

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: September 25, 2018

CC: Tammi Saddler- Jones – City Administrator

RE: Zoning Code Amendment – Table Revisions

BACKGROUND

Community Development has reviewed the Zoning Code and has recommended several amendments to various tables in conjunction with the RAD renaming and the R-10 and R-8 amendments.

Additionally, when the ordinance was updated previously in 2006 for the Mixed Use district, the use provisions was updated but the establishment of districts was neglected.

There was also a minor typing error in Section 802 that needed to be fixed.

STAFF COMMENTS

The Zoning Ordinance amendment was heard by the Planning and Zoning Board on August 13, 2018. It was recommended for approval by a vote of 6-0.

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

- 1) The addition of the R-8 zoning district in the Section 601 - Establishment of Districts table;
- 2) The addition of the R-10 zoning district in the Section 601 - Establishment of Districts table;
- 3) Change the name of the RAD zoning district from RAD to RDA in the Section 601 - Establishment of Districts table;
- 4) The addition of MU in the Establishment of Districts table;
- 5) The addition of the R-8 zoning district into the Section 801 - Area, Yard, and Height Requirements table;
- 6) The addition of the R-10 zoning district in the Section 801 - Area, Yard, and Height Requirements table;
- 7) Increasing the rear yard setback to 40 ft. in RAD detached;

- 8) Separating out RDA-Attached and RDA-Detached requirements in the Section 801- Area, Yard, and Height Requirements table; and
- 9) Addressing a previous typing error in Section 802 - Area, Yard, and Height Requirements table.

Community Development recommends **approval** of the following code amendments to Sections 601, 801, and 802 of the City’s Zoning Ordinance:

Section 601 of the Zoning Ordinance shall be amended to add two new residential zoning districts call R-8 & R-10 and the MU zoning district and rename the RAD zoning district to RDA. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE VI. – ESTABLISHMENT OF DISTRICTS

Sec. 601.- District designation.

For the purpose of this article, the City of Smyrna, Georgia, is divided into **20 25** districts, designated as follows:

R-30	Single-family residential, 30,000 square feet, 1.3 dwelling units per acre.
R-20	Single-family residential, 20,000 square feet, 2 dwelling units per acre.
R-15	Single-family residential, 15,000 square feet, 2.7 dwelling units per acre.
R-12	Single-family residential, 12,000 square feet, 3.4 dwelling units per acre.
R- 10	Single-family residential, 10,000 square feet, 4 dwelling units per acre.
R-8	Single-family residential, 8,000 square feet, 5 dwelling units per acre.
RAD-RDA	Residential attached detached and/or detached attached , 6 dwelling units per acre.
RMC-8	Multifamily residential condominium ownership, 8 dwelling units per acre.
RM-10	Multifamily residential, 10 dwelling units per acre.
RM-12	Multifamily residential, 12 dwelling units per acre.
RM-15	Redevelopment district - Multifamily residential, 15 dwelling units per acre.
RD	Multifamily residential, maximum 2 units per 12,500-square-foot lot.
RD-4	Multifamily residential, maximum 4 units per 17,000-square-foot lot.
TD	Multifamily residential, maximum 10 units per acre.
FC	Future commercial
RHR	Residential high-rise, 12 dwelling units per acre, or as provided in article X.
LC	Limited commercial
OI	Office-institutional
NS	Neighborhood shopping
CBD	Central business district
GC	General commercial
OD	Office-distribution
LI	Light industrial
TS	Tourist services
MU	Mixed use

Section 700 of the Zoning Ordinance shall be amended to update the number of zoning districts. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE VII. – USE PROVISIONS

[Sec. 700.- Scope.]

This article identifies those uses of buildings, structures and land which are permitted within each of the **20 25** zoning districts. It is the intent of this article to promote the most desirable use of land in accordance with the "Smyrna Land Use Plan." Any use or use similar thereto which is not designated as permitted within a district shall be deemed to be prohibited.

Article VII of the Zoning Ordinance shall be amended to add two new residential zoning districts call R-8 & R-10 and update setback requirements. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE VIII. – AREA, YARD AND HEIGHT REQUIREMENTS

Sec. 801.- Residential districts.

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-30	30,000	-	-	2,200	25	110	60	50	45	15	40	35
R-20	20,000	-	-	2,100	35	100	50	40	35	12	35	35
R-15	15,000	-	-	2,000	35	85	50	40	35	10	30	35
R-12	12,000	-	-	1,900	35	85	50	40	35	10	30	35
R-10	10,000	:	:	1,500	45	50	50	40	25	7.5	25	35
R-8	8,000	:	:	1,500	45	50	50	40	25	5	25	35
RAD RDA single-family detached	Single-family detached 15,000 7,260 Single-family attached 7,260 (6 units per acre)	-	-	1,800	45	100 50	75 50	40	40 25	35 5	30	35
RDA single-family attached	7,260 (6 units per acre)	:	:	1,800	45	100	75	40	40	35	40	35

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RMC-8	12,000	6,000	5,445 (8 units per acre)	1 bedroom-750 2 bedrooms - 850 3 bedrooms - 1,000	35	100	75	50	50	35	40	35
RM-10	12,000	5,000	4,356 (10 units per acre)	1 bedroom-600 2 bedrooms - 750 3 bedrooms - 900	35	100	75	50	50	35	40	35
RM-12	12,000	5,000	3,630 (12 units per acre)	1 bedroom-600 2 bedrooms - 750 3 bedrooms - 900	35	100	75	50	50	35	40	35
RD	12,500 (2 units per lot, maximum)	-	-	1,200 (per unit)	35	75	50	40	35	7.5	30	35 (2 stories)
RD-4	17,000 (4 units per lot, maximum)	-	-	1,200 (per unit)	35	100	50	40	35	10	30	35 (2 stories)
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*	
									(with 0 for attached units)			
RM-15 Redevelopment District	-	-	2,904 (15 units per acre)	1 bedroom-750 2 bedrooms -850 3 bedrooms - 1,000	50	200	75	50	50	40	40	55
FC	12,000	-	-	-	35	85	50	40	35	10	30	35
RHR	-	-	3,630 (12 units per acre)	1 bedroom-600 2 bedrooms - 75- 3 bedrooms - 900 Efficiency - 500	35	200	75	50	50	40	40	35

*Exception: If building contains no more than two units, then the side yard may be reduced to eight feet, inside the development.

¹ Single-family detached dwelling in an RM district shall meet the minimum floor area requirements specified for the **RAD RDA detached** district.

² 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.

Where an RMC-8, RM-10 or RM-12 or RHR use abuts or adjoins any other single-family district, a buffer area with a minimum width of 50 feet for an RMC-8 use and 75 feet for an RM-10, RM-12 or RHR use and a six-foot fence or wall which provides visual screening shall be established and maintained between the use and the R district. However, the requirement for fence or wall may be waived by the mayor and council upon the presentation of field survey data by the owner or developer which shows that construction of the fence or wall would destroy existing vegetation which, in itself, provides visual screening between the use and the R district, or when the use abuts undeveloped property.

Within the R-30, R-20, R-15 and R-12 zoning districts no more than 25 percent of the required front or street side yard shall be covered by paving or other impervious surfaces. No driveway or other parking area shall be located closer than five feet to a side property line.

(Mo. of 3-10-75; Ord. of 12-29-77, § 1; Ord. of 6-15-81, § 1; Ord. No. 98-01, 1-5-98; Ord. No. 2004-9, 2-16-04; Ord. No. 2005-15, 6-6-05; Ord. No. 2011-11, 6-20-11)

Section 802 of the Zoning Ordinance shall be amended to correct typing errors. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE VIII. – AREA, YARD AND HEIGHT REQUIREMENTS

Sec. 802.- Nonresidential districts.

				Minimum Yard Requirement ¹					
				Minimum Front Yard Setback from Street Right-of-Way (feet)					
Districts	Minimum Lot Area (square feet)	Maximum Lot Coverage by Buildings and Other Structures Including Paving (percent)	Minimum Lot Width at Setback Line (feet)	Major Thoroughfares	Minor Thoroughfares	Other	Minimum ² Side Yard (feet)	Minimum Rear Yard ³ (feet)	Maximum Height of Structures ⁵ (feet)
CBD	None	100	None	12	12	12	0	0	35 or 3 stories
LC	8,000	80	85	50	40	35	10	30	55 or 5 stories
NS	20,000	9-100	100	50	40	40	15	30	55 or 5 stories
OI	20,000	80	100	75	50	50	15	40	55 or 5 stories
GC	20,000	9-100	100	50	40	40	10	30	(Additional height must be approved)

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OD	30,000	80	100	75	50	50	20	30	by the mayor and city council)
LI	40,000	90	100	75	50	50	20	30	
PS	20,000	<u>0-100</u>	100	50	40	40	10 ⁴	30	

¹ No building in any of the nonresidential districts shall be located closer than 50 feet to any property line which abuts a residential district.

² If a side property line abuts a railroad right-of-way, no side yard is required.

³ If a rear property line abuts a railroad right-of-way, no rear yard is required.

⁴ May be reduced to zero if using common wall with adjoining property owners.

⁵ Buildings in excess of 35 feet must be approved by the fire chief to insure adequacy of fire protection facilities and services.

(Mo. of 3-10-75; Ord. of 12-29-77, § 1; Ord. of 3-3-80 (84-3), § 1; Ord. of 11-7-83 (83-12), § 1; Ord. of 6-6-88 (88-15), § 1; Ord. of 11-4-91 (91-40))