

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

SUMMARY

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Caitlin Walsh, Planner I

Date: July 19, 2018

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

RE: Zoning Code Amendment – Section 704- RAD, single-family residential attached and/or detached district.

Community Development has reviewed the City's Zoning Ordinance with respect to Section 704-RAD and has made several code amendments. The proposed amendments include:

- Article VII- Use Provisions
 - o Section 704- RDA- single-family residential attached and/or detached district
 - Renaming RAD to RDA in several locations:
 - “**RDA**, single-family residential attached and/or detached district.”
 - “The intent of this section, in establishing the **RDA** district, is to promote the development of single-family, owner-occupied attached and/or detached dwelling units at a low-medium density.”
 - “Within any **RDA** residential district, the following uses shall be permitted:”
 - o Section 705- RMC-8, multifamily residential district
 - Renaming RAD to RDA in 705.1: “All uses permitted in the **RDA** residential district.”
 - Making projects plural in 705.4: “Residential group projects in accordance with the provisions of article X, section 1013.”
 - o Section 707.1- RD, residential duplex district; residential triplexes or quadriplexes.
 - Fixing a spelling error: “RD, residential duplex district; residential triplexes or **quadraplexes**.”
 - Renaming RAD to RDA in 707.1.1: “All uses permitted in the **RDA** residential district;”
 - o Section 707.2- TD, multifamily residential district.
 - Renaming RAD to RDA in 707.2.1: “All uses permitted in the **RDA** residential district;”
 - o Section 718- Conservation subdivision and open space development.
 - Renaming RAD to RDA in 718.2: “Applicability of regulations. This conservation subdivision option is available in the following zoning districts: R-12, **RDA**, RMC-8, RM-10, RM-12, RD, and TD.”

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- Article IX- Off-Street Parking and Loading Requirements
 - o Section 905- Parking in single-family residential districts.
 - Renaming RAD to RDA: “Within all single-family residential zoning districts (R-30, R-20, R-15 and **RDA**), the parking or storage of motor vehicles shall be prohibited within the required front yard except upon a hard-surface driveway which serves a dwelling structure located on the property.”
- Article X- Planned Development
 - o Section 1001- Types of planned development and where permitted.
 - Renaming RAD to RDA in 1001.5: “*Residential group projects*: Permitted in **RDA**, RM-8, RM-10 and RM-12 districts.”