No. 21-06

**ORDINANCE**

**AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AMENDING THE CODE OF ORDINANCES AT CHAPTER 74, ZONING, ARTICLE V-ZONING DISTRICTS, SECTION 74-71 ESTABLISMENT OF DISTRICTS BY REINSTATING R20 ZONING TO THE REFERENCE TABLE; BY FURTHER AMENDING CHAPTER 74, ZONING, ARTICLE V-ZONING DISTRICTS, BY REINSTATING SECTION 74-87, SINGLE FAMILY RESIDENTIAL – R20 ; AND LASTLY AMENDING CHAPTER 74, ZONING, ARTICLE VI-ZONING DISTRICT STANDARDS AND PERMITTED USES, SECTION 74-96, ENTITLED DISTRICT, LOT AREA, YARD AND HEIGHT STANDARDS TO REINSTATE R20 REQUIREMENTS TO TABLE 6.1; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO RESTATE AND REAFFIRM THE CODE OF SENOIA, GEORGIA, AS MODIFIED HEREBY; TO REPEAL ALL CODE PROVISIONS ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:**

1. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, ARTICLE V, ZONING DISTRICTS, Section 74-71 Establishment of Districts, by reinstating R20 Zoning category to the table as follows:

|  |  |
| --- | --- |
| R20 | Single Family Residential |

1. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, Article V, ZONING DISTRICTS, by adding and reinstating the following:

*Sec. 74-87. Single Family Residential – R20.* The R20 district which allows no more than one (1) principal dwelling unit per one-half acre. 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.

1. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, Article VI-ZONING DISTRICT STANDARDS AND PERMITTED USES, Section 74-96, DISTRICT, LOT AREA, YARD AND HEIGHT STANDARDS to reinstate R20 requirements to table 6.1 as follows:

*Sec. 74-96-District, lot area, yard and height standards.*

The requirements regarding lot size, building size, and building placement on the lot for each zoning district shall be met as indicated in supplemental regulations and Table 6.1: zoning district area yard and height requirements.

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Table 6.1 Zoning District Area, Yard and Height Requirements** | | | | | | | | | |
| **Zoning District** | **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** |  |
| R20 | ½ acre | 100 | 50 | 25 | 15 | 15 | 20 | 20 | 40 |

1. All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.
2. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.
3. Except as modified herein, The Code of Senoia, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter, the city attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the City of Senoia City Council. The city clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.
4. This ordinance shall become effective immediately upon adoption on second and final reading.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2021.

By\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

William W. Pearman, III Mayor

Attest:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

D. Lynn Carter, MMC, City Clerk

SEAL

First Reading: April 19, 2021

Second Reading: \_\_\_\_\_\_\_\_\_\_\_\_\_\_