simple townhouses). This district establishes a minimum lot size of 2,400 square feet (0.055 acre) and a minimum lot width of 24 feet for fee simple townhouse lots, but townhouse development is also subject to a maximum density threshold of 12 lots (dwellings) per acre. This means that some lots (i.e., those at the end of a building containing attached townhouses) will have to be larger in order to meet the overall density maximum. A house size (heated floor area per dwelling unit) of 1,000 square feet is established for fee simple townhouse dwellings and fee simple homes constructed on zero-lot line lots. Public water service is available. Sanitary sewer is also available and required for new lots platted in this zoning district.
- (b) Rezoning to the R-TH zoning district within established R-7.5 zoned areas may be considered appropriate, in order to provide more affordable housing opportunities, subject to site development and architectural design review. This district is not considered appropriate within established R-30, R-20, and R-15 zoned neighborhoods, nor is it considered appropriate for designation in the Historic Oxford character area established on the future development map of the city comprehensive plan, as described in the community agenda, nor is it considered appropriate in the town neighborhood character area, except for those portions zoned R-7.5 within the residential Infill Development Overlay Zoning District. In the R-TH zoning district, new development must adhere to principles of traditional neighborhood development, including pedestrian orientation and street connectivity.

(Code 1997, § 40-408-1; Ord. of 2-6-2012, § 1(40-408-1))

Sec. 40-286. Permitted and conditional uses.

Permitted and conditional uses shall be as provided in table 4.1, permitted and conditional uses for rural and residential zoning districts.

(Code 1997, § 40-408-2; Ord. of 2-6-2012, § 1(40-408-2))

Sec. 40-287. Dimensional requirements.

Dimensional requirements shall be as provided in table 4.2, dimensional requirements for rural and residential zoning districts.

(Code 1997, § 40-408-3; Ord. of 2-6-2012, § 1(40-408-3))

Sec. 40-288. Design principles and guidelines.

Design criteria to be applied in this zoning district shall be as provided in table 4.3, design criteria for rural and residential zoning districts.

TABLE 4.1. PERMITTED AND CONDITIONAL USES FOR RURAL AND RESIDENTIAL ZONING DISTRICTS

P = Permitted; C = Conditional Use; X = Prohibited

Use Description (additional reference)	CONS	AG	RR	R-30	R-20	R-15	R-7.5	R-TH
ACCESSORY USES AND STRUCTURES								
Accessory uses and structures not otherwise listed in this table, determined by the Zoning Administrator to be normally incidental to one or more permitted principal uses (section 40-524)	P	P	P	P	P	P	P	P
Accessory dwelling unit, attached or detached (section 40-525)	P	P	P	P	P	X	X	X
Carport, subject to specific limitations as specified in the article on parking	P	P	P	P	P	P	P	P
Dog house or other household pet structure	P	P	P	P	P	P	P	P
Dwelling, farm tenant	C	C	X	X	X	X	X	X
Garden (crops, botanical, orchard)	P	P	P	P	P	P	P	P
Greenhouse	P	P	P	P	P	P	P	P
Guest house (section 40-533)	P	P	P	P	X	X	X	X
Home occupation (section 40-534)	P	P	P	P	P	P	P	P
Riding stable, horse or pony, private	P	P	X	X	X	X	X	X
Sign, per City sign regulations	P	P	P	P	P	P	P	P
Storage shed, side or rear yard only	P	P	P	P	P	P	P	P
Swimming pool, private (section 40-540)	X	P	P	P	P	P	X	X
Tennis court, private (section 40-541)	X	P	P	P	X	X	X	X
Tower, amateur radio (section 40-526)	P	P	C	C	X	X	X	X
Wireless telecommunication equipment and wireless telecommunication facilities	X	X	X	X	X	X	X	X
AGRICULTURAL USES								
Agriculture, agricultural facilities, and agricultural operations, except as more specifically noted in this table	C	P	P	X	X	X	X	X
Boarding of horses (and associated facilities (e.g., stable/barn))	C	P	X	X	X	X	X	X
Dairy	X	P	X	X	X	X	X	X
Forestry	C	P	C	X	X	X	X	X
Livestock, cattle or sheep or similar animal	C	P	C	C	X	X	X	X
Livestock, poultry or hog	C	P	C	C	X	X	X	X
RESIDENTIAL USES								
Dwelling, single-family, fee simple, detached, stick/site-built	P	P	P	P	P	P	P	P

Dwelling, single-family, detached, condominium, stick/site built	X	X	X	X	X	X	X	P
Dwelling, multifamily apartment	X	X	X	X	X	X	X	X
Dwelling, multifamily, attached condominium	X	X	X	X	X	X	X	C
Dwelling, single-family, fee simple, detached, stick/site-built, relocated from another site	P	P	P	P	P	P	X	X
Dwelling, townhouse, fee simple (section 40-542)	X	X	X	X	X	X	X	P
Industrialized building, residential (single-family, detached)	P	P	P	P	P	P	P	P
Manufactured home	X	X	X	X	X	X	X	X
Mobile home	X	X	X	X	X	X	X	X
INSTITUTIONAL USES								
Cemetery	C	C	C	C	C	X	X	X
Church, temple, synagogue, place of worship	X	X	C	X	X	X	X	X
Club or lodge, nonprofit (VA, Elks, etc.)	X	X	X	X	X	X	X	X
Group home or rooming house, not more than 4 persons plus caretakers	X	X	C	C	C	C	X	X
Institutionalized residential living and care facilities, serving fewer than 18 persons	X	X	X	X	X	X	X	X
Public use, including public school	P	P	P	P	P	P	P	P
School, private, for the arts	X	X	X	X	X	X	X	X
School, private, elementary, middle, high	X	X	X	X	X	X	X	X
School, private, special	X	X	X	X	X	X	X	X
School, private, trade	X	X	X	X	X	X	X	X
RECREATIONAL USES								
Commercial recreational facilities (indoor and outdoor)	X	X	X	X	X	X	X	X
Community garden	P	P	P	P	P	P	P	P
Community recreation	X	X	P	P	P	P	P	P
Conservation or common area	P	P	P	P	P	P	P	P
Community building	X	X	P	P	P	P	P	P
Outdoor recreation	C	C	C	C	C	C	C	C
COMMERCIAL USES								
Bed and breakfast inn	X	C	C	C	X	X	X	X
Country club	X	X	X	X	X	X	X	X
Day care center serving fewer than 18 children	X	X	X	X	X	X	X	X
Family day care home	X	C	C	C	C	C	C	C
Golf course including clubhouse, etc.	X	X	C	X	X	X	X	X
Greenhouse or plant nursery, commercial	X	P	C	X	X	X	X	X
Kennel	X	C	X	X	X	X	X	X

Retreat center	C	C	X	X	X	X	X	X
Special event facility	C	C	C	X	X	X	X	X
Riding stable or commercial boarding of horses	X	C	X	X	X	X	X	X
U-pick farm operation	X	P	X	X	X	X	X	X
Veterinary clinic or animal hospital	X	C	X	X	X	X	X	X

TABLE 4.2. DIMENSIONAL REQUIREMENTS FOR RURAL AND RESIDENTIAL ZONING DISTRICTS

Dimensional Requirement	CONS	AG	RR	R-30	R-20	R-15	R-7.5	R-TH
RESIDENTIAL DENSITY, AND LOT SIZE AND WIDTH REQUIREMENTS								
Minimum acreage per dwelling unit (dwelling units per acre)	5 acres	3 acres	1.38 acres	0.689 acres	0.458 acres	0.34 acres	0.17 acres	0.08 acres
Minimum lot size, detached single-family dwelling (square feet)	217,800 ⁽¹⁾	130,680 ⁽¹⁾	60,000 ⁽¹⁾	30,000	20,000	15,000	7,500	see detail
Minimum lot size, fee simple townhouse lot (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,400
Minimum lot size for other permitted uses (square feet)	217,800	130,680	60,000	30,000	20,000	15,000	7,500	6,000
Minimum lot width, all uses (feet)	300	200	150	100	100	75	50	24
BUILDING AND SITE REQUIREMENTS								
Minimum floor area per dwelling unit (square feet)	2,000	2,000	2,000	2,000	1,800	1,500	1,200	1,000
Maximum building coverage (percent)	5	15	15	20	20	20	25	35
BUILDING HEIGHT REQUIREMENTS								
Maximum height (feet)	35	50	35	35	35	35	35	35
BUILDING SETBACKS (MIN.), DWELLING OR OTHER PERMITTED PRINCIPAL BUILDING								
Front Build to Line	See build-to line map, as applicable							
Front (feet) (absent applicable build-to line)	50	50	40	50	30	30	25	25
Side (feet)	25	25	15	15	15	10	10	None
Rear (feet)	50	40	30	30	30	25	20	20
BUILDING SETBACKS (MIN.), ACCESSORY BUILDINGS AND STRUCTURES								
Front (feet)	50	25	N/A	N/A	N/A	30	N/A	N/A
Side (feet)	25	25	15	10	10	10	5	5

Rear (feet)	25	25	20	10	10	10	10	10
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⁽¹⁾ The minimum lot size for this district may be varied (reduced) for conservation subdivisions per code.

N/A = Not Applicable

TABLE 4.3. DESIGN CRITERIA FOR RURAL AND RESIDENTIAL ZONING DISTRICTS

A = applicable; N/A = not applicable

Design Criterion	CONS	AG	RR	R-30	R-20	R-15	R-7.5	R-TH
Compatibility. New development and improvements to existing properties need to be compatible with the existing character.	A	A	A	A	A	A	A	A
Floodways and floodplains. Prohibit development within floodways and restrict or prohibit development in floodplains.	A	A	A	A	A	A	A	A
Access to abutting public conservation lands. Subdivisions are strongly encouraged, if not required, to provide pedestrian easements or fee simple land dedications to public open spaces (including greenways) or publicly designated conservation lands on all abutting properties.	A	A	A	A	A	A	A	A
Curb and gutter. New roads or road improvements should not include curb and gutter unless demonstrated need exists.	A	A	A	A	A	A	A	A
Road and lot layout. New subdivisions must observe existing traditional neighborhood development principles, including a grid pattern of connecting roads, rectangular-shaped lots, and block widths and lengths that do not exceed 600 feet.	N/A	N/A	A	A	A	A	A	A
Cul-de-sacs. Circular turnarounds shall not be permitted except in the most unusual circumstances when demonstrated needs exist.	N/A	N/A	N/A	A	A	A	A	A
Parking. Off-street parking between the front facade of the principal dwelling and the City street is strongly discouraged and instead design should facilitate rear or side yard parking.	N/A	N/A	N/A	A	A	A	A	A

Alley access to parking. Alleys or driveways accessing the rear of the dwellings are encouraged in order to provide parking access from the rear lot line rather than the front of the dwelling.	N/A	N/A	N/A	A	A	A	A	A
Parking garages for individual units. Garages should be located to the rear or side of the dwellings they serve, but if they must be located in the front of the dwelling, garages must be recessed back at least five feet behind the front wall of the dwelling so that it is subordinate rather than dominant when viewed from the City street on which the dwelling fronts.	N/A	N/A	A	A	A	A	A	A
Land consumption. New development, if permitted, should be designed to minimize the amount of land consumed; open space must remain to some extent.	A	A	A	A	A	A	A	A
Open space design. Promote and pursue principles of landscape ecology when reviewing large developments and major subdivisions.	A	A	A	A	A	A	A	A
Agricultural outbuildings. The maintenance and repair of barns and other agricultural buildings, which contribute to agrarian or rural character, is specifically and strongly encouraged.	A	A	A	A	N/A	N/A	N/A	N/A
Greenbelts and wildlife corridors. Any significant development other than farm or forestry operations should maintain open space in the form of greenbelts or wildlife corridors.	A	A	A	A	N/A	N/A	N/A	N/A
Road surfacing. Roads may be surfaced with non-asphalt (e.g., gravel) materials and drained by roadside ditches in order to maintain rural character. The same is applicable for parking lots, where permitted.	A	A	A	N/A	N/A	N/A	N/A	N/A
Conservation principles. Major subdivisions (6 or more lots), where permitted, are required to follow principles of conservation subdivision and design, either as generally	N/A	A	A	A	A	A	A	A

accepted by the planning profession or as specifically stated in city regulations.								
Subdivision lot design. When land is subdivided, regular or recurring patterns of lots are required; lot layouts that maintain the formality of existing and nearby property ownership patterns are encouraged to maintain the traditional urban form and grid pattern.	N/A	A	A	N/A	N/A	N/A	N/A	N/A

(Code 1997, § 40-408-4; Ord. of 2-6-2012, § 1(40-408-4))

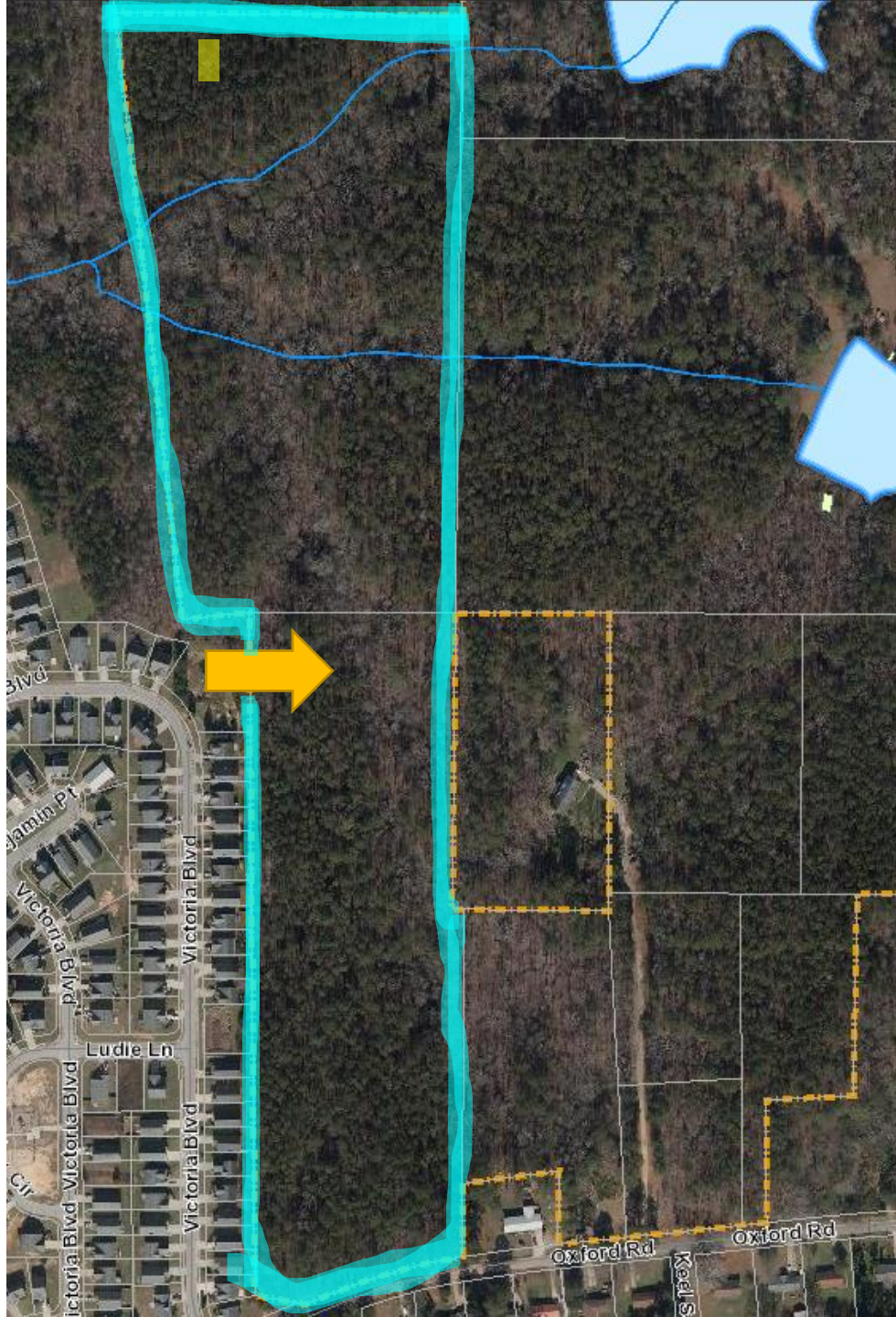
Secs. 40-289—40-309. Reserved.

Sec. 40-542. Townhouses, fee simple.

In addition to dimensional requirements established for the zoning district in which townhouses are permitted, the following requirements shall apply:

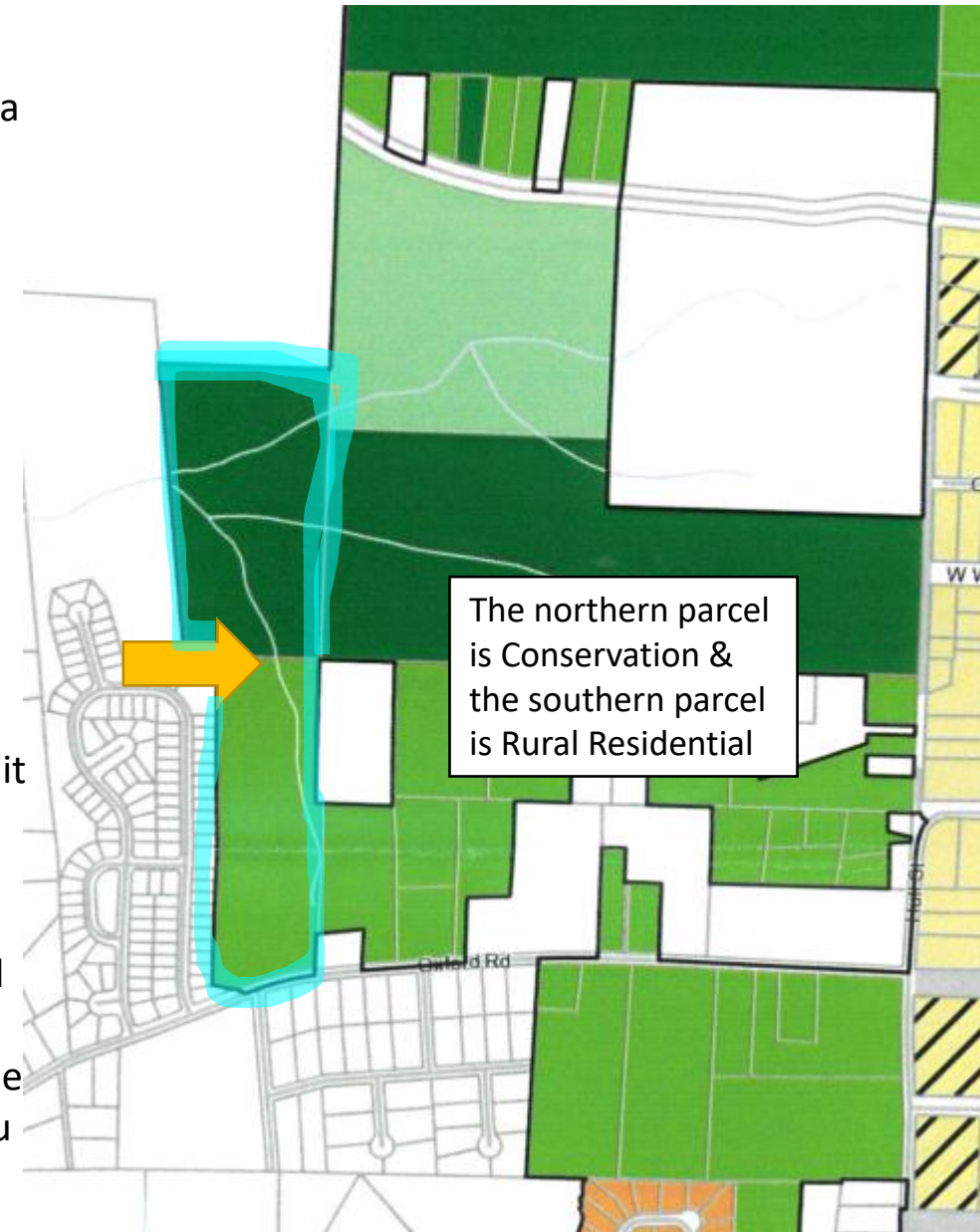
- (1) *Number of units in one building.* Any building containing more than four dwelling units shall be have the front foundation line offset at least four feet from the front foundation line of the abutting dwelling units. No more than six units shall be permitted within any single building to provide a more attractive townhouse development.
- (2) *Setbacks and separation of townhouses from other buildings.* Zero lot line between units within the same building shall be permitted, subject to applicable fire and building codes. A minimum distance of 20 feet shall be required between all townhouse buildings and between any townhouse building and any accessory structure.
- (3) *Private yard or patio.* Each townhouse shall have at least one private or reasonably secluded outside yard or patio.
- (4) *Rear yard access and parking.* Townhouse projects must be designed so that there is access to the rear of dwellings via an alley or rear driveway. Garages and parking shall be designed such that access is available only from the rear of the townhouse lot, and garages and off-street parking within the required front or side yards shall be prohibited. Garages may be attached or detached in the rear yard.
- (5) *Subdivision plat approval.* Each townhouse development or phase thereof shall require subdivision plat approval in accordance with city subdivision and land development regulations.

(Code 1997, § 40-719; Ord. of 2-6-2012, § 1(40-719))



Parcel X061 001 is the northern property and parcel X042 024 is the southern property. These are off Oxford Road in the far west of town. - There is a developer looking at both parcels for residential development and they are concerned that the Zoning Map shows a streamline descending south that they say appears to be a wet weather draw. - They are asking if NEGRC might have had data showing this “stream” in their map to have been Waters of the State. They had thought if it was simply a wet weather draw, it could be incorporated into a stormwater plan and would not cause a restriction of what they deemed would be a 75-foot buffer. Would you have any advice on how we should proceed?

July 8, 2021 Zoning Map prepared by NEGRC





I'm confident that the state waters buffer on the parcels in question on Oxford Road looks like the pink line shown on the attached sketch. It's clear at the site where the state waters begin, and I've placed the pink buffer up to that point. State waters are defined by stream base flow for at least a portion of the year (base flow being stream flow caused by groundwater contribution and not by surface runoff). It's also defined by wretched vegetation in the channel (a channel or flow path where the flow of water prevents the growth of vegetation) and also sometimes causes erosion of the stream bed. At the location of the pink buffer in the image, both base flow and wretched vegetation were observed. The state of Georgia establishes a 25-foot buffer from the edge of the wretched vegetation for warm-water streams like this one. It's possible that Oxford or Newton County have established an additional buffer beyond what the state requires, but I haven't researched that issue.

I've also attached a picture of the stream near the start of the buffer. You can clearly see the base flow and the roughly 1-2' wide wretched vegetation channel at this point. It pretty quickly gets a good bit wider as it moves downstream. – email from Robert Jordan, City Engineer



**Government Operations Committee
Commission Report**

SUBJECT: Short Term Rentals

DATE: November 22, 2022

PURPOSE:

This report provides the Mayor and Commission with recommendations from the Government Operations Committee (GOC) related to the Short Term Rentals (STRs) review.

HISTORY:

1. In 2020, the Government Operations Committee reviewed “Short term rentals: tax payments same as hotels; possible permitting process; health and safety related issues.”
2. On November 4, 2020, the Mayor and Commission approved the GOC’s recommendations to:
 - a. Submit an RFP to find a qualified company to create and maintain a database of STRs, collect taxes, and help with code enforcement activities.
 - b. Remind anyone operating short term rentals that they are required to pay the Business Occupation Tax and the Hotel Motel Excise Tax.
 - c. Request that the Manager’s Office direct Planning Staff to prepare zoning amendments regarding the regulation of short term rentals for Planning Commission review and recommendation.
3. On April 21, 2021, Governor Kemp signed into law HB317, *Lodging Facilitator; Short-Term Rental Platforms Collecting Hotel-Motel Taxes*. This bill required marketplace innkeepers like Airbnb and VRBO to collect and remit the local hotel-motel taxes in GA if their platform collected at least \$100,000 in the previous or current year. With the law going into effect on July 1, a software solution was no longer needed to enforce the GOC’s primary concern, collection of hotel-motel taxes. Additionally, COVID-19 had greatly reduced the operations of STRs, making further action less pressing.
4. On July 19, 2022, Mayor Kelly Girtz assigned to the GOC “Consider limitations on the number of short term rentals any individual can manage in residential zones, and the requirement to be a homestead holder to own short term rentals.”
5. On August 15, 2022, September 19, 2022, October 17, 2022 and November 21, 2022, the Government Operations Committee discussed STRs. The Committee reviewed the Atlanta Ga. Ordinance and the Glynn County, Ga. Ordinance and the Chief Information Officer, Travis Cooper, gave a presentation on a Host Compliance platform for STRs.

6. On November 21, 2022, the Government Operations Committee completed their review and voted unanimously to approve the changes that the Attorney's Office and Planning Department have identified in the Zoning Ordinance (**Attachment #1**), as well as to approve issuance of an RFP for a third party vendor to monitor and regulate STRs.

The GOC recommends that STRs be treated comparable to Bed & Breakfasts. If a Bed & Breakfast is allowed (i.e. RM zone), then a STR can be created through the plans review process. In all zones, properties would be eligible for utilization as a STR through a home occupation process if eligible. The home occupation permit requires that the property be the primary residence of the applicant. Primary residency would be determined by either proof of a homestead exemption or, in the case of a renter, a letter of support from the renter's landlord.

If approved, Staff will continue to study the workload implications as the Planning Commission considers the zoning ordinance revisions and the RFP is conducted for a software solution to monitor and enforce STRs applying and paying for both home occupation and business licenses. There is the potential that additional staff resources will be necessary in the future to enforce the attached changes.

RECOMMENDATIONS:

The Government Operations Committee recommends that the Mayor and Commission:

- a. Direct staff to prepare a text amendment for Planning Commission consideration of the attached Zoning Ordinance revisions (**Attachment #1**); and
- b. Approve issuance of an RFP for a third party vendor to monitor and regulate short term rentals.

ADDITIONAL INFORMATION/COMMENTS:



Tim Denson, Chair
Government Operations Committee

12/7/2022

Date:

ATTACHMENTS:

Attachment #1 - Proposed Zoning Ordinance Revisions

Sec. 9-8-2. Permitted uses.

The following uses and their accessory uses are permitted according to the following matrix:

Zoning Districts	RM-1	RM-2	RM-3
<i>Residential Categories</i>			
Agriculture	N	N	N
Single-Family Dwellings	P	P	P
Accessory Dwelling Units	L(7)	L(7)	L(7)
Dwellings Above Businesses	P	P	P
Duplexes	P	P	P
Personal care homes, individual	P, L(6)	P, L(6)	P, L(6)
Personal care homes, family	P, L(6)	P, L(6)	P, L(6)
Personal care homes, group	S, L(6)	S, L(6)	S, L(6)
Personal care homes, congregate	S, L(6)	S, L(6)	S, L(6)
Multifamily Dwellings	P	P	P
Class "A" Manufactured Homes	L(1)	L(1)	L(1)
Class "B" Manufactured Homes	L(2)	L(2)	L(2)
Boarding House, Rooming House	S	S	S
Dormitory	S	S	S
Halfway House	S, L(8)	S, L(8)	S, L(8)
Community Garden	P	P	P
<i>Commercial Categories</i>			
Home Occupation	P	P	P
Sales of products grown on site	N	N	N
Hostels	N	P	P
Hotels	N	N	N
Motels	N	N	N
Bed and Breakfast	L(3)	L(4)	L(4)
<u>Short-Term Vacation Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>
Retail Sales And Service	S	S	S
Convenience Store	S	S	S
Theaters (less than 1,000 seats)	N	N	N
Restaurant or Bar	S	S	S
Drive-Through Facility	N	N	N
Professional Services and Office	L(5)	L(5)	L(5)
Quick Vehicle Servicing	N	N	N
Zoning Districts	RM-1	RM-2	RM-3
Vehicle Repair	N	N	N
Auto and RV Sales	N	N	N
Laundry Facilities	L(5)	L(5)	L(5)
Equestrian Facilities	N	N	N
Commercial Outdoor Recreation	S	S	S
Indoor Recreation	N	N	N
Major Event Entertainment	N	N	N
Commercial Parking Structures or Lots	N	N	N
Administrative or Research Facilities	S	S	S

Broadcasting or production Studios	S	S	S
Temporary Uses	P	P	P
Temporary Special Event	N	N	N
<i>Industrial Categories</i>			
Printing/Publishing	N	N	N
Bakeries	L(5)	L(5)	L(5)
Bottling Plants	N	N	N
Manufacture of Non-Odiferous Foods	N	N	N
Feed Lots or Slaughterhouses	N	N	N
Food Processing	N	N	N
Light Manufacturing	N	N	N
Heavy Manufacturing	N	N	N
Wholesale Sales	N	N	N
Wholesale Nurseries	N	N	N
24-Hour Distribution Center	N	N	N
Outdoor Storage	N	N	N
Wholesale Storage And Distribution	N	N	N
Self-Service Storage	N	N	N
Construction Materials Sales	N	N	N
Junk Yards and Auto Wrecking	N	N	N
Kennels	N	N	N
Veterinary Clinics	N	N	N
Transfer Stations	N	N	N
Sanitary Landfills, Landfills, Commercial Incinerators	N	N	N
Asphalt Plants	N	N	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N	N	N
<i>Institutional Categories</i>			
Basic Utilities	P	P	P
Community Service	N	N	N
Parks And Open Areas	P	P	P
Churches	P	P	P
Business/Trade Schools	S	S	S
Day Care, Kindergarten, Elementary, Middle, and High School	P	P	P
Colleges	S	S	S
Hospital	S	S	S
Nursing Homes	P	P	P
Medical Centers	S	S	S
Cemeteries	P	P	P
Mortuaries	N	N	N
Fraternity or Sorority	S	S	S
Semi-Public Halls, Clubs or Lodges	S	S	S
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	S, L(5)	S, L(5)	S, L(5)

Legend:

P = Permitted outright.

S = Subject to approval under the special use procedures section.

N = Prohibited use.

L(1) = Class "A" manufactured homes on individual lots are permitted, subject to the following criteria:

1. The portion of the lot on which the manufactured home is to be located shall not exceed a slope of ten percent following excavation or fill on the parcel.
2. The manufactured home shall be multi-sectional, no less than 24 feet in width, and have a minimum enclosed floor area of 1,000 square feet.
3. The manufactured home shall have a roof pitch of a minimum of 14 degrees (three feet in height for each 12 feet in width).
4. The manufactured home shall have no metal siding or roofing, and shall have wood, wood-product, or vinyl siding and composition roofing, or approved equivalent.
5. The manufactured home shall be placed on an excavated and back-filled foundation and fully enclosed. The foundation area of the manufactured home shall be fully skirted with masonry.

L(2) = Class "B" manufactured homes are only permitted in manufactured housing developments of at least five acres in size, developed under the manufactured home development section [chapter] 9-16.

L(3) = Bed and breakfast accommodations are permitted, provided that:

1. That all residences used for travelers' accommodation be business-owner occupied. The business-owner shall be required to reside on the property occupied by the accommodation, and occupancy shall be determined as the travelers' accommodation location being the primary residence of the owner during operation of the accommodation. "Business-owner" shall be defined as a person or persons who own the property and accommodation outright or who have entered into a lease agreement with the property owner(s) allowing for the operation of the accommodation. Such lease agreement to state specifically that the property owner is not involved in the day to day operation or financial management of the accommodation, and that the business-owner is wholly responsible for all operations associated with the accommodation, and has actual ownership of the business.
2. That each accommodation unit shall have one off-street parking space, and the owners shall have two parking spaces. All spaces shall be in conformance with the requirements of the off-street parking section of this title.
3. That only one ground or wall sign, constructed of a non-plastic material, non-interior illuminated of six square feet maximum size be allowed. Any exterior illumination of signage shall be installed such that it does not directly illuminate any residential structures adjacent or nearby the travelers' accommodation.
4. That the number of accommodation units allowed shall be proportional to the permitted density of the zone. Each traveler's accommodation unit shall be counted as 0.6 units for the purpose of calculating the permitted number of traveler's accommodations.
5. All traveler's accommodations shall be within 200 feet of an arterial. Street designations shall be as determined by the Athens-Clarke County Unified Government Comprehensive Plan. Distances shall be measured via a public street or alley access to the site from the arterial.

6. Excluding the business-owner's unit and the area of the structure it will occupy, there must be at least 400 square feet of gross interior floor space remaining per unit.

7. Traveler's accommodations are limited to no more than ten guest units.

L(4) = All restrictions of L(3), but limited to, no more than 15 guest units.

L(5) = Gross floor area not to exceed 2,500 square feet.

L(6) = Refer to section 9-15-19 for regulations governing personal care homes.

L(7) = A maximum of one detached residential unit, designed for and occupied by one family only. The structure must be accessory and subordinate to a single-family dwelling and located on a tract of land that is at least twice the minimum lot size for the district in which it is located, and conforms to the standards outlined in this title. The accessory dwelling structure must: (1) be located entirely in the rear yard of the principal residential structure; (2) have gross square footage that is 50% or less of the habitable square footage of the principal residential structure; and (3) have fewer bedrooms than the principal residential structure.

L(8) = Refer to section 9-15-21 for more information concerning halfway houses.

(Ord. of 12-5-2000, § 1; Ord. of 5-7-2002, § 1; Ord. of 8-1-2006, § 5; Ord. of 8-1-2006, § 4; Ord. of 4-3-2007, § 4; Ord. of 2-3-2009, § 3; Ord. of 2-3-2009, § 1; Ord. of 4-5-2011, § 5; Ord. of 12-4-2012, § 7; Ord. of 2-5-2013, § 5; Ord. of 2-4-2014, § 5)

Sec. 9-5-2. Permitted uses.

The following uses and their accessory uses are permitted as contained in the use table below:

The following uses and their accessory uses are permitted as contained in the use table below:

Zoning Districts	AR
<i>Residential Categories</i>	
Agriculture	P
Single Family Dwellings	P
Accessory Dwelling Units	L(4)
Dwellings Above Businesses	N
Duplexes	N
Personal care homes, individual	S, L(6)
Personal care homes, family	S, L(6)
Personal care homes, group	S, L(6)
Personal care homes, congregate	S, L(6)
Multi-Family Dwellings	N
Class "A" Manufactured Homes	P, L(5)
Class "B" Manufactured Homes	N
Boarding House or Rooming House	N
Dormitory	N
Halfway House	S, L(8)
Community Garden	P
<i>Commercial Categories</i>	
Home Occupation	P
Sales of products grown on site	P
Hostels	N
Hotels	N
Motels	N
Bed and Breakfast	L(1), S
<u>Short-term Vacation Rental</u>	<u>P</u>
Retail Sales And Service	L(2), S
Convenience Store	S
Theaters (less than 1,000 Seats)	N
Restaurant or Bar	L(3), S
Drive-Through Facility	N
Professional Services and Office	N
Quick Vehicle Servicing	N
Vehicle Repair	N
Auto and RV Sales	N
Laundry Facilities	N
Equestrian Facilities	P
Commercial Outdoor Recreation	S
Indoor Recreation	N
Major Event Entertainment	N
Commercial Parking Structures or Lots	N

Administrative or Research Facilities	S
Broadcasting or Production Studios	S
Temporary Uses	P
Temporary Special Event	P, L(7)
<i>Industrial Categories</i>	
Printing/Publishing	N
Bakeries	N
Bottling Plants	N
Manufacture of Non-Odiferous Foods	P
Feed Lots or Slaughterhouses	S
Food Processing	N
Light Manufacturing	N
Heavy Manufacturing	N
Wholesale Sales	N
Wholesale Nurseries	P
24-Hour Distribution Center	N
Outdoor Storage	N
Wholesale Storage And Distribution	N
Self-Service Storage	N
Construction Materials Sales	N
Junk Yards and Auto Wrecking	N
Kennels	S
Veterinary Clinics	S
Transfer Stations	N
Sanitary Landfills, Landfills, Commercial Incinerators	N
Asphalt Plants	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N
<i>Institutional Categories</i>	
Basic Utilities	P
Community Service	S
Parks And Open Areas	P
Churches	S
Business/Trade Schools	S
Day Care, Kindergarten, Elementary, Middle, and High School	S
Colleges	S
Hospital	N
Nursing Homes	S
Medical Centers	N
Cemeteries	P
Mortuaries	N
Fraternities or Sororities	N
Semi-Public Halls, Clubs or Lodges	N
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	N

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(1) = Limited to no more than ten guest units. Special use permit for any facility with more than ten guest units.

L(2) = Limited to a retail sales area of no more than 2,500 square feet without special use approval. No convenience stores or gas stations are permitted. A rural events facility, as defined in section 9-2-1, is permitted only as a special use permit. Refer to section 9-15-26 for regulations governing a rural events facility.

L(3) = Limited to sit down only, no drive up or take out service permitted. Limited to no more than 100 seats and no more than 2,500 square feet of restaurant area.

L(4) = A maximum of one detached residential unit, designed for and occupied by one family only. The structure must be accessory and subordinate to a single-family dwelling and located on a tract of land that is at least ten acres in size, and conforms to the standards outlined in this title. The accessory dwelling structure must: (1) be located entirely in the rear yard of the principal residential structure; (2) have gross square footage that is 50% or less of the habitable square footage of the principal residential structure; and (3) have fewer bedrooms than the principal residential structure.

L(5) = Class "A" Manufactured Homes are not permitted within approved or platted subdivisions of ten or more lots that have a common subdivision scheme on file in the Athens-Clarke County Planning Department, unless 60 percent or more of the existing dwellings are either Class "A" or Class "B" Manufactured Homes. Where permitted, the placement of Class "A" Manufactured Homes shall be subject to the following criteria:

1. The portion of the lot upon which the manufactured home is to be located shall not exceed a slope of ten percent following excavation or fill.
2. The manufactured home shall be multi-sectional, no less than 24 feet in width, and have a minimum enclosed floor area of 1,000 square feet.
3. The manufactured home shall have a roof pitch of a minimum of three feet in height for each 12 feet in width.
4. The manufactured home shall have no metal siding and shall have wood, wood-product, or vinyl siding and composition or metal roofing.
5. The manufactured home shall be placed on an excavated and back-filled foundation, and the foundation shall be fully enclosed.
6. The foundation area of the manufactured home shall be fully skirted in masonry.

L(6) = Refer to section 9-15-19 for regulations governing personal care homes.

L(7) = Temporary special events, as defined in section 9-2-1, are subject to, but not limited to, the following conditions:

1. The boundary of the temporary special event, as described on the approved site plan, shall not be located within 300 feet of any RS (Single-Family Residential) zone or RM (Mixed Density Residential) zone.
2. A temporary special event shall have a duration of not more than 72 consecutive hours, including setup and breakdown of the event.
3. No more than two temporary special events may occur for any one property in each calendar year; a temporary special event shall not occur more frequently than once in a three-month period on the subject property.

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4. Sufficient improved or unimproved off-street parking, to be approved by the Planning Director, with access to be approved by the Department of Transportation and Public Works, shall be provided.
 5. All temporary special events shall apply for and obtain, if required, an Athens-Clarke County Special Events Permit per Chapter 6-5 and shall comply with all applicable local, state, and federal regulations.

L(8) = No halfway house is permitted in an "AR neighborhood" as defined in section 9-15-18. Refer to section 9-15-21 for more information concerning halfway houses.

(Ord. of 12-5-2000, § 1; Ord. of 10-7-2003, § 7; Ord. of 12-2-2003, § 1; Ord. of 8-1-2006, § 2; Ord. of 8-1-2006, § 2; Ord. of 4-3-2007, § 1; Ord. of 2-3-2009, § 2; Ord. of 4-5-2011, § 2; Ord. of 12-4-2012, § 3; Ord. of 2-5-2013, § 2; Ord. of 2-4-2014, § 2; Ord. of 8-7-2018(2), § 2)

Sec. 9-2-1. General.

For the purpose of this title, those certain words and terms defined herein shall be defined and interpreted as follows. All other words and terms not expressly defined herein shall have their general meaning, as interpreted by the planning director. Appeals of staff interpretations of this title shall be heard as a Type IV Procedure.

24-hour distribution center: A distribution facility, frequented by one or more trucks a week between the hours of 11:00 p.m. and 6:00 a.m.

Acceleration/deceleration: One or more paved traffic lanes traversing the frontage of a property for the purpose of allowing traffic to accelerate or decelerate outside of higher speed traffic lanes.

Access: The ability and right to enter a property.

Accessory dwelling unit: A detached residential unit, other than a Class "A" or Class "B" manufactured home, designed for one family only. The structure must be accessory and subordinate to a single-family dwelling (see definition of "dwelling, single-family"), and conform to the standards for the district in which it is located.

Accessory structure: A structure on the same lot with, and of a size and nature customarily incidental and subordinate to, the principal structure. Examples of accessory structures include, but are not limited to, the following: detached garages and/or carports; storage structures and/or barns; freestanding greenhouses; aboveground swimming pools and pool houses; tennis courts; satellite dish antennas; freestanding workshops; freestanding decks and gazebos; radio and/or TV antenna structures not attached to the principal structure; paved areas other than driveways and walkways; and property identification signs not associated with or attached to a mailbox.

Accessory use: A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use.

Active recreation space: A common area designated on the final plans of a development that is set aside for leisure activities that are usually formal in nature and intended for group participation. Such activities typically require equipment and take place at prescribed places, sites, or fields, including, but not limited to, swimming pools, tennis, volleyball, and basketball courts, and baseball, soccer, or other playing fields. Areas with slopes greater than five percent, wetlands, stormwater detention areas, and/or dense vegetation are not suitable for use as active recreation areas.

Administrative or research facilities: A facility used for the management of an enterprise or research and development activities such as improving technologies, developing products and scientific research.

Advertising sign (billboard): Any structure or portion thereof on which lettered, figured, or pictorial matter is displayed for advertising purposes, except for the name and occupation of the user of the premises or the products primarily sold or manufactured on the premises or noncommercial messages, and having an area of 100 square feet or more. Any signboard carrying a message excepted in this definition which also carries extraneous advertising of 100 square feet or more shall be considered a billboard.

Agricultural structures: Structures intended primarily or exclusively for support of an agricultural function, and exemplified by, but not restricted to, barns, silos, water towers, windmills, greenhouses.

Agriculture: The production, raising, breeding or maintenance of plants and animals including, but not limited to: forage and sod crops; grain and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, or goats, game animals, exotics, fish, and any mutations or hybrids thereof, including the breeding and grazing of any or all such species; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts, and berries; vegetables; nurseries; florals; ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. This does not include the commercial slaughter of poultry, livestock, or other animals.

Nothing herein shall preclude any person from growing, maintaining or harvesting trees, fruits, vegetables, or florals or other ornamental plants, or the keeping of bees or fish, or the keeping of chickens in accordance with the provisions of Section 9-15-25 as accessory uses to a permitted principal use and for only non-commercial purposes on property in a zoning district in which agriculture is prohibited.

Alley: A narrow street, 20 feet or less in width, through a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.

Alter: To modify or change, generally without creating something entirely different.

Apartment, studio or efficiency: One room which is designed or intended for occupancy by, or which is occupied by, one family doing its cooking therein or by one or more related persons doing their or their own cooking therein. For zoning purposes, a studio or efficiency apartment shall be regarded as a dwelling unit and a structure containing three or more such apartments shall be regarded as a multiple dwelling.

Architectural projection: Eaves, decorative extensions, bay windows having no floor space, or other portions of a structure having no living space nor key structural value.

Athens-Clarke County: The Unified Government of Athens-Clarke County.

Athens-Clarke County Facility: A public service or facility provided, owned and controlled by Athens-Clarke County.

Attached single-family: See "dwelling, single-family attached."

Auto wrecking yards: See "junk yards, salvage yards, and auto wrecking yards."

Automobile and RV sales: A structure and/or lot dedicated to the retail sale of new or used motor vehicles.

Bakery: A place for baking or selling baked goods.

Bar: An establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of those beverages, including, but not limited to, taverns, nightclubs, cocktail lounges, and cabarets.

Basal area: The combined cross-sectional area of the trunks of all trees on an acre at 4.5 feet above the ground.

Basic utilities: Infrastructure services and the structures necessary to provide those services including electricity, natural gas, telephone, water, or sewer. The gross area of these services and associated structures shall not exceed 5,000 square feet. Telecommunications towers, or any structure associated with the operation of a telecommunications tower, are not included under this definition.

Battery exchange station: A facility where an electric vehicle with a swappable battery can enter and exchange its depleted battery with a fully charged battery through a fully automated process.

Bed and breakfast facilities: A detached dwelling in which **individual rooms only** are rented to transient guests on an overnight basis. No more than 15 bedrooms may be rented on an overnight basis and no more than 30 guests are allowed at one time. Meals may be served only to overnight guests. Additionally, such facilities must meet the criteria outlined in this title.

Bedroom: Any room other than a living room, family room, dining room, kitchen, bathroom, closets, or utility room, for the purpose of this title, shall be considered a bedroom. Dens, studies, etc. with or without closets and similar areas which may be used as bedrooms shall be counted as bedrooms for the purposes of this title.

Block: The land surrounded by streets and other right-of-way other than an alley, or land which is designated as a block on any recorded subdivision map.

Board: The hearings board of Athens-Clarke County, Georgia.

Boarding house or rooming house: Any residential structure, supervised or not, used as living and sleeping arrangements for more than four unrelated individuals and up to 15 for periods of one week or more. Tenants may share the common areas of the home and provision for meals may be made, provided cooking is done in a central kitchen and not in individual rooms or suites. For purposes of zoning, a rooming and boarding house shall not be a fraternity or sorority house. If the accommodations are for more than 15 persons, see "dormitory." The landlord shall not provide supervision of person, supervision of medications, assistance with activities of daily living, or nursing services. Otherwise, the home would fall under the requirements for a personal care home or community living arrangement and require a permit by the State of Georgia.

Bottling plant: A manufacturing facility for the bottling of liquids such as water, soft drinks, wine, beer, etc.

Breezeway: A roofed passageway for the purpose of connecting the principal structure to another building or structure.

Broadcasting or production studios: A structure designed for making and transmitting programs for radio or television or for the production/editing of films, videos, commercials, etc.

Buildable area: The portion of a lot remaining and available for construction of a structure or related facilities after required setbacks, yards, and buffers have been provided. Buildable area cannot contain any setback areas, easements, and similar building restrictions, and cannot contain any land that is identified as floodplain areas, riparian buffer areas, except as otherwise provided in this title.

Building envelope: An area within the property boundaries of a lot or space within which a permitted manufactured housing or structure can be placed.

Building official: The official appointed by the Athens-Clarke County Manager and charged with the responsibility of permit and certificate of occupancy issuance.

Business or trade school: A secondary school offering instruction in a professional, vocational, or technical field.

Business sign: An identification sign containing the name of the business or other accessory information located on the same premises.

Caretaker quarters: A dwelling unit which houses an individual or family who is employed by the primary user of the property to guard and protect the property and structure(s) from fire, vandalism, theft, etc. Such structure is not to be used for dwelling purposes other than as a caretaker unit.

Carport: A partially enclosed structure used for the housing of motor vehicles, the property of, and for use only by the occupants of the lot upon which such structure is located. For purposes of zoning, a carport attached to a principal structure shall be regarded as part of that principal structure and not as an accessory structure. A detached carport shall be classified as an accessory structure.

Cemetery: Place or area set apart for interment of the dead; includes not only lots for depositing remains of the deceased, but also pedestrian and vehicular thoroughfares, landscaping, and structures associated with the operation and maintenance of the cemetery.

Certificate of occupancy: A permit issued by the building official indicating that a structure has been constructed in accordance with all codes and that the structure or land is in conformity with provisions of this title or that there has been a legal variance granted as provided by this title.

Church: A structure consecrated to the honor of God or other supreme being or beings for religious purposes; or an assembly of persons united by the profession of the same religious faith, meeting together routinely for religious worship.

Clustering: The process of arranging the total number of residential units permitted on a given property onto 50 percent or less of the gross area of the property.

College or university: An institution of higher learning providing facilities for teaching and research and authorized to grant academic degrees.

Commercial or commercial use: Any activity involving the sale of goods or services for profit.

Commercial incinerator: Establishments primarily engaged in the collection and disposal of refuse by processing or destruction for profit. Examples would be furnaces or similar devices for the burning to ash of trash.

Commercial outdoor recreation: Outdoor commercial uses which by their nature are recreational such as golf courses, driving ranges, miniature golf courses, outdoor swimming pools, tennis courts, basketball courts, and recreational camps.

Commercial parking lots: An area devoted to the standing, maneuvering, and circulation of motor vehicles in commercial areas.

Commission: The mayor and commission of Athens-Clarke County, Georgia.

Community garden: A principal use of a parcel of land involving the cultivation and harvesting of food crops and/or non-food ornamental crops, such as flowers, by an organized neighborhood or non-profit group for personal use, consumption, donation or occasional sale, and meeting the standards outlined in section 9-15 of this title.

Community service: A structure or group of structures for a community's governmental, social, educational, and/or recreational activities. Community service facilities include federal, state, county, and local government activities.

Conditional zoning: The granting or adoption of zoning for a property subject to compliance with restrictions as to use, size, project design or timing of development stipulated by the Athens-Clarke County Commission to mitigate adverse impacts that could be expected without the imposition of such conditions.

Condominium: A type of ownership of attached or detached dwelling units, offices, or other space within a structure, as defined by the provisions of Title 44, Chapter 3, Article III, of the Official Code of Georgia Annotated (O.C.G.A. § 44-3-70 et seq.) in which each unit is independently owned and financed by the occupant but in which all lands are commonly owned.

Conservation subdivision: Subdivision of more than two lots in which a minimum of 50 percent of the acreage is retained as "open space" and the remaining 50 percent or less is subdivided into individual lots.

Construction materials sales: A business involved in the sale of structure supplies and services including lumber, plywood, drywall, siding, windows, molding, cabinets, insulation, etc.

Convenience store: A retail store with a floor area of less than 2,500 square feet that sells groceries and may also sell gasoline and/or provide electric vehicle charging stations; does not include automotive service stations or vehicle repair shops. Any retail store that exceeds 2,500 square feet and also sells gasoline shall be considered as a "quick vehicle servicing" use as defined in this chapter.

Corner lot: See "lot, corner."

Coverage, lot or site: Total area of all structures, paved driveways, or other soil disturbances that will not allow normal water infiltration. The coverage is expressed as a percentage of such area in relation to the total gross area of the lot or site. Landscaping shall not be deemed part of the lot or site coverage.

Critical root zone: The circular area above and below the ground around the trunk of a tree with a radius equivalent to the distance to the dripline, or 1.5 feet for every inch in trunk diameter at 4.5 feet above the ground, whichever is greater.

Day care: A public or private facility operated for the supervision and care of three or more unrelated individuals less than 24 hours per day, without transfer of legal custody, whose parents or guardians do not reside at the place of business.

Decibel (dB): The physical unit commonly used to measure noise levels; the unit of level such as the sound pressure level.

Deed restrictions/private covenants: Private stipulations usually pertaining to residential subdivisions which govern lot size, minimum floor area, uses permitted and, in some instances, architectural design. These may be stricter than provisions included in this title.

Dense evergreen foliage: A large quantity of vegetation per unit of area which retains its leaves throughout the year and of such opacity as to block one's vision through it.

Density: The quantity of an item per unit area; for example, the number of dwelling units per gross area or, for certain multi-family uses within this title, the number of bedrooms in a multi-family dwelling per gross area.

Diameter breast height (dbh): The outside diameter of the trunk of a tree, measured four and one-half feet above ground level.

Disc antenna: A device incorporating a reflective surface that is solid, open mesh, or bar configured and is the shape of a shallow dish, cone, horn, or cornucopia. Such devices may be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition includes, but is not limited to, satellite earth stations and microwave antennas.

District: An area, region, or section with a distinguishing character; i.e., a zoning district.

Dormitory: A building or space in a building in which group sleeping accommodations are provided for more than 15 unrelated persons in one room or a series of closely associated rooms under joint occupancy and single management, with or without meals, but without individual cooking facilities. If the accommodations are for fewer than 15 persons, see "boarding house and rooming house."

Double frontage lot: See "lot, double frontage."

Drainage systems: Physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow.

Dripline: A line extending down to the ground from the greatest horizontal extent of a tree's branches, more or less forming a circle around the tree.

Drive-through use: A facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities are a type of site development that is usually found in conjunction with a quick vehicle servicing use or other retail sales and service use. Examples include, but are not limited to, drive-through windows, menu boards, car wash facilities, and quick lube or quick oil change facilities.

Driveway: An access way serving a single dwelling unit or parcel of land, and no greater than 50 feet travel distance in length. A flag drive serving a flag lot shall not be a driveway. Single dwelling or parcel accesses greater than 50 feet in length shall be considered as a flag drive, and subject to all of the development requirements thereof.

Driving surface: A paved access capable of supporting up to 44,000 pounds gross vehicle weight. Surface to be of minimum width as required by ordinance. Width shall be increased on turns where necessary to ensure fire apparatus remain on a paved surface during travel.

Drug rehabilitation center or other facility for treatment of drug dependency: A structure or land used for therapy or rehabilitation for substance-dependent individuals.

Duplex: See "dwelling, two-family."

Dwelling: A structure or portion thereof which is designed or used exclusively for residential purposes, including single-family, two-family, multifamily dwellings, rooming and boardinghouses, fraternities, sororities, dormitories, manufactured homes, and modular dwellings, but not including hotels or motels.

Dwelling loft: A residential unit located on the second floor or higher of a structure whose first and primary use is nonresidential. A loft shall contain no more than two units and shall be treated as a multifamily unit for purposes of parking and minimum floor area.

Dwelling, manufactured home: A structure transportable in one or more sections that is built on a permanent chassis and designed to be used as a dwelling unit with or without permanent foundation when connected to the required utilities and has plumbing, heating, air conditioning, and electrical systems contained therein. When a manufactured home is erected in a manufactured housing park, it may be a Class "A" or "B" manufactured home but when erected on any other site it must be a Class "A" manufactured home.

Dwelling, manufactured home, "Class A": A dwelling unit fabricated in an off-site facility for installation or assembly at the structure site, bearing a label certifying it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards and meeting other development standards outlined in this title.

Dwelling, manufactured home, "Class B": A dwelling unit fabricated in an off-site facility for installation or assembly at the structure site, bearing a label certifying it is constructed in compliance with Federal Manufactured Home Construction and Safety Standards, but does not satisfy the criteria necessary to qualify the house as a Class "A" manufactured home.

Dwelling, modular: A modular home is a factory-fabricated, transportable structure consisting of units designated to be incorporated at a structure site on a permanent foundation into a structure to be used for residential purposes. For purposes of this title, a modular home is permitted anywhere a detached single-family structure is permitted.

Dwelling, multifamily: A structure or portion thereof providing complete independent living facilities for three or more dwelling units, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, single-family: An attached or detached residential unit other than a Class "A" or Class "B" manufactured home, hotel or motel, located on a single lot functioning as the only residential unit and designed for and occupied by one family only.

Dwelling, single-family attached: A single family dwelling attached to at least one other single family dwelling by a common vertical wall functioning as the property line, with each dwelling located on a separate lot.

Dwelling, townhouse: A type of dwelling that is one or more stories in height which has outside, individual front and rear entrances, is separated from other dwellings by fire-rated common walls extending from the foundation to the roof decking, and is part of a contiguous group of at least three but not more than ten such townhouses, and shall be considered a multifamily structure.

Dwelling, townhouse, fee simple: A townhouse unit, as defined above, that has the common wall or walls between it and the adjoining townhouse unit or units as its property line, that has individual meters for all utilities, that has access to a public street, and meets the standards outlined in this title.

Dwelling, two-family: A detached residential structure containing two dwelling units, designed for occupancy by not more than two families living independent of each other.

Dwelling unit: One room, or rooms connected together, constituting a separate, independent housekeeping establishment, containing independent cooking, sleeping and toilet facilities and which are physically separated from any other dwelling units which may be in the same structure.

Easement: A grant of the right to use a strip of land for specific purposes.

Electric vehicle charging station: A public or private parking space that is served by electric vehicle supply equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery in an electric vehicle.

Elementary school: A school established for grades 1-5 but that may also include a kindergarten.

Equestrian facilities: A structure or area for horseback riding activities including boarding, training, lessons, and shows.

Fabricating: The process of assembling using standardized parts.

Family: Two or more persons residing in a single dwelling unit where all members are related by blood, marriage, or adoption up to the second degree of consanguinity, or by foster care. For the purposes of this definition, "consanguinity" means only the following persons are related within the second degree of consanguinity: Husbands and wives, parents and children, grandparents and grandchildren, brothers and sisters, aunts and uncles, nephews and nieces, and first cousins. For the purposes of this definition, a person shall be considered to reside in a dwelling unit if he or she stays overnight in a dwelling unit for more than 30 days within a 90-day period. The term "family" does not include any organization or institutional group. For regulations see section 9-15-18.

Any nonconforming use created by the adoption of this definition of "family" which was a legal use at the time of adoption shall be permitted to continue through July 31, 2002. After which date, the use of such dwelling shall be in compliance herewith. Any use established prior to or subsequent to the adoption of this definition of "family," which use did violate and continues to violate the standards of this chapter, is illegal, not nonconforming, and shall be handled in accordance with section 9-22-8 (Enforcement—Penalties).

Family day care homes: A place in which care is given in a family home for three to six children, which number would include the operator's own preschool age children, for more than four hours and less than 24 hours per day. Outdoor play area shall be enclosed on all sides to a height of at least four feet by a fence. The principal structure of such use shall meet yard requirements (setbacks, lot size) in the district in which it is located.

Fast food restaurant: A drive-through restaurant serving food from an ordering counter. Food can either be consumed on or off of the premises.

Fence height: The height of a fence measured from the finish grade to the highest point of the fence structure.

Fence, semi-open: A fence that is 40 to 80 percent permeable to light and air when viewed perpendicular to the plane of the fence.

Flag lot: See "lot, flag."

Floor area: The floor area is the gross horizontal area of the one or more floors of a structure, excluding interior parking spaces. Residential floor space shall be exclusive of carport, basement, attic, patios and open porches. Same as "gross leasable floor space."

Floor area ratio (FAR): The ratio which is the result of dividing the total floor area of a structure by the area of the lot on which it is located. For example, a structure with a floor area of 20,000 square feet, located on a lot of 40,000 square feet has a floor area ratio (FAR) of 0.5.

Food processing facilities: Industrial operations in which raw food is made suitable for consumption, cooking or storage. Such facilities include commercial slaughterhouses for poultry, livestock, or other animals, and egg farms.

Forested area: An area which contains more than 100 trees of greater than six inches dbh per acre, and which is more than 70 percent covered in tree canopy at full leaf-out.

Forested buffer: An area that is characterized by the dense growth of mature evergreen or deciduous trees. The density of this growth is such that views through the buffer area are obscured by the trees and/or understory growth.

Fraternity or sorority: Establishments chartered by national, state or local organizations and affiliated currently or in the past with an educational or other institutions to which they relate. Such establishments provide social and recreational facilities primarily for members (with visits by alumni) and may provide lodging and meals.

For regulatory purposes, student centers operated under the auspices of church, other charitable institutions, or other student organizations shall be construed to fall under the same zoning controls as fraternities and sororities.

Frequency: Number of complete oscillations or cycles per unit of time. The unit of frequency often used is the hertz (Hz).

Front lot line: See "lot line, front."

Front yard: See "yard, front."

Future development map: That certain land use plan as described in Section 8-1-4 of the Code of Athens-Clarke County, Georgia. For the purposes of this title, this phrase is intended to be synonymous with the phrase "Future Land Use Map" as found in the rules and regulations of the Georgia Department of Community Affairs, Chapter 110-12-1 of the Official Compilation of the Rules and Regulations of the State of Georgia.

Future street right-of-way: Proposed or potential rights-of-way that need protection from future development so as to allow the widening of a road without destroying the principle structure or use of the property. The widths of such future rights-of-way shall be determined by either the transportation plan or an approved right-of-way plan. If not indicated on either one, widths shall be determined by the table listed within each zoning classification.

Garage, private: A structure for the private use of the owner or occupant of a principle structure for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

Garage sale: A temporary activity conducted on the premises of a private residence for the purpose of disposal of goods or belongings of the residents of the dwelling. Such activity shall have a duration of not more than two days, nor shall it occur more than twice within any 365-day period. Such activity shall not be accompanied by any off-premises signage. For the purposes of this title, "garage sales" shall not be considered a commercial activity.

General business: Commercial uses providing a wide range of retail goods and services to meet the needs of a large segment of the community.

Grade or ground level: The average of the finished ground level at the center of all walls of the structure. In case a wall is parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

Gravel pit: An open land area where sand, gravel, and/or rock fragment are mined or excavated for sale or off-site use. Gravel pit includes sifting, crushing, and washing as part of the primary operation. To excavate the rock, blasting also may be necessary.

Grocery store: A retail store that sells food, beverages, and other household implements and supplies, but does not sell gasoline.

Gross acreage: The total acreage of a lot prior to making site improvements.

Gross leasable floor space: The floor area is the gross horizontal area of the one or more floors of a structure, excluding interior parking spaces. Residential floor space shall be exclusive of carport, basement, attic, patios and open porches. Same as "floor area."

Ground coverage: The area of a lot occupied by all structures and parking expressed as a percentage of the gross area of the lot. Driveways should not be included in the percent coverage but parking pads or areas, porches, decks, patios, pools, tennis courts, sheds, walkways and other accessory uses shall be included.

Ground level: See "grade or ground level."

Group home: See definition of "personal care home."

Guest house: Accessory structure to a single-family dwelling provided there are no kitchen cooking facilities in the guesthouse.

Half street: See "street, half."

Halfway house: A group facility occupied and used for the business purpose of providing transitional offender rehabilitation or similar purposes, whether for profit or nonprofit, and whether or not required to have a state or federal permit, provided that the majority of the residents shall meet one of the following criteria:

- (1) On parole or probation, or has been ordered to reside in such type of facility as a condition of parole or probation; or
- (2) Has been convicted of a felony and has completed his or her sentence; or
- (3) Has been convicted of a criminal offense and has been ordered to reside in such type of facility as part of the criminal sentencing.

Heavy manufacturing: Uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions that include, but are not limited to, smoke, steam, noise, soot, dirt, vibration, odor, or any other by-product of the manufacturing process that is known to be detrimental to the human or natural environment. These activities may involve outdoor operations as part of their manufacturing process. Heavy manufacturing uses include, but are not limited to, storage of petroleum products, concrete or cement fabrication where raw materials and finished products are stored outside, pulpwood processing, asphalt manufacturing, landfills, recycling processes, outdoor storage of solid waste, and other uses similar in nature.

Height of structure: See "structure, height of."

Heritage trees: Trees greater than 150 years of age as determined by planting or other records or an arborist's or forester's opinion. In general, the following size specifications apply when identifying heritage trees: trees greater than 18 inches in diameter for small-sized trees, 24 inches in diameter for medium-sized trees, and 36 inches in diameter for large trees. Heritage trees may also be those of an unusual or exceptional species, form, or character; trees that are part of an historic or neighborhood-wide planting project that affect the greater landscape beyond the property on which they grow; or tree associated with an historic event, person, or community landmark.

Hertz: Unit of frequency equal to one cycle per second.

High school: A school established for grades 9—12 or 10—12.

Home occupation: An occupation commonly carried on within a residential dwelling by the residents occupying the dwelling, secondary to the residential use, and subject to the requirements of this title.

Homeowners' association: A homeowners' association is an organization formed for the maintenance and operation of the common areas of the development. The membership in the association must be automatic with the purchase of a dwelling unit or other property in the planned development. The association's principal source of funds shall be an assessment levied against each dwelling unit or other property, which assessment shall be enforceable as a lien against the property.

Horticulture: The cultivation of row crops, a garden, or an orchard for noncommercial purposes.

Hospital: An establishment which provides sleeping and eating facilities to persons receiving medical, obstetrical, or surgical care and nursing service on a continuous basis.

Hostel: Any establishment having beds rented or kept for rent on a daily basis to travelers for a charge or fee paid or to be paid for rental or use of facilities and which are operated, managed or maintained under the sponsorship of a non-profit organization which holds a valid exemption from federal income taxes under the Internal Revenue Code of 1954, as amended.

Hotel: A facility offering transient lodging accommodations to the general public at a daily rate or weekly rate for a period of continuous guest occupancy not to exceed 30 days, and providing additional services, such as restaurants, meeting rooms, and recreational facilities. Guest quarters are accessible through a main entrance and by hallways.

Indoor recreation: Indoor commercial uses which by their nature are recreational. Examples include bowling alleys, skating rinks, health clubs, racquetball courts, indoor swimming pools, video arcades, pool halls, etc.

Industrial or industrial use: An activity related to the manufacture, production or storage of products to be transported elsewhere for retail sale.

Inoperative vehicle: Any motorized vehicle incapable of immediately being driven.

Institutional or institutional use: A non-profit or quasi-public use, such as a religious institution, private school, hospital, medical center, nursing home, cemetery, as well as the ancillary uses directly affiliated with these institutional uses.

Interior lot: See "lot, interior."

Intermediate care facilities: A convalescent home or other recuperative facility for use by persons subsequent to hospital confinement, who are not yet ready to resume home life.

Junk yards, salvage yards, and auto wrecking yards: A place where waste, discarded or salvaged metals, structure materials, paper, textiles, used plumbing fixtures, used vehicles or equipment in inoperative condition, or similar items are bought, sold, exchanged or stored, baled or cleaned.

Kennels: Facility for the boarding (overnight) of domestic animals, usually limited to dogs and cats. Breeding and training of dogs and cats and the sale to the public of puppies and kittens is classified as a kennel activity.

Land disturbing activity: Alteration of the land surface by:

- (1) Any grading, scraping, excavating, dredging, transporting or filling of land;
- (2) Any clearing of vegetation;
- (3) Any construction, rebuilding, or alteration of a building, road, driveway, parking area, or other structure, not including routine maintenance such as painting, repair, or reconstruction of existing structures or surfaces;
- (4) Any substantial activity or use which may result in soil erosion from water or wind and the movement of sediments into waters or lands protected by this title;
- (5) It shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, repairs, additions or minor modifications of an existing single-family dwelling, and the cutting of firewood for personal use.

Land use plan: The Future Land Use Map adopted by the Athens-Clarke County Commission in conjunction with the Athens-Clarke County Comprehensive Plan. For purposes of this title, this phrase is intended to be synonymous with the phrase "future development map."

Landscaping: A planted area containing trees, shrubs, and groundcovers providing a transition between structures on a site and the property line, adjacent structures, and/or street rights-of-way.

Laundry facilities: A commercial laundering establishment which cleans clothing, carpeting, drapes, and other cloth or synthetic fiber materials using a chemical process. Such establishments may also include self-service laundering facilities.

Light manufacturing: Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials, or materials fully encapsulated in a sealed container, including but not limited to, jars, cans, drums, or

other container of a similar nature, to be stored inside. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, steam, noise, soot, dirt, vibration, odor, or any other by-product of the manufacturing process that is known to be detrimental to the human or natural environment. Light manufacturing uses include, but are not limited to, machine shops, manufacturing of apparel, electrical appliances, electronic equipment and computer components, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, food, paper products (excluding the manufacture of paper from pulpwood), medical appliances, tools or hardware, plastic products (excluding the processing of raw materials), pharmaceuticals or optical goods, and any other product of a similar nature.

Livestock: Establishments that are primarily engaged in the fattening of livestock in a confined area for at least 30 days, either for their purposes or on a fee or contractual basis for the expressed purpose of slaughter, sale or increasing the value of the livestock. Poultry facilities and egg producing facilities shall be included in this definition.

Loading space, off-street: Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, design standards for which are contained in this title.

Lot: A unit of land created by a subdivision, which complies with all applicable laws at the time such lots were created.

Lot area: The total horizontal area within the lot lines of a lot, said area to be exclusive of street right-of-way.

Lot, corner: A lot abutting the intersection of two or more streets other than an alley.

Lot depth: The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line except on flag lots, where the depth shall be measured at the midpoint of the main body of the lot and does not include the pole or access portion.

Lot, double frontage: A lot having frontage on two nonintersecting streets, as distinguished from a corner lot.

Lot, flag: Any lot not having standard legal access to an Athens-Clarke County street, and which is provided with access by a driveway parallel to the lot line of a lot having standard access.

Lot frontage: That portion of a lot adjacent to a street.

Lot, interior: A lot other than a corner lot or a through lot.

Lot line: A boundary of a lot. "Lot line" is synonymous with "property line."

Lot line, front: In the case of an interior lot, the lot line separating the lot from the street other than an alley. A corner lot shall have one street line considered the front lot line. The narrower street frontage shall be the front lot line except when the planning director determines topographical or access problems make such a designation impractical.

Lot line, rear: A lot line which is opposite and most distant from the front lot line, and in the case of an irregular, triangular, or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

Lot line, side: Any lot line not a front or rear lot line.

Lot of record: An individual lot or a lot which is a part of a subdivision, the map of which has been legally recorded in the office of the clerk of the superior court of Athens-Clarke County, Georgia; or a parcel of land the deed of which has been recorded in the office of the clerk of the superior court of Athens-Clarke County.

Lot, reversed corner: A corner lot, the side street line of which is substantially a continuation of the front line of the first lot to its rear.

Lot, through: An interior lot having frontage on two parallel or approximately parallel streets other than alleys. Such a lot shall have one front yard fronting on the primary public street.

Lot width: The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line. The lot width shall be measured beginning at the front lot line, except for lots entirely fronting turnaround areas of cul-de-sacs, where the lot width shall be measured at the minimum required front setback line.

Major event entertainment: A structure or area with a capacity of greater than 1,000 seats for public performances and sporting events. Major event entertainment facilities include movie theaters, concert halls, stadiums, and arenas.

Manufacture of non-odiferous foods: Industrial operations for the manufacturing of non-odiferous foods.

Manufactured home: See "dwelling, manufactured home."

Manufactured home development: A tract of land that is used, designated, maintained, or held out for rent to accommodate four or more manufactured homes. Manufactured homes located in a manufactured home park are used only to provide living, cooking, and sleeping accommodations; a manufactured home park does not include an automobile or manufactured home sales lot on which unoccupied manufactured homes are parked for inspection or sale.

Map: A diagram or drawing of a partition or subdivision or any other land use or land development matter.

Mechanical equipment: Equipment or devices installed for a use appurtenant to the primary use. Such equipment shall include heating and air conditioning equipment, solar collectors, parabolic antennas, disc antenna, radio or TV receiving or transmitting antennas, and any power generating devices. The following equipment or devices are exempt:

- (1) Private, non-commercial radio and television antennas not exceeding a height of 70 feet above grade or 30 feet above an existing structure, whichever height is greater. No part of such antenna shall be within the yards required by this chapter. A structure permit shall be required for any antenna mast, or tower over 50 feet above grade or 30 feet above an existing structure when the same is constructed on the roof of the structure.
- (2) Parabolic antennas under three feet in diameter.

Medical center: A walk-in facility for medical, obstetrical, or surgical care limited to day use only.

Middle school: A school established for grades 6—8 or 6—9.

Mine:

- (1) A cavity in the earth from which minerals and ores are extracted; and
- (2) The act of removing minerals and ores.

Minimum structure separation: A required open space between any two structures on the same lot or adjacent lots which are used for nonresidential and multifamily residential purposes.

Mining: The extraction of minerals or earth products, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. The term *mining* includes quarrying; ground-water diversion; soil removal or dredging; milling, such as crushing, screening, washing, and flotation; and other preparation customarily done at the mine site as part of a mining activity.

Modular dwelling: See "dwelling, modular."

Mortuary: A place in which dead bodies are kept until burial.

Motel: A structure or group of structures on the same lot containing individual guest units for rental to transients, with separate exterior entrances, and consisting of individual sleeping quarters, detached or in connected rows, with or without cooking facilities.

Multifamily: See "dwelling, multifamily."

Node: Crossing or convergence of intersecting roadways, concentrations of a particular use in close proximity to one another in a well-defined geographic area, or other significant destination along a given roadway.

Nonconforming use or structure: Any structure or use of land lawful at the time of passage or amendment of this title which does not conform, after the passage or amendment of this title, with the regulations of the district in which it is located.

Nursery: See "day care."

Nursing home: A home for the aged, chronically ill, or incurable persons who are unable to care for themselves and in which three or more persons not of the immediate family are kept or provided with food and shelter or care for compensation; but not including hospitals, clinics, or other similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Off-street loading space: See "loading space, off-street."

Official map: A map officially adopted by the governing body of Athens-Clarke County, Georgia.

Official zoning map: A map officially adopted by the governing body of Athens-Clarke County that illustrates the various zoning districts of Athens-Clarke County, Georgia.

Open space: A common area designated on the final plans of the development, permanently set aside for the common use of the residents of the development and, if so designated, for the use of the community as a whole. The open space may be landscaped and/or left with natural vegetative cover, and in which area no thoroughfares, parking areas, or improvements other than recreational facilities or specifically permitted underground utilities are located. This definition shall apply to all developments except conservation subdivisions, which shall use the definition for "*Open space, conservation subdivision*" provided herein and in Chapter 9-14A.

Open space, conservation subdivision: As required in conservation subdivision development, open space is defined as the portion of the conservation subdivision that has been set aside for permanent protection for the common use of the residents of the development and, if so designated, for the use of the community as a whole. The land designated as open space shall be in single ownership, and shall not be divided among any number of the constituent developable lots of the subdivision. Activities within the open space are restricted in perpetuity through the use of an approved legal instrument and are subject to the terms of this chapter. The permitted and prohibited uses, and permanent protection and management, of this open space shall comply with the terms of Chapter 9-14A.

Outdoor storage: The storage of especially large quantities of materials or products associated with an industry or business. Such storage will often require a structure designed for and/or devoted to the containment of the item, such as oil storage tank or grain elevator.

Parking, principal use: A lot of record devoted to the parking of motor vehicles as its main or primary use. Such use may include electric vehicle charging stations.

Parking space: A rectangle not less than 18 feet long and nine feet wide together with access and maneuvering space sufficient to permit a standard automobile to be parked within the rectangle without the necessity of moving other vehicles, said rectangle to be located off of the street right-of-way.

Parking tandem: Parking spaces that are arranged one behind another. Each parking space shall meet the dimension requirements of a full-size car on a one-way aisle.

Parks and open areas: An area free of structures, parking, paved areas, and other uses, the purpose of which is to provide a balanced relationship between buildable area and lot size. Such area can be utilized for active or passive recreational pursuits or for the enhancement of lot aesthetics. Includes botanical and zoological gardens.

Passive recreation space: A common area designated on the final plans of a development permanently set aside for the use by the residents and/or the public that accommodates activities such as walking, jogging, biking, sitting, picnicking, and any activity that does not require improved structures or formal recreation fields. Areas

with slopes greater than 15 percent, wetlands, stormwater detention areas, and/or dense vegetation are not suitable for use as passive recreation areas.

Peak particle velocity: Unit of measurement that identifies, in inches per seconds, the rate of speed in which particles suspended in water are moving.

Pedestrian path: A graded, cleared way for individuals who travel on foot. When located along any improved street or parking area, these paths shall be adjacent to the curb at curb level.

Pedestrian way: A right-of-way for pedestrian traffic.

Permitted use: That use of a lot which is among the uses allowed as a matter of right under the zoning classifications.

Person: An individual, firm, partnership, association, corporation, estate, receiver, syndicate, branch of government, social or fraternal organization, or any other group or combination acting as a legal entity, and including any trustee, assignee, or other representative thereof.

Personal care home: A profit or nonprofit facility, home, or structure for the protective care of two or more persons, who need a watchful environment, but do not have an illness, injury, or disability, which requires chronic or convalescent care, including medical and nursing services. Protective care and watchful oversight includes, but is not limited to, a daily awareness by management of the residents' whereabouts, the asking and reminding of residents of their appointments for medical checkups, the ability and readiness of management to intervene if a crisis arises for a resident, and supervision by management in areas of nutrition, medication, and actual provision of transient medical care, with a 24-hour responsibility for the well-being of residents of the facility. For regulations governing "personal care homes" see section 9-15-19 of this title. Personal care homes shall be classified in one of the following ways:

- (1) Individual: Two to three clients
- (2) Family: Four to six clients
- (3) Group: Seven to 15 clients
- (4) Congregate: Sixteen or more clients

Planned development: A development on land under unified control according to comprehensive plans and a single development plan for uses and structures related to the character of the district with a program for operation and maintenance of common areas.

Planning action: Any action requiring review in accordance with the provisions of section 9-4-2 of this title.

Planning commission: The Athens-Clarke County Planning Commission.

Planning staff: The staff of the Athens-Clarke County Planning Department.

Plat: A diagram, drawing or re-plat containing all the descriptions, locations, specifications, dedications, provisions and information concerning a subdivision.

Prescribed grazing: The application of sheep or goats as a landscape management technique to control invasive or unwanted plant species at a specific location and specific intensity for a defined length of time. For purposes of this section, goats and sheep used for prescribed grazing purposes are not considered to be livestock or agriculture uses.

Principal structure: See "structure, principal."

Printing/publishing: An establishment where printed material is produced, reproduced and/or copied by either a printing press, photographic reproduction techniques, or other similar techniques.

Private access drive: A drive serving as the exclusive access for not more than two landlocked parcels of land, which is not owned or maintained by Athens-Clarke County. Private easements cannot be used to meet the right-of-way requirement.

Private garage: See "garage, private."

Private street: A street which serves several lots over which the general public has no right of use as opposed to a driveway which is meant to serve one lot.

Private way: A private easement or ownership established by deed for vehicular access to property.

Professional services and offices: Offices used for the conduct of business-related activities, excluding the sale of merchandise or storing of merchandise on the premises.

Public street: A street which is owned and/or maintained by Athens-Clarke County.

Quarry: A mine where rock, ore, stone, and similar materials are excavated for sale or for off-site use. Quarry includes rock crushing, asphalt plants, the production of dimension stone, and similar activities.

Quick vehicle servicing: A business providing service to the motoring public. Such uses can include gasoline sales, electric vehicle charging stations, battery exchange stations, light repair, tune-ups, and oil changes to automobiles or light trucks. No overnight outside storage of any automobiles or materials, such as tires, auto parts, etc., is allowable. The sale of motor vehicles shall be prohibited.

Rear lot line: See "lot line, rear."

Rear yard: See "yard, rear."

Recreational vehicle: A motorized vehicle, designed and/or maintained for use as a temporary dwelling or sleeping place for travel or recreation purposes exclusively, having no foundation other than wheels or jacks.

Recreational vehicle park: A parcel of land which is used solely for the rental or lease of lots for transient campers, trailers, motor homes, or temporary parking of any other recreational vehicle that is not a manufactured home.

Reserve strip: A nonpermanent dead-end street intended to be extended in conjunction with the subdivision and development of the adjacent undeveloped land. Also known as a street stub or a street plug.

Residential or residential use: Any activity, as contrasted with commercial and industrial activities, which involves the peaceful, private conduct of pursuits related to the living environment.

Restaurant: An establishment that prepares and serves food to customers at least one meal per day and which derives at least 50 percent of its total annual gross food and beverage sales from the sale of prepared meals or food. For the purposes of this title, this definition may include sit-down, fast food, drive-through, and drive-in facilities.

Retail sales and service: A business established for the sale of goods or services to consumers, usually in small quantities (as opposed to wholesale). Gasoline sales are not included in this definition.

Retaining wall: A wall or terraced combination of walls used at a grade to change or hold soil or other earth material at a higher position. Retaining walls may be attached to or independent from other structures, but do not include the foundations of structures or buildings.

Reversed corner lot: See "lot, reversed corner."

Right-of-way: Access over or across a particularly described property for a specific purpose.

Rural events facility: A facility located on land zoned AR (Agricultural Residential) that provides a commercial facility for use by various private groups, not exceeding 300 persons, for meetings, weddings, receptions, and other similar events.

Sales of products grown on-site: Roadside stands or other temporary structures constructed for the sale of agricultural or horticultural products raised substantially on the premises.

Salvage yards: See "junk yards, salvage yards, and auto wrecking yards."

Sand pit: A surface mine or excavation used for the removal of sand, gravel, or fill dirt for sale or for use off-site.

Sanitary landfills: A system of trash and garbage disposal in which the waste is buried between layers of earth.

Satellite earth stations: Are considered to be accessory structures and are defined as a combination of:

- (1) An antenna or dish antenna whose purpose is to receive communication or other signals from orbiting satellites and other extraterrestrial sources;
- (2) A low-noise amplifier (LNA) which is situated at the focal point of the receiving component and whose purpose is to magnify and transfer signals;
- (3) A coaxial cable whose purpose is to carry the signals into the interior of the structure; and
- (4) The station must be located to the side or rear of the structure unless a usable satellite signal cannot be obtained; in which case, the property owner may request a variance from the requirement through the hearings board. Ground-mounted stations shall be no more than ten feet above the maximum height requirement of the district in which they are located.

Scrap metal processor: One who, from a fixed location, utilizes machinery and equipment for processing and manufacturing iron, steel or nonferrous metallic scrap into prepared grades and whose principal product is scrap iron, scrap steel, or nonferrous metallic scrap for sale for remelting purposes.

Screening: The establishment of an opaque fence or barrier for the purpose of obscuring from sight a use.

Self-service storage: A structure or portion thereof used for dead storage, mainly of the excess personal property of an individual or family, but also of small amounts of goods or merchandise for businesses or individuals.

Semi-public halls, clubs or lodges: A structure or facility owned or operated for special educational or recreational purposes, but not primarily for profit or to render a service that is customarily carried on for gain, not including fraternity or sorority.

Setback line: The minimum required distance from the street right-of-way line or any other property line that the principal structure must observe.

Shopping center: A group of commercial establishments planned, developed, and managed as a unit, related in location, size and type of shops to the trade area that the unit serves, and providing on-site parking.

Short-term vacation rental: An accommodation for transient guests where, in exchange for compensation of any type or amount, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall exclude group personal care homes or other lodging uses which are provided incidental to other services, such as health care. This is also identified as "STVR". This shall exclude bed and breakfast accommodations as they are currently defined by this Section.

Side lot line: See "lot line, side."

Side yard: See "yard, side."

Signs: Any device designed to inform or attract the attention of the public.

Single-family dwelling: See "dwelling, single-family."

Sorority house: See "fraternity or sorority house."

Special use: A use which is not automatically permitted by right, but which may be permitted within a zoning district subject to meeting specific conditions contained in this title.

Stable, private: A stable with a capacity of not more than two horses, mules or other draught animals.

Stable, public: A stable, other than a private stable, with a capacity of more than two horses or mules or other draught animals.

Stand inventory: An inventory of trees in a forest stand or woodland to determine their frequency (number of trees) by species and dbh (by two-inch classes); inventory methods may include measuring only a sample (a certain percentage of the trees) or all trees (100 percent inventory). When only a sample is taken the total number of trees by species and diameter is calculated by expanding the sample data statistically to estimate the total per acre and then multiplying by the number of acres in the stand or woodland.

Stand table: A table summarizing information obtained during a stand inventory regarding the total number of trees in the forest stand or woodland by species, diameter, and basal area. For Athens-Clarke County purposes, a stand table shall be prepared by a registered landscape architect or a registered forester and shall include an estimate of the number of trees by species and by two-inch dbh (diameter at breast height) classes using standard, professionally accepted sampling methods.

State waters: Includes any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the state, which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Story: That portion of a structure included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, the space between the floor and the ceiling above it; provided, that a room, suite, or story with more than one-half of its height below grade shall not be considered a story for the purposes of height regulations.

Street: A public right-of-way for roadway, sidewalk, and utility installation including the terms "road", "highway", "land", "place", "avenue", "alley", or other similar designations. The entire width between the right-of-way lines of every way which provides for public use for the purpose of vehicular and pedestrian traffic. Various classifications of streets shall be defined as follows:

- (1) *Arterial:* A street which is used as a direct connection between nodes.
- (2) *Major collector:* A street which carries traffic from activity centers and minor collector streets to arterial streets and streets of higher classification.
- (3) *Minor collector:* A street which carries traffic from residential collectors and local streets to major collectors and arterial streets.
- (4) *Residential collector:* Principal entrance streets to subdivisions and the main streets for circulation within a subdivision which serve a network of four or more local streets. Residential collector streets are designed so that traffic circulation in a subdivision would cause such a street to be used as a link between local streets and major collector or arterial streets.
- (5) *Local:* A street used primarily in residential subdivisions for access to abutting properties as opposed to the collection and dispersion of traffic.

Street, cul-de-sac: A short dead-end street terminated by a vehicle turnaround.

Street, half: A portion of the width of a street, usually along the edge of a subdivision, where the remaining portion of the street could be provided in another subdivision.

Street, marginal access: A minor street parallel and adjacent to a major arterial street providing access to abutting properties but protected from through traffic.

Street frontage. That portion of a lot contiguous to a street.

Structure: Any structure attached to the ground which has a roof and which is designed for the shelter, housing or enclosure of persons, animals or property of any kind. That which is built or constructed; an edifice or structure of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on, in, or above the ground or which is attached to something having a location on, in or above the ground.

Structure envelope: An area, within the property boundaries of a parcel, within which a permitted structure can be placed.

Structure, overall height of: The vertical distance between the proposed average finished grade and the proposed average roof elevation. The average roof elevation shall be measured at the highest point of the coping of a flat roof or the deck line of a mansard roof, or at the midpoint between the highest eave and the highest ridgeline elevations for pitched or hipped roofs. The proposed average finished grade shall be measured as the arithmetic mean of the finished grade elevations taken at each corner of the building footprint. Any height limitation of this title shall not apply to church spires, belfries, cupolas and domes not intended for human habitation, monuments, water towers, silos, chimneys, rooftop mechanical equipment, elevator equipment housing, flag poles, except as may be limited in the "A" Airport overlay zone.

Structure, true elevation height of: The vertical distance between the proposed average finished grade and the highest point of the vertical plane. When used to determine a setback, the architectural elevations facing an associated lot line shall be used to determine the setback from that lot line. The proposed average finished grade associated with the architectural elevation being measured shall be measured as the arithmetic mean of the finished grade elevations taken at each corner of that architectural elevation. Any height limitation of this title shall not apply to church spires, belfries, cupolas and domes not intended for human habitation, monuments, water towers, silos, chimneys, flag poles, except as may be limited in the "A" Airport overlay zone.

Structure line: A line on a plat indicating the limit beyond which structures or structures may not be erected. Similar to building envelope.

Structure, principal: A structure in which is conducted the main or principal use of the lot upon which such structure is situated. Structures which are attached to the principal structure, either directly by complete and heated enclosure or by a breezeway not to exceed 15 feet in length, shall be considered part of the principal structure.

Structural alteration: A change to the supporting members of a structure including foundations, bearing walls or partitions, columns, beams or girders, or the roof.

Subdivide land: To divide an area or tract of land into lots.

Subdivision: An act of subdividing land or a tract of land into lots.

Surface mining: Includes, but is not limited to, any activity consisting all or parts of a process for the removal of minerals, ores, earth products, and other solid matter for sale or for processing or for consumption in the regular operation of a business.

Swale: A broad linear depression, ditch-like, grassed, and designed to carry runoff water.

Temporary structure: A structure without any foundation or footings which is attached to the ground or other structure in some nonpermanent fashion. Temporary structures shall require a permit from the building inspection department and shall be removed from the site when the designated time period, activity, or use for which the temporary structure was established has ceased, but not exceeding 90 days in duration unless an extension is obtained from the building inspection department upon just cause. For the purposes of this title,

temporary structures shall not be classified by definition as accessory structures. Temporary structures shall be approved by staff permit, with such conditions as the planning staff deems necessary in light of the standards associated with the underlying zoning.

Temporary special events: A temporary public performance, festival, meeting, sporting event, or similar activity, which is not part of the normal use of the subject property and which is not otherwise permitted on the site.

Temporary use: A short-term, seasonal, or intermittent use. Such use shall be approved by staff permit, with such conditions as the planning staff deems necessary in light of the standards associated with the underlying zoning. Temporary uses are granted for 90 days, with the option for a one-time renewal not to exceed an additional 90 days. This definition shall apply to all temporary uses except "Temporary special events" provided herein.

Theaters: A structure, portion of a structure, or area devoted to the presentation of motion pictures, concerts, dramatic, dance, musical, or other live performances.

Through lot: See "lot, through."

Townhouse: See "dwelling, townhouse."

Townhouse, fee simple: See "dwelling, townhouse, fee simple."

Tract of land: A unit, or contiguous units, of land under single ownership.

Trailer: A non-motorized vehicle, pulled by an automobile or truck designed and/or maintained for use as a temporary dwelling or sleeping place for travel or recreation purposes exclusively.

Transfer station: A temporary storage facility for the consolidation and eventual transfer of solid waste to a landfill.

Two-family dwelling: See "dwelling, two-family."

Unbuildable area: All areas outside of building envelopes and within open space.

Unified government: The Unified Government of Athens-Clarke County, Georgia.

Use: The purpose or purposes for which land or a structure is designed, arranged, or intended, or to which such land or structure is occupied, maintained, or leased.

Utility substation: Facility incorporating minor buildings or fencing relating to power transmission, natural gas, telephone, telecommunications, water, or sewer that are located outside of the right-of-way. Equipment that is located off the right-of-way but that is self-contained (e.g., pad-mounted transformers, cross-boxes, etc.) is not included in this definition, and is allowed in any district and exempt from any requirements listed in chapter 9-17.

Variance: A variance is a relaxation of the terms of this title where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the title would result in unnecessary and undue hardship, and practical difficulties.

Vehicle repair: A business providing vehicle repair and body work to the motoring public. Overnight outside storage of automobiles and materials, such as tires, auto parts, etc., is allowable if not visible from a street and not located either in a front yard or in a side yard abutting a street.

Veterinary clinic: Facility for the temporary boarding and treatment of domestic animals, operated under the supervision of a licensed veterinarian.

Village green: An open space area available for unstructured recreation that is fronted on the majority of its sides by structures or roadways. Landscaping in such areas shall consist primarily of open lawn with trees and

landscape beds arranged at the perimeter. Paved pedestrian facilities may be provided along the perimeter of the area, with limited axial pedestrian facilities crossing the area.

Vision clearance area: A triangular area on a lot at the intersection of two streets or a street and a railroad, two sides of which are lot lines measured from the corner intersection of the lot lines for a distance specified in these regulations. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where the lot lines or intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection.

Wholesale nurseries: An area where plants are grown for transplanting, for use as stocks for budding and grafting, or for sale in large quantities for resale purposes.

Wholesale sales: A business engaged in the sale of goods in large quantities for resale purposes.

Wholesale storage and distribution: The storage and distribution of goods and merchandise produced or manufactured off-premises for later shipment to retail or wholesale distributors.

Wildlife corridor: A strip of wildlife habitat of variable width and length that connects two larger parcels of wildlife habitat.

Wildlife habitat: The arrangement of food, water, shelter, or cover, and space suitable to animal's needs.

Yard: A required open space located on the same lot as the principal structure, unoccupied and unobstructed except for accessory uses and landscaping.

Yard, front: A yard extended across the full width of and situated between the front lot line and the principal structure line projected to the side lines of the lot, the depth of which shall be the least horizontal distance between the front lot line and the structure line.

Yard, rear: A yard extending across the full width of the lot between the rearmost line of the principal structure projected to the side lines of the lot and the rear lot line, the depth of which shall be the least horizontal distance between the rear line of the principal structure and the rear lot line. In all cases, the rear yard shall be at the opposite end of the lot from the front yard.

Yard, side: A yard between the principal structure and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line to the principal structure. A corner lot shall have one front yard and one side yard.

Zoning: The power of local governments to provide within their respective territorial boundaries for the zoning or districting of property for various uses and the prohibition of other or different uses within such zones or districts and for the regulation of development and the improvement of real estate within such zones or districts in accordance with the uses of property for which such zones or districts were established.

Zoning enforcement officer: The individual designated by the Athens-Clarke County Manager whose duty it shall be to enforce the provisions of this title.

Zoning permit: A permit issued by planning staff stating that a structure has been constructed in accordance with the zoning ordinance and that use of a structure and/or land is in conformity with provisions of this title or that there has been a legal variance granted as provided by this title.

(Ord. of 12-5-2000, § 1; Ord. of 3-6-2001, §§ 1, 2; Ord. of 6-5-2001, § 1; Ord. of 6-5-2001, § 1; Ord. of 6-5-2001, § 9; Ord. of 9-4-2001, § 1; Ord. of 5-7-2002, § 1; Ord. of 9-3-2002, § 1; Ord. of 7-1-2003; Ord. of 10-7-2003, § 1; Ord. of 12-2-2003, § 1; Ord. of 12-2-2003, § 1; Ord. of 12-2-2003, § 1; Ord. of 10-5-2004, § 1; Ord. of 8-1-2006, § 1; Ord. of 8-1-2006, § 1; Ord. of 2-6-2007, § 1; Ord. of 7-1 2008, § 1; Ord. of 2-3-2009, § 1; Ord. of 4-7-2009, § 1; Ord. of 5-5-2009, § 1; Ord. of 12-7-2010, § 1; Ord. of 4-5-2011, § 1; Ord. of 10-2-2012, § 1; Ord. of 12-4-2012, § 1; Ord. of 2-5-2013, § 1; Ord. of 2-5-2013, § 1; Ord. of 10-1-2013, §§ 1—3; Ord. of 2-4-2014, § 1; Ord. of 6-3-2014, § 1; Ord. of 3-3-2015, § 1 ; Ord. of 5-5-2015(1), § 1 ; Ord. of 8-2-2016(2), § 1 ; Ord. of 2-7-2017(2), §§ 1, 2 ; Ord. of 7-5-2017(3), §

1 ; Ord. of 12-5-2017(2), § 1 ; Ord. of 7-3-2018(2), §§ 2, 3 ; Ord. of 7-3-2018(3), §§ 1, 2 ; Ord. of 8-7-2018(2), § 1 ;
Ord. of 2-2-2021(1), § 1)

Sec. 9-15-16. Home occupations.

The purpose of this section is to permit minimal business practices while maintaining residential character. Such business practices shall not be readily discernible from those activities typically occurring at a solely domestic residence. The following provisions shall apply to home occupations:

- A. *Dwelling.* The occupation carried on within the dwelling unit shall be restricted to the heated floor space and shall not occupy an excess of 25 percent of the heated floor space within the structure. The occupation shall be conducted entirely within the dwelling.
- B. *Restriction on sales.* The occupation shall not involve direct sales on the premises, except in the case of sales which are customarily accessory and incidental to a provided service home occupation. Mail order, on-line sales, or home marketing services with off-premise sales are allowable.
- C. *Employees.* The occupation shall be conducted by those who are living in the residence. Provided, however, that a maximum of one non-resident employee may work on the premises.
- D. *External display of products.* There shall be no external display of products or storage of equipment or any other externally visible evidence whatsoever of the occupation, business or profession.
- E. *Signage.* There shall be no signs on the property advertising the home occupation, except for those on a business-related vehicle.
- F. *Nuisance.* There shall be no emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable at the lot line or beyond exceeding a normal residential level.
- G. *Prohibited equipment and materials.* There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence. This includes any chemicals and pharmaceuticals of a type or in volumes not normally found in a domestic residence without a home occupation.
- H. *Parking and business-related vehicles (vehicles either marked or equipped commercially).* No on-street parking of business-related vehicles shall be permitted at any time. No business-related vehicles larger than a van, panel truck, or pickup truck shall be permitted to park overnight on the premises. The number of business-related vehicles on the premises shall be limited to one. No repair or detailing of vehicles owned by non-residents shall be done on the premises.
- I. *Sale of garden produce.* The above-listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises within the AR (Agricultural/Residential) District, provided this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of such produce.
- J. *Animals.* Except as specifically permitted herein, activities involving live or dead animals, including without limitation kennels, pet sitting or boarding, animal breeding, butchering, and taxidermy are prohibited.
- K. *Medical practice.* No medical practice required to obtain a medical license by the State of Georgia shall be permitted.
- L. *Food service.* No food service regulated by the Department of Health shall be permitted.
- M. *Definition of "on the premises."* "On the premises," as it pertains to home occupations, shall be defined as the actual dwelling structure plus the lot on which such structure is located.
- N. *Permitted home occupations.* Home occupations shall be permitted by staff upon determination that all above criteria have been met.

O. *Permitted home occupations with limitations or exceptions to specific criteria.* The following specific home occupations are allowed subject, however, to the below-prescribed limitations or exceptions to the general provisions of this section:

1. In-home daycare for no more than six individuals under care at a time, excluding the family members of the resident caregiver, with the allowance to occupy a maximum of 50 percent of the heated floor space within the structure and for outdoor recreational activity.
2. Tutoring of all types for no more than four pupils at one time.
3. Musician's and artist's studio, which may have equipment other than that normally found in a purely domestic residence.
4. Barber and beauty shops. The business shall consist of no more than one beauty/barber chair, and no more than two customers shall be permitted at one time.
5. Cottage food industry with proof of license from the Georgia Department of Agriculture.
6. Animal grooming. No more than two non-resident animals shall be permitted on the premises at one time. No non-resident animals shall be kept overnight.
7. Short-term vacation rental. Either the principal residential structure or an accessory structure can be utilized as a short-term vacation rental; however, only one structure may be utilized as a short-term vacation rental at any given time. In either case, a portion of the structure or the entirety of the structure can be utilized as a short-term vacation rental, notwithstanding the default limitation that home occupations must only utilize 25 percent of the dwelling.

P. *Planning Department approval.* It shall be unlawful for a person to operate a home occupation without first obtaining a home occupation permit. A proposed home occupation shall be reviewed and approved by the Planning Department per the standards of this section at the time of the issuance of a business occupation tax certificate. For those home occupations not specifically allowed or prohibited by this section, the planning director may, per the authority granted by Chapter 9-4 of this title, determine whether the proposed home occupation meets the standards of this section.

Q. *Permission of property owner.* An applicant shall be either the property owner of record of the premises on which the home occupation shall be located or a resident who shall have obtained written permission from such property owner, which shall be submitted with the application.

R. *State or federal compliance.* Home occupations shall comply with the more stringent standards and requirements of all applicable local, state, and federal laws.

S. *Parking.* Adequate off-street parking must be provided for the residents, employees, and business visitors.

(Ord. of 12-5-2000, § 1; Ord. of 10-1-2013, §§ 4—14; Ord. of 9-1-2020(1), § 1)

Sec. 9-11-2. Permitted uses.

The following uses and their accessory uses are permitted as follows in these districts:

Zoning Categories	E-O Employment Office	E-I Employment Industrial	I Industrial
<i>Residential Categories</i>			
Agriculture	L(4)	L(4)	L(4)
Single Family Dwellings	L(3)	N	N
Accessory Dwelling Units	L(7)	N	N
Dwellings Above Businesses	N	N	N
Duplexes	P, L(3)	N	N
Personal care homes	N	N	N
Multifamily Dwellings	L(3)	N	N
Class "A" Manufactured Homes	L(3)	N	N
Class "B" Manufactured Homes	N	N	N
Boarding House or Rooming House	N	N	N
Dormitory	N	N	N
Halfway House	N	N	N
Community Garden	P	P	P
<i>Commercial Categories</i>			
Home Occupation	N	N	N
Sale of products grown on site	N	N	N
Hostels	N	N	N
Hotels	P	P	N
Motels	P	P	N
Bed and Breakfast	P	P	N
<u>Short-term Vacation Rental</u>	<u>P</u>	<u>P</u>	<u>N</u>
Retail Sales And Service	L(1)	L(1)	L(1)
Convenience Store	P	P	S
Theaters (less than 1,000 seats)	N	N	N
Restaurant or Bar	L(1)	L(1)	L(1)
Drive-Through Facility	P	P	P
Professional Services and Office	P	P	P
Quick Vehicle Servicing	P	P	P
Vehicle Repair	P	P	P
Auto and RV Sales	P, L(5)	P, L(5)	P, L(5)
Laundry Facilities	P	P	P
Equestrian Facilities	N	N	N

Commercial Outdoor Recreation	N	P, L(6)	P, L(6)
Indoor Recreation	P	P	N
Major Event Entertainment	S	N	N
Commercial Parking Structures or Lots	P	P	P
Administrative or Research Facilities	P	P	P
Broadcasting or production Studios	P	P	P
Temporary Uses	P	P	P
Temporary Special Event	N	P, L(8)	P, L(8)
<i>Industrial Categories</i>			
Printing/Publishing	L(2)	L(2)	P
Bakeries	L(2)	L(2)	P
Bottling Plants	P	P	P
Manufacture of Non-Odiferous Foods	N	L(2)	P
Food Processing	N	L(2)	P
Light Manufacturing	N	P	P
Heavy Manufacturing	N	N	P
Wholesale Sales	P	P	P
Wholesale Nurseries	P	P	P
Distribution Center	S	P	P
Outdoor Storage	N	P	P
Wholesale Storage & Distribution	N	L(2)	P
Self-Service Storage	P	P	P
Construction Materials Sales	N	P	P
Kennels	S	S	P
Veterinary Clinics	P	P	P
Feed Lots or Slaughterhouses	N	N	S
Junk Yards and Auto Wrecking	N	N	S
Transfer Stations	N	N	P
Sanitary Landfills, Landfills, Commercial Incinerators	N	N	S
Asphalt Plants	N	N	S
Mines, mining, surface mining, quarries, gravel pits, sand pits	N	N	S
<i>Institutional Categories</i>			
Basic Utilities	P	P	P
Community Service	P	P	P

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Parks And Open Areas	P	P	P
Churches	P	P	P
Business/Trade Schools	P	P	P
Day Care, Kindergarten, Elementary, Middle, and High Schools	S	S	S
Colleges	P	P	P
Hospital	P	P	S
Nursing Homes	S	N	N
Medical Centers	P	P	N
Cemeteries	P	P	N
Mortuaries	P	P	N
Fraternities or Sororities	N	N	N
Semi-Public Halls, Clubs or Lodges	N	N	N
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	P	P	P

Legend:

P = Permitted outright.

S = Subject to approval under the special use procedures section.

N = Prohibited use.

L(1) = Uses are limited to no more than 10,000 square feet of gross floor area per lot. Shopping centers are not permitted.

L(2) = When within 200 feet of a residential zone, approval of this use is subject to a special use process.

L(3) = Total residential square footage shall not exceed 20 percent of the total square footage of the development. Site design criteria, pursuant to chapter 9-25 included herein, shall apply to residential uses.

L(4) = Agriculture and the keeping of livestock, except swine, is permitted provided that:

1. No livestock shall be kept on any lot less than one acre in area.
2. No more than two head of livestock over the age of six months may be maintained per acre.
3. Barns, stables, and other buildings and structures to house said livestock shall not be located closer than 50 feet to any property line.
4. The property has not previously been developed with a use permitted by an underlying zoning classification other than AR.

L(5) = Parking areas are permitted between the building and the street, provided that landscaping is included adjacent to the street pursuant to sections 9-11-6(D) and 9-30-9(E)(6).

L(6) = Commercial Outdoor Recreation uses that involve overnight accommodations, such as camping and RV parks, are subject to the special use process.

L(7) = A maximum of one detached residential unit, designed for and occupied by one family only. The structure must be accessory and subordinate to a single-family dwelling and located on a tract of land that is at least

twice the minimum lot size for the district in which it is located, and conforms to the standards outlined in this title. The accessory dwelling structure must: (1) be located entirely in the rear yard of the principal residential structure; (2) have gross square footage that is 50% or less of the habitable square footage of the principal residential structure; and (3) have fewer bedrooms than the principal residential structure.

L(8) = Temporary special events, as defined in section 9-2-1, are subject to, but not limited to, the following conditions:

1. The boundary of the temporary special event, as described on the approved site plan, shall not be located within 300 feet of any RS (Single-Family Residential) zone or RM (Mixed Density Residential) zone.
2. A temporary special event shall have a duration of not more than 72 consecutive hours, including setup and breakdown of the event.
3. No more than two temporary special events may occur for any one property in each calendar year; a temporary special event shall not occur more frequently than once in a three-month period on the subject property.
4. Sufficient improved or unimproved off-street parking, to be approved by the Planning Director, with access to be approved by the Department of Transportation and Public Works, shall be provided.
5. All temporary special events shall apply for and obtain, if required, an Athens-Clarke County Special Events Permit per Chapter 6-5 and shall comply with all applicable local, state, and federal regulations.

(Ord. of 12-5-2000, § 1; Ord. of 5-7-2002, § 2; Ord. of 8-5-2003, § 1; Ord. of 2-3-2004, § 1; Ord. of 8-1-2006, § 9; Ord. of 8-1-2006, § 2; Ord. of 6-3-2008, § 1; Ord. of 2-3-2009, § 4; Ord. of 4-5-2011, § 7; Ord. of 12-4-2012, § 9; Ord. of 2-4-2014, § 7)

Sec. 9-6-2. Permitted uses.

The following uses and their accessory uses are permitted as provided for in the use table below:

Zoning Districts	IN Institutional
<i>Residential Categories</i>	
Agriculture	N
Single Family Dwellings	L(1)
Accessory Dwelling Units	N
Dwellings Above Businesses	N
Duplexes	N
Personal care homes, individual	L(1)
Personal care homes, family	L(1)
Personal care homes, group	P
Personal care homes, congregate	P
Multi-Family Dwellings	L(1)
Class "A" Manufactured Homes	N
Class "B" Manufactured Homes	N
Boarding House, Rooming House	S, L(1)
Dormitory	S, L(1)
Halfway House	S, L(1)
Community Garden	P
<i>Commercial Categories</i>	
Home Occupation	N
Sales of products grown on site	N
Hostels	N
Hotels	L(1)
Motels	L(1)
Bed and Breakfast	L(1)
<u>Short-term Vacation Rental</u>	<u>L(1)</u>
Retail Sales And Service	L(1)
Convenience Store	L(1)
Theaters (less than 1,000 seats)	L(1)
Restaurant or Bar	L(1)
Drive-Through Facility	L(1)
Professional Services and Office	L(1)
Quick Vehicle Servicing	N
Vehicle Repair	L(1)
Auto and RV Sales	N
Laundry Facilities	L(1)
Equestrian Facilities	L(1)
Commercial Outdoor Recreation	N
Indoor Recreation	L(1)
Major Event Entertainment	L(1)
Commercial Parking Structures or Lots	L(1)
Administrative or Research Facilities	L(1)

Broadcasting or production Studios	N
Temporary Uses	P
Temporary Special Event	P, L(2)
<i>Industrial Categories</i>	
Printing/Publishing	N
Bakeries	N
Bottling Plants	N
Manufacture of Non-Odiferous Foods	N
Feedlots or Slaughterhouses	N
Food Processing	N
Light Manufacturing	N
Heavy Manufacturing	N
Wholesale Sales	N
Wholesale Nurseries	N
Distribution Center	N
Outdoor Storage	L(1)
Wholesale Storage And Distribution	N
Self-Service Storage	N
Construction Materials Sales	N
Junk Yards and Auto Wrecking	N
Kennels	S
Veterinary Clinics	L(1)
Landfills, Commercial Incinerators, Transfer Stations	L(1)
Transfer Stations	L(1)
Sanitary Landfills, Commercial Incinerators	L(1)
Asphalt Plants	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N
<i>Institutional Categories</i>	
Basic Utilities	P
Community Service	P
Parks And Open Areas	P
Churches	P
Business/Trade Schools	P
Day Care, Kindergarten, Elementary, Middle, and High School	P
Colleges	P
Nursing Homes	P
Hospital	P
Medical Centers	P
Cemeteries	P
Mortuaries	S
Fraternity or Sorority	S, L(1)
Semi-Public Halls, Clubs or Lodges	S, L(1)
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	P, L(1)

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(1) = Permitted support uses or structures owned or operated by, leased by or to, or otherwise controlled by, the institutional user, which directly provide service to the institution and its patrons, and when such support use or structure is physically integrated into the physical plan of this institution. This provision shall include, but not be limited to leasing of office space by a hospital or health care facility to independent physicians or other health care providers. Residential uses must be owned or operated by the institutional user with a primary use other than residential. Refer to section 9-15-19 for regulations governing personal care homes. Refer to section 9-15-21 for more information concerning halfway houses.

L(2) = Temporary special events, as defined in section 9-2-1, are subject to, but not limited to, the following conditions:

1. The boundary of the temporary special event, as described on the approved site plan, shall not be located within 300 feet of any RS (Single-Family Residential) zone or RM (Mixed Density Residential) zone.
2. A temporary special event shall have a duration of not more than 72 consecutive hours, including setup and breakdown of the event.
3. No more than two temporary special events may occur for any one property in each calendar year; a temporary special event shall not occur more frequently than once in a three-month period on the subject property.
4. Sufficient improved or unimproved off-street parking, to be approved by the Planning Director, with access to be approved by the Department of Transportation and Public Works, shall be provided.
5. All temporary special events shall apply for and obtain, if required, an Athens-Clarke County Special Events Permit per Chapter 6-5 and shall comply with all applicable local, state, and federal regulations.

(Ord. of 6-5-2001, § 5; Ord. of 8-1-2006, § 3; Ord. of 8-1-2006, § 3; Ord. of 4-3-2007, § 2; Ord. of 4-5-2011, § 3; Ord. of 12-4-2012, §§ 4, 5; Ord. of 2-5-2013, § 3; Ord. of 2-4-2014, § 3)

Sec. 9-10-2. Permitted uses.

The following uses and their accessory uses are permitted as shown in the use table below:

Commercial Zoning Districts	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural
<i>Residential Categories</i>					
Agriculture	N	N	N	N	P
Single-Family Dwellings	S, L(11)	S, L(11)	S, L(11)	S, L(11)	S, L(11)
Accessory Dwelling Units	S	S	N	S	S
Dwellings Above or Below Businesses	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Duplexes	N	N	N	N	N
Personal care homes, individual	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, family	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, group	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Personal care homes, congregate	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Multifamily Dwellings	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Class "A" Manufactured Homes	N	N	N	N	P, L(10)
Class "B" Manufactured Homes	N	N	N	N	N
Boarding House, Rooming House	S	S	S, L(13)	S	S
Dormitory	S	S	S, L(13)	S	S
Halfway House	S, L(15)	S, L(15)	S, L(15)	S, L(15)	S, L(15)
Community Garden	P	P	P	P	P
<i>Commercial Categories</i>					
Home Occupation	P	P	P	P	P
Sales of products grown on site	N	N	N	N	P
Hostels	P	P	P	P	P
Hotels	P	P	N	L(4)	N
Motels	P	N	N	N	N

Bed and Breakfast	P	P	P	P	P
<u>Short-term Vacation Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Retail Sales and Service	P	P	L(2)	L(3)	L(4)
Convenience Store	P, L(8)	S	S	P, L(8)	P, L(8)
Theaters (less than 1,000 seats)	P	P	N	N	N
Restaurant or Bar	P	P, L(16)	N	P	P
<i>Commercial Categories</i>					
Drive-Through Facility	P, L(7)	N	N	S, L(7)	N
Professional Services and Office	P	P	L(4)	L(3)	L(4)
Quick Vehicle Servicing	P	N	N	N	N
Vehicle Repair	P	P	N	P, L(2)	P
Auto and RV Sales	P, L(8)	N	N	N	N
Laundry Facilities	P, L(8)	P	S	P, L(8)	P
Equestrian Facilities	N	N	N	N	P
Commercial Outdoor Recreation	S	N	N	N	P
Indoor Recreation	P	P	N	N	N
Major Event Entertainment	S	S	N	N	S
Commercial Parking Structures or Lots	S	S, L(5)	N	N	N
Administrative or Research Facilities	P	P	P	L(4)	L(4)
Broadcasting or production Studios	P	P	N	P	P
Temporary Uses	P	P	P	P	P
Temporary Special Event	P, L(14)	P, L(14)	N	N	P, L(14)
<i>Industrial Categories</i>					
Printing/Publishing	P	P	N	N	N
Bakeries	P	P	N	L(2)	L(2)
Bottling Plants	P	P	N	L(2)	L(2)
Manufacture of Non-Odiferous Foods	N	N	N	N	N
Feed Lots and Slaughterhouses	N	N	N	N	N

Food Processing	L(6)	N	N	N	N
Light Manufacturing	L(6)	L(6)	N	N	L(6)
Heavy Manufacturing	N	N	N	N	N
Wholesale Sales	P	P	N	N	P
Wholesale Nurseries	N	N	N	N	P
Distribution Center	P	N	N	N	P
Outdoor Storage	N	N	N	N	N
Wholesale Storage And Distribution	N	N	N	N	N
Self-Service Storage	P	N	N	N	N
Construction Materials Sales	P	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N	N
Kennels	P	N	N	N	P
Veterinary Clinics	P	N	S	S	P
Transfer Stations	N	N	N	N	N
Sanitary Landfills, Landfills, Commercial Incinerators	N	N	N	N	N
Asphalt Plants	N	N	N	N	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N	N	N	N	N
<i>Institutional Categories</i>					
Basic Utilities	P, L(9)	P	P	P	P
Community Service	P, L(9)	P	P	P	P
Parks And Open Areas	P, L(9)	P	P	P	P
Churches	P, L(9)	P	P	P	P
Business/Trade Schools	P, L(9)	P	L(4)	L(4)	P
Day Care, Kindergarten, Elementary, Middle, and High School	P, L(9)	P	P	P	P
Colleges	P, L(9)	P	L(4)	L(3)	P
Nursing Homes	P, L(9)	P	P	P	P

Hospital	P, L(9)	P	P	P	P
Medical Centers	P, L(9)	P	P	P	P
Cemeteries	P, L(9)	P	P	P	P
Mortuaries	P, L(9)	P	P	P	P
Fraternity or Sorority	S	S	S, L(13)	S	S
Semi-Public Halls, Clubs, or Lodges	S, L(9)	S	S, L(13)	S	S
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	P	P	N	N	N

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(1) = Permitted only on second story and above or in the basement level of the structure. At least 50 percent of the ground floor shall be leasable commercial space not used for parking, none of the ground floor shall be used for self-service storage, and the commercial space shall be accessed only through a publicly accessible building entrance. Access to residential dwellings shall not be through the designated area comprising the minimum 50% commercial space. Multifamily residential uses arranged in any other manner on a commercially-zoned property are permitted only as a special use permit. For C-D zone properties in the North Downtown Design Area, ground floor dwellings are permitted subject to the associated design standards and limitations found in section 9-10-6(D)(7) and are not subject to the commercial standards noted above in L(1).

L(2) = Uses are limited to no more than 2,500 square feet of gross floor area per lot.

In addition, Retail Sales and Service uses in the Milledge Avenue Corridor Special District Overlay shall be permitted only on lots with Milledge Avenue street frontage equal to or greater than the minimum lot width and only in buildings with primary orientation toward Milledge Avenue.

L(3) = Uses are limited to no more than 10,000 square feet of gross floor area per lot, except grocery stores and colleges, which may have 36,000 square feet of gross floor area per lot; provided, however, multifamily dwellings and dwellings above businesses are permitted under L(1) above. Any development exceeding these parameters shall be subject to approval under the special use procedures section.

L(4) = Uses are limited to no more than 10,000 square feet of gross floor area per lot.

L(5) = Parking in more than 50 percent of the ground floor in a parking structure is not permitted.

L(6) = Light manufacturing of products sold on site permitted, area of manufacture not to exceed 1,500 square feet.

L(7) = Drive-through facilities are not permitted in these zones when located on Level One corridors, based on the Athens-Clarke County Corridor Designations Chart, as provided in section 9-25-8 J.

L(8) = Parking areas are permitted between the building and the street, provided that landscaping is included adjacent to the street pursuant to subsection 9-30-9 E.6. of this title.

L(9) = No more than 25 percent of required parking spaces are permitted between the building and the street.

L(10) = Class "A" Manufactured Homes on individual lots are permitted, subject to the following criteria:

1. The portion of the lot upon which the manufactured home is to be located shall not exceed a slope of ten percent following excavation or fill.
2. The manufactured home shall be multi-sectional, no less than 24 feet in width, and have a minimum enclosed floor area of 1,000 square feet.
3. The manufactured home shall have a roof pitch of a minimum of three feet in height for each 12 feet in width.
4. The manufactured home shall have no metal siding and shall have wood, wood-product, or vinyl siding and composition or metal roofing.
5. The manufactured home shall be placed on an excavated and back-filled foundation, and the foundation shall be fully enclosed.
6. The foundation area of the manufactured home shall be fully skirted in masonry.

L(11) = Shall follow the general regulations found in table 9-7-3 under the RS-5 zoning regulations, RS-5 tree canopy standards found in 8-7-15, RS-5 standards found in 9-26-3, and reviewed under 9-25-8.B standards. Lots of record existing prior to February 6, 2007 and subdivision plats submitted for approval prior to February 6, 2007 shall be exempt from the special use requirement.

L(12) = Refer to section 9-15-19 for regulations governing personal care homes.

L(13) = Special use approval in the Milledge Avenue Corridor Special District Overlay is not required for expansion of less than 40% of the heated floor space existing on April 6, 2010 for existing legal nonconforming uses on existing lots of record. Multiple expansions over time shall be added together to determine the percentage of expansion. The exception for expansion of less than 40% does not apply to currently existing special uses with binding site plans. In addition to the approval criteria for special uses provided in section 9-20-5, in evaluating the effect of a 40% or more expansion of an existing use or establishment of a new use in the Milledge Avenue Corridor Special District Overlay, the proximity to similar uses shall be a relevant factor to be considered in review of the proposed use.

L(14) = Temporary special events, as defined in section 9-2-1, are subject to, but not limited to, the following conditions:

1. The boundary of the temporary special event, as described on the approved site plan, shall not be located within 300 feet of any RS (Single-Family Residential) zone or RM (Mixed Density Residential) zone.
2. A temporary special event shall have a duration of not more than 72 consecutive hours, including setup and breakdown of the event.
3. No more than two temporary special events may occur for any one property in each calendar year; a temporary special event shall not occur more frequently than once in a three-month period on the subject property.
4. Sufficient improved or unimproved off-street parking, to be approved by the Planning Director, with access to be approved by the Department of Transportation and Public Works, shall be provided.

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5. All temporary special events shall apply for and obtain, if required, an Athens-Clarke County Special Events Permit per Chapter 6-5 and shall comply with all applicable local, state, and federal regulations.

L(15) = Refer to section 9-15-21 for more information concerning halfway houses.

L(16) = A bar, as defined in Section 9-2-1, is a permitted use if the maximum occupancy, as determined by the fire marshal, is 100 or fewer persons. A proposed bar occupancy exceeding this maximum occupancy shall be subject to approval under the Special Use procedures section.

(Ord. of 12-5-2000, § 1; Ord. of 5-7-02, § 1; Ord. of 4-1-2003, § 1; Ord. of 12-2-2003, § 3; Ord. of 8-2-2005, § 1; Ord. of 8-1-2006, § 8; Ord. of 8-1-2006, § 5; Ord. of 12-06-2006, § 1; Ord. of 2-6-2007, § 1; Ord. of 4-3-2007, § 5; Ord. of 6-5-2007, § 1; Ord. of 6-3-2008, § 1 Ord. of 4-6-2010, §§ 2, 3; Ord. of 4-5-2011, § 6; Ord. of 7-5-2011, § 1; Ord. of 10-2-2012, § 2; Ord. of 12-4-2012, § 8; Ord. of 2-5-2013, § 6; Ord. of 2-4-2014, § 6; Ord. of 2-3-2015, § 1 ; Ord. of 7-3-2018(3), § 3 ; Ord. of 12-4-2018(6), § 1 ; Ord. of 10-6-2020(1), § 1 ; Ord. of 2-2-2021(1), § 2)

Sec. 9-7-2. Permitted uses.

The following uses and their accessory uses are permitted as contained in the use table below:

Zoning Districts	RS-40	RS-25	RS-15	RS-8	RS-5
<i>Residential Categories</i>					
Agriculture	P, L(1)	P, L(1)	N	N	N
Single-Family Dwellings	P	P	P	P	P
Accessory Dwelling Units	N	N	N	N	N
Dwellings Above Businesses	N	N	N	N	N
Duplexes	N	N	N	N	N
Personal care homes, individual	S, L(6)	S, L(6)	S, L(6)	S, L(6)	S, L(6)
Personal care homes, family	N	N	N	N	N
Personal care homes, group	N	N	N	N	N
Personal care homes, congregate	N	N	N	N	N
Multifamily Dwellings	N	N	N	L(2)	L(3)
Class "A" Manufactured Homes	L(4)	L(4)	L(4)	L(4)	L(4)
Class "B" Manufactured Homes	N	N	N	N	N
Boarding House or Rooming House	N	N	N	N	N
Dormitory	N	N	N	N	N
Halfway House	N	N	N	N	N
Community Garden	P	P	P	P	P
<i>Commercial Categories</i>					
Home Occupation	P	P	P	P	P
Sales of products grown on site	N	N	N	N	N
Hostels	N	N	N	N	N
Hotels	N	N	N	N	N
Motels	N	N	N	N	N
Bed and Breakfast	N	N	N	N	N
<u>Short-term Vacation Rental</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Retail Sales And Service	N	N	N	N	N
Convenience Store	N	N	N	N	N
Theaters (less than 1,000 seats)	N	N	N	N	N
Restaurant or Bar	N	N	N	N	N
Drive-Through Facility	N	N	N	N	N
Professional Services and Office	N	N	N	N	N
Quick Vehicle Servicing	N	N	N	N	N
Vehicle Repair	N	N	N	N	N
Auto and RV Sales	N	N	N	N	N
Laundry Facilities	N	N	N	N	N
Equestrian Facilities	N	N	N	N	N
Commercial Outdoor Recreation	S	S	S	S	S
Indoor Recreation	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N
Commercial Parking Structures or Lots	N	N	N	N	N
Administrative or Research Facilities	N	N	N	N	N
Broadcasting or production Studios	N	N	N	N	N

Temporary Uses	S	S	S	S	S
Temporary Special Event	N	N	N	N	N
<i>Industrial Categories</i>					
Printing/Publishing	N	N	N	N	N
Bakeries	N	N	N	N	N
Bottling Plants	N	N	N	N	N
Manufacture of Non-Odiferous Foods	N	N	N	N	N
Feed Lots or Slaughterhouses	N	N	N	N	N
Food Processing	N	N	N	N	N
Light Manufacturing	N	N	N	N	N
Heavy Manufacturing	N	N	N	N	N
Wholesale Sales	N	N	N	N	N
Wholesale Nurseries	N	N	N	N	N
Distribution Center	N	N	N	N	N
Outdoor Storage	N	N	N	N	N
Wholesale Storage And Distribution	N	N	N	N	N
Self-Service Storage	N	N	N	N	N
Construction Materials Sales	N	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N	N
Kennels	N	N	N	N	N
Veterinary Clinics	N	N	N	N	N
Transfer Stations	N	N	N	N	N
Sanitary Landfills, Landfills, Commercial Incinerators	N	N	N	N	N
Asphalt Plants	N	N	N	N	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N	N	N	N	N
<i>Institutional Categories</i>					
Basic Utilities	P	P	P	P	P
Community Service	N	N	N	N	N
Parks And Open Areas	P	P	P	P	P
Churches	S	S	S	S	S
Business/Trade Schools	N	N	N	N	N
Day Care, Kindergarten, Elementary, Middle, and High School	S	S	S	S	S
Colleges	N	N	N	N	N
Hospital	N	N	N	N	N
Nursing Homes	N	N	N	N	N
Medical Centers	N	N	N	N	N
Cemeteries	P	P	P	P	P
Mortuaries	N	N	N	N	N
Fraternities or Sororities	N	N	N	N	N
Semi-Public Halls, Clubs or Lodges	N	N	N	N	N
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	N	N	N	N	N

Legend:

P = Permitted outright.

S = Subject to approval under the special use procedures section.

N = Prohibited use.

L(1) = The keeping of livestock, except swine, provided that:

1. No livestock shall be kept on any lot less than one acre in area.
2. No more than two head of livestock over the age of six months may be maintained per acre.
3. Barns, stables, and other buildings and structures to house said livestock shall not be located closer than 50 feet to any property line.

L(2) = Up to two units may be attached by a common wall if part of a subdivision of two acres or more, if they are developed as attached single-family units, as defined in chapter 9-2, the lots which contain the attached structures are not within 100 feet of the perimeter lots lines of a subdivision, the individual common wall units are on separate lots designed to be sold individually.

L(3) = Up to four units may be attached by a common wall if part of a subdivision of two acres or more, if they are developed as attached single-family units, as defined in chapter 9-2, the lots which contain the attached structures are not within 100 feet of the perimeter lots lines of a subdivision, the individual common wall units are on separate lots designed to be sold individually.

L(4) = Class "A" Manufactured Homes are limited to individual lots that are part of an approved or platted subdivision of ten or more lots that have a common subdivision scheme on file in the Athens-Clarke County Planning Department where 60 percent or more of the existing dwellings are either Class "A" or Class "B" Manufactured Homes. Placement of Class "A" Manufactured Homes within approved areas are subject to the following criteria:

1. The portion of the lot upon which the manufactured home is to be located shall not exceed a slope of ten percent following excavation or fill.
2. The manufactured home shall be multi-sectional, no less than 24 feet in width, and have a minimum enclosed floor area of 1,000 square feet.
3. The manufactured home shall have a roof pitch of a minimum of three feet in height for each 12 feet in width.
4. The manufactured home shall have no metal siding and shall have wood, wood-product, or vinyl siding and composition or metal roofing.
5. The manufactured home shall be placed on an excavated and back-filled foundation, and the foundation shall be fully enclosed.
6. The foundation area of the manufactured home shall be fully skirted in masonry.

L(5) = Reserved.

L(6) = Refer to section 9-15-19 for regulations governing personal care homes.

(Ord. of 12-5-2000, § 1; Ord. of 12-2-2003, § 2; Ord. of 8-1-2006, § 4; Ord. of 8-1-2006, § 2; Ord. of 4-3-2007, § 3; Ord. of 4-5-2011, § 4; Ord. of 12-4-2012, § 6; Ord. of 2-5-2013, § 4; Ord. of 2-4-2014, § 4)

DIVISION 11. SHORT-TERM VACATION RENTALS

Sec. 119-690. Intent; purpose.

It is the purpose of this chapter to protect the public health, safety and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term vacation units; and to implement rationally based, reasonably tailored regulations to protect the integrity of the city's neighborhoods.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-691. Definitions; general provisions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Code compliance verification form is a document executed by a short-term vacation owner certifying that the short-term vacation unit complies with applicable zoning, building, health and life safety code provisions. No person shall allow occupancy or possession of any short-term vacation rental unit if the premises is in violation of any applicable zoning, building, health or life safety code provisions.

Short-term vacation rental means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all dwelling units as defined in section 119-2 of this Code, but shall exclude group living or other lodging uses.

Short-term vacation rental agent means a natural person designated by the owner of a short-term vacation rental on the short-term vacation rental certificate application. Such person shall be available for and responsive to contact at all times and someone who is customarily present at a location within the city for purposes of transacting business.

Short-term vacation rental occupants means guests, tourists, lessees, vacationers or any other person who, in exchange for compensation, occupy a dwelling unit for lodging for a period of time not to exceed 30 consecutive days.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-692. Short-term vacation rental certificate.

- (a) No person shall rent, lease or otherwise exchange for compensation all or any portion of a dwelling unit as short-term vacation rental, as defined in section 119-691, without first obtaining an occupation tax certificate from the city clerk and complying with the regulations contained in this division. No certificate issued under this division may be transferred or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued.

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- (b) An inspection is required by the city housing official prior to any certificates being issued and an annual inspection will be required at time of renewal.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-693. Application for short-term vacation rental certificate.

- (a) Applicants for a short-term vacation rental certificate shall submit, on an annual basis, an application for a short-term vacation rental certificate to the city manager. The application shall be furnished under oath on a form specified by the city manager, accompanied by a non-refundable application fee in the amount of \$45.00. Such application should include:

- (1) The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a certificate is sought. If such owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information;
- (2) The address of the unit to be used as a short-term vacation rental;
- (3) The name, address, telephone number and email address of the short-term vacation rental agent, which shall constitute his or her 24-hour contact information;
- (4) The owner's sworn acknowledgement that he or she has received a copy of this Division, has reviewed it and understands its requirements;
- (5) The number and location of parking spaces allotted to the premises;
- (6) The owner's agreement to use his or her best efforts to assure that use of the premises by short-term vacation rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties; and
- (7) Any other information that this division requires the owner to provide to the city as part of an application for a short-term vacation rental certificate. The city manager or his or her designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this division.

- (b) Attached to and concurrent with submission of the application described in this section, the owner shall provide:

- (1) The owner's sworn code compliance verification form;
- (2) A written exemplar agreement, which shall consist of the form of document to be executed between the owner and occupant(s) and which shall contain the following provisions:
 - a. The occupant(s)' agreement to abide by all of the requirements of this division, any other City of Porterdales ordinances, state and federal law and acknowledgement that his or her rights under the agreement may not be transferred or assigned to anyone else;
 - b. The occupant(s)' acknowledgement that it shall be unlawful to allow or make any noise or sound that exceeds the limits set forth in the city's noise ordinance; and
 - c. The occupant(s)' acknowledgement and agreement that violation of the agreement or this division may result in immediate termination of the agreement and eviction from the short-term vacation rental unit by the owner or agent, as well as the potential liability for payments of fines levied by the city.
- (3) Proof of the owner's current ownership of the short-term vacation rental unit;
- (4) Proof of insurance; and

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- (5) A written certification from the short-term vacation rental agent that he or she agrees to perform the duties specified in subsection 119-694(b).
 - (c) The certificate holder shall publish a short-term vacation rental certificate number in every print, digital, or internet advertisement and any property listing in which the short-term vacation rental is advertised.
- (Ord. of 9-6-2016(2), § 2)

Sec. 119-694. Short-term vacation rental agent.

- (a) The owner of a short-term vacation rental shall designate a short-term vacation rental agent on its application for a short-term vacation rental certificate. A property owner may serve as the short-term vacation rental agent. Alternatively, the owner may designate a natural person as his or her agent who is over age 18.
- (b) The duties of the short-term vacation rental agent are to:
 - (1) Be reasonably available to handle any problems arising from use of the short-term vacation rental unit;
 - (2) Appear on the premises of any short-term vacation rental unit within two hours following notification from the city of issues related to the use or occupancy of the premises. This includes, but is not limited to, notification that occupants of the short-term vacation rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of the City Code or other applicable law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol or use of illegal drugs. Failure of the agent to timely appear to two or more complaints regarding violations may be grounds for penalties as set forth in this division. This is not intended to impose a duty to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation;
 - (3) Receive and accept service of any notice of violation related to the use or occupancy of the premises; and
 - (4) Monitor the short-term vacation rental unit for compliance with this division.
- (c) An owner may change his or her designation of a short-term vacation rental agent temporarily or permanently; however there shall only be one such agent for a property at any given time. To change the designated agent, the owner shall notify the city manager in writing of the new agent's identity, together with all information regarding such person as required by the applicable provisions of section 119-693.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-695. Grant or denial of application.

Review of an application shall be conducted in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this division, or otherwise fails to demonstrate the ability to comply with local, state or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-696. Short-term vacation rental units.

- (a) A legible copy of the short-term vacation rental unit certificate shall be posted within the unit.

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- (b) Short-term vacation rental units must be properly maintained and regularly inspected by the owner to ensure continued compliance with applicable zoning, building, health and life safety code provisions.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-697. Short-term vacation regulation procedure.

- (a) To ensure the continued application of the intent and purpose of this division, the city manager shall notify the owner of a short-term vacation rental unit of all instances in which nuisance behavior of the rental guest or the conduct of his or her short-term vacation rental unit agent results in a citation for a code violation or other legal infraction.
- (b) The city clerk shall maintain in each short-term vacation rental location file a record of all code violation charges, founded accusations and convictions occurring at or relating to a short-term vacation rental unit. When a property owner has accumulated three code violations for a particular property within a period of 12 consecutive months, the city shall revoke any pending certificates and reject all applications for the subject premises for a period of 12 consecutive months.
- (c) If a short-term vacation rental unit owner has been cited and found to be in violation of any zoning, building, health or life safety code provision, the owner must demonstrate compliance with the applicable code prior to being eligible to receive a short-term vacation rental certificate.
- (d) Citations for code violations and any other violation of the City Code may be heard by the Porterdale Municipal Court.
- (e) Violations of this division are subject to the following fines, which may not be waived or reduced and which may be combined with any other legal remedy available to the city:
 - (1) First violation: \$500.00.
 - (2) Second violation within the preceding 12 months: \$750.00.
 - (3) Third violation within 12 months of the second violation: \$1,000.00.
- (f) A person aggrieved by the city's decision to revoke, suspend or deny a short-term vacation rental certificate may appeal the decision to the city manager. The appeal must be filed with the city manager's office in writing, within 30 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal. Timely filing of an appeal shall stay the revocation, suspension or denial pending a decision by the city manager.
- (g) The city manager or appointed designee shall consider the appeal within 30 days after receipt by the city manager of a request unless otherwise agreed in writing by the city and aggrieved party. All interested parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The city manager shall render a determination, which will constitute a final ruling on the application.
- (h) Nothing in this division shall limit the city from enforcement of its Code, state or federal law by any other legal remedy available to the city. Nothing in this division shall be construed to limit or supplant the power of any city inspector, or other duly empowered officer under the city's ordinances, rules and regulations and the authority granted under state law, as amended, to take necessary action, consistent with the law, to protect the public from property which constitutes a public nuisance or to abate a nuisance by any other lawful means of proceedings.

(Ord. of 9-6-2016(2), § 2)

Sec. 119-698. Taxes.

Short-term vacation rental unit owners are subject to state sales tax, city taxes, including but not limited to the hotel/motel tax, and are liable for payment thereof as established by state law and the City Code. The city shall be entitled to enforce payment of all applicable taxes in the manners provided by law, including injunctive relief.

(Ord. of 9-6-2016(2), § 2)