

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

SUMMARY

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Russell Martin, AICP, Senior Planner
Caitlin Walsh, Planner I

Date: August 9, 2018

CC: Planning and Zoning Board
Tammi Saddler- Jones – City Administrator

RE: Zoning Code Amendment – Table Revisions

Community Development has reviewed the City's Zoning Ordinance with respect to residential and nonresidential districts and has made several code amendments. The proposed amendments include:

- Article VI- Establishment of Districts
 - o Section 601- district designation
 - Adjusting the number of zoning districts to reflect the changes below: "For the purpose of this article, the City of Smyrna, Georgia, is divided into **23** districts, designated as follows:"
 - Adding "**R-10; Single-family residential, 10,000 square feet, 4 dwelling units per acre.**" to the table.
 - Adding "**R-8; Single-family residential, 8,000 square feet, 5 dwelling units per acre.**" to the table.
 - Changing RAD to RDA: "**RDA**; Residential **detached** and/or **attached**, 6 dwelling units per acre.
 - Adding "**MU; Mixed use**" to the table.
- Article VII- Use Provisions
 - o Section 700- Scope
 - Adjusting the number of zoning districts to reflect the changes above: "This article identifies those uses of buildings, structures and land which are permitted within each of the **23** zoning districts."
- Article VIII- Area, Yard and Height Requirements
 - o Section 801- Residential districts
 - Changing RAD to RDA: "Single-family detached dwelling in an RM district shall meet the minimum floor area requirements specified for the **RDA detached** district."
 - Taking out some verbiage: "Single-family detached dwellings in **an RAD and** RM districts shall meet the minimum side and rear yard requirements specified for the R-15 district."

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- Adding the area, yard and height requirements to the following table for R-8 and R-10, as well as breaking up the RDA-attached and RDA detached:

Districts	Minimum Lot Area (square feet)			Minimum ¹ Floor Area (square feet)	Maximum Lot Coverage by Buildings and Other Structures Including Paving (percent)	Minimum Lot Width at Setback Line (feet)	Minimum Front Yard Setback from Street Right-of-Way (feet)			Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height of Structures (feet)
	Single-Family Dwelling	Two-Family Dwelling (per unit)	Multi-Family Dwelling (per unit)				Major Thoroughfare	Minor Thoroughfare	Other			
R-10	10,000	∴	∴	1,500	45	50	50	40	35	10	30	35
R-8	8,000	∴	∴	1,500	45	50	50	40	35	10	30	35
RDA-single-family detached	15,000	-	-	1,800	45	100	75	40	40	10	40	35
RDA-single-family attached	7,260 (6 units per acre)	∴	∴	1,800	45	100	75	40	40	35	40	35
TD	80,000 (6 units per row, maximum)	-	-	1,200 (per unit)	30	20 (30 for an end unit)	75	50	Outside Development:			
									50	35	40	35 (2 ½ stories)
									Inside Development:			
									25	30	10 ⁴	
									(with 0 for attached units)			

- Section 802- Nonresidential districts
 - Fixing a typo in the following table:

Districts	Minimum Lot Area (square feet)	Maximum Lot Coverage by Buildings and Other Structures Including Paving (percent)	Minimum Lot Width at Setback Line (feet)	Minimum Yard Requirement ¹			Minimum Front Yard Setback from Street Right-of-Way (feet)			Maximum Height of Structures ⁵ (feet)
				Major Thoroughfares	Minor Thoroughfares	Other	Minimum ² Side Yard (feet)	Minimum Rear Yard ³ (feet)		
NS	20,000	0-100	100	50	40	40	15	30	55 or 5 stories	
GC	20,000	0-100	100	50	40	40	10	30	(Additional height must be approved by the mayor and city council)	
PS	20,000	0-100	100	50	40	40	10 ⁴	30		