



# City of Smyrna

2800 King Street  
Smyrna, GA 30080  
www.smyrnacity.com

## Issue Sheet

File Number: 2018-354

**Agenda Date:** 10/1/2018

**Version:** 2

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** H.

**WARD:** Citywide

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

Public Hearing - Zoning Ordinance Table Updates - City of Smyrna

**ISSUE:** Updates to the tables in the Zoning Ordinance to reflect the new districts as well as amend the yard setback requirements in conjunction with the RAD and R-8 and R-10 amendments.

**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.

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.

**RECOMMENDATION/REQUESTED ACTION:** 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~~ zoning district in the Section 601 - Establishment of Districts table;
- 2)The addition of the ~~R~~0 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 Section601 - Establishment of Districts table;
- 4)The addition of MU in the Establishment of Districts table;

- 5)The addition of the ~~R~~ zoning district into the Section 801 - Area, Yard, and Height Requirements table;
- 6)The addition of the ~~R~~0 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 RDAAttached and RDA-Detached requirements in the Section 801-Area, Yard, and Height Requirements table; and
- 9)Addressing a previous typing error in Sector802 - 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.