Staff Report City of Senoia Dina Rimi

 Department of Community Development drimi@Senoia.com

|  |  |  |  |
| --- | --- | --- | --- |
| **Item**  | Text Amendment | **Location** | Zoning Ordinance |
| Planning Commission Date | March 16, 2021 | Mayor and Council Date | April 19, 2021 |
|  Applicant | Staff | Purpose | R-20 zoning  |

### Summary

|  |
| --- |
| During a revision of the zoning ordinance, the R-20 zoning category was eliminated from the ordinance. The Martinwood subdivision was created using the standards for the R -20 zoning category. With this category being eliminated, it left this subdivision without development standards. This item was heard at a public hearing with the Planning Commission on March 16, 2021 and a motion was made to recommend approval to the Mayor and Council.  |

### Zoning

|  |  |  |  |
| --- | --- | --- | --- |
| Staff Comments |  |  |  |

Secs. 74-87 Single Family Residential R-20 A single –family residential district which allows no more than one (1) principal dwelling units per one-half acres. The purpose of this district is to accommodate medium density development only where water and sewer are provided. This zoning category cannot be utilized in the Historic Overlay.

|  |
| --- |
| **Table 6.1 Zoning District Area, Yard and Height Requirements**  |
| **MinimumLot Area**  | **MinimumLotWidth atSetbackline**  | **Front Yard Width(feet)**  | **Side Yard(feet)**  | **Rear Yard(feet)**  | **Max.BuildingHeight(feet)**  |
|  |  | **ArterialandCollector**  | **LocalStreet**  | **ArterialandCollector**  | **LocalStreet**  | **ArterialandCollector**  | **LocalStreet**  |  |
| **R-20** | **100** | **50** | **25** | **15** | **15** | **20** | **20** | **40** |

