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** | | | | | | | | |
| **Minimum Lot Area** | **Minimum Lot Width at Setback line** | **Front Yard Width (feet)** | | **Side Yard (feet)** | | **Rear Yard (feet)** | | **Max. Building Height (feet)** |
|  |  | **Arterial and Collector** | **Local Street** | **Arterial and Collector** | **Local Street** | **Arterial and Collector** | **Local Street** |  |
| **R-20** | **100** | **50** | **25** | **15** | **15** | **20** | **20** | **40** |

