

DRAFT ORDINANCE AMENDMENT B COMBINING OF DISTRICTS

AN ORDINANCE BY JASPER COUNTY, GEORGIA TO AMEND CHAPTER 105 DEVELOPMENT REGULATIONS AND 119 ZONING BY ADOPTING LANGUAGE AS DELINEATED BELOW; TO PROVIDE FOR CODIFICATION; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Jasper County, Georgia, hereinafter referred to as the (“County”) pursuant to Paragraph I, Section II, Article IX of the Constitution of the State of Georgia, known as the “Home Rule for Counties”, is authorized to adopt clearly reasonable ordinances, resolutions or regulations related to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto, and;

WHEREAS, Jasper County, Georgia has determined it beneficial and necessary to have well-functioning ordinances to promote and manage development in the County;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF JASPER COUNTY, GEORGIA THAT THE BOARD OF COMMISSIONERS OF JASPER COUNTY, GEORGIA HEREBY ORDAIN:

RESOLVED AND APPROVED by the Board of Commissioners of Jasper County, Georgia, this ____ day of March, 2023.

SECTION I

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 105, Article VI. Section 105-162 subsection 3.C. General regulations is hereby repealed and replaced by deleting Zoning Districts R1, R2, & RL and adding Zoning District RES which combines Zoning Districts R1 & R2 into a single category as shown in the following language:

Section 105-162 - Conservation Subdivision Design

3. General regulations.

C. Housing density determination. The housing density determination will be determined by subtracting all the roads and right-of-way, required exterior buffers, and all conservation areas, and meeting the minimum lot size for each new lot as shown in the chart below:

Zoning District	Agricultural	RR	R1	R2	RES	RL
Lot size by Zoning District	5 acres	3 acres	2 acres	1.2 acres	2 acres	2 acres

Minimum Lot Size Allowed	3 acres	1.8 acres	1.2-acre	0.72	1.2 acre	1.2-acres
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SECTION II

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-48 Conventional zoning districts is hereby repealed and replaced by deleting rows shown as R1, R2, RL & VP and adding row shown as RES which combines Zoning Districts R1 & R2 into a single category with the following language:

ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 4. - DEVELOPMENT STANDARDS—ALL DISTRICTS

Sec. 119-48. - Conventional zoning districts.

In order to carry out the intent and purpose of this chapter, the county is divided into the following zoning districts:

Abbreviation	Name	Density (Minimum Lot Size)
AG	Agricultural	5 acres
R-R	Rural Residential - Low Density	3 acres
R1	Single-Family Residential	2-acres
R2	Single-Family Residential	2-acres
RES	Single-Family Residential - Intensity	2 acres
RL	Residential Lake - Low Density	2-acres
V-P	Village Plan - Mixed-Use Residential	4,000 sq. ft.**
O-I	Office-Institutional	1.2 acres/10,000 sq. ft.**
C-1	Neighborhood Commercial	1.2 acres/5,000 sq. ft.**
C-2	General Commercial	1.2 acres
M	Manufacturing	1.2 acres

*=With public water or sewer as approved by the county health department

**=Must have public water and sewers

SECTION III

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-95 Relationship between land use and zoning districts is hereby amended by adding the

following language that removes any reference to R1, R2, RL and V-P and adds RES which combines Zoning Districts R1 & R2 into a single category to the Permitted Zoning Districts as shown below:

Sec. 119-95. - Relationship between land use and zoning districts.

The land use districts established by the comprehensive land use plan shall be implemented by the appropriate zoning districts assigned to each category. The zoning districts that are permitted within each land use district are restricted to the following:

Land Use District	Description	Permitted Zoning Districts
Parks/Recreation/Conservation	This category is for land dedicated to passive or active recreational uses. These areas may be either publicly or privately owned and include, but are not limited to, playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, and recreation centers.	All zones
Agricultural, Forestry, Fishing, and Hunting	Defined as lands in a natural, agricultural, or rural character throughout the planning horizon. Generally refers to areas lacking the infrastructure necessary to accommodate suburban growth. Actual uses may include, but are not limited to: farming, raising of livestock, timber production and harvesting, or any other use compatible with the surrounding environment.	AG Agriculture
Education, Public Administration, Health Care, and Other Institutions	Includes certain state, federal or local government or institutional land uses, including but not limited to city halls and government building complexes, police, fire and emergency medical services stations, libraries, prisons, post offices, schools, military installations colleges, churches, cemeteries, and hospitals. Areas designated as public/institutional reflect the current use. Such future developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts where appropriate.	O-I Office-Institutional; V-P Village Plan ; C-1 Neighborhood Commercial

Commercial	Larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. Developed at higher intensities and requires access to supportive infrastructure.	C-2 General Commercial; O-I Office-Institutional
Neighborhood Activity Center	Smaller-scale commercial development that should be compatible with surrounding land uses. Designed to provide limited convenience shopping and services only for surrounding residential areas. Need to be located at intersections of collector roads, or higher functional class, within close proximity to populated residential areas. Less reliant on automobile traffic for customers; may be internally linked with sidewalk networks.	V-P Village Plan ; C-1 Neighborhood Commercial; O-I Office-Institutional
Industrial Workplace	Includes both light and heavy industrial uses. Light industrial includes, warehousing and distribution, trucking, and small-scale manufacturing. Heavy industrial is generally defined as manufacturing that converts raw materials to finished products, storage of bulk materials, natural resource extraction, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions. Heavy industrial uses have adverse impacts on surrounding areas and should be isolated as much as possible within proximity to the required community facilities.	M Manufacturing; C-2 General Commercial
Community Activity Center	Area providing a mixture of uses and developed in a traditional neighborhood fashion. Community Centers offer a wide variety of employment opportunities in retail, service, office and professional sectors. Various housing opportunities may be provided within planned developments as well as parks, green space, and other recreation areas. Must be served by supportive infrastructure and have access to major transportation thoroughfares.	V-P Village Plan ; C-1 Neighborhood Commercial; O-I Office-Institutional

Residential Growth	Areas capable of developing as residential neighborhoods. Higher densities may be allowed if supportive infrastructure is available. May be suitable for neighborhood level commercial uses if developed within the character and scale of the neighborhood. These areas are intended to accommodate recreation, education, and civic or religious land uses that support neighborhoods.	R-R Rural Residential; R-2; R-1; R-L Residential Lake; V-P and RES
Transportation, Communication, Information, and Utilities	This category includes such uses as power generation plants, radio towers, public transit stations, telephone switching stations, airports, and port facilities as well as all streets, highways, and railroads.	All zones
Gateway Corridor	The roadways with this designation are scenic byways. Development within the corridor should be in accordance with the design and landscaping requirements set forth in the Scenic Byways corridor management plan.	Scenic Byway Overlay
Ocmulgee River Riparian Zone	The intent of this designation is to protect the river's water quality by preventing erosion, to provide corridors for wildlife habitat and movement and to preserve scenic views for property owners.	AG

SECTION IV

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-196 R-2 Single-Family Residential District, Low Intensity is amended by deleting the existing language and adding the replacing language for a new Zoning District RES to Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-196 as shown below:

~~Sec. 119-196. – R-2 Single-Family Residential District, Low Intensity.~~

~~The R-2 Single-Family Residential District is intended to provide for single-family residential development at low-intensity (not over one principal dwelling unit per two acres) along with such public buildings, schools, churches, recreational facilities and accessory uses as may be necessary to support such communities and are normally compatible with such surroundings. For all major subdivisions of land for residential purposes in this district, conservation design is required leaving large amounts of~~

~~land as green space protected by conservation easement. The R-2 district is designed to accommodate development in areas not served by public water and sewer utilities.~~

ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 4. - DEVELOPMENT STANDARDS—ALL DISTRICTS

Sec. 119-196. - RES Single-Family Residential District

The RES Single-Family Residential District is intended to provide for single-family residential development at low-intensity (not over one principal dwelling unit per two acres) along with such public buildings, schools, churches, recreational facilities and accessory uses as may be necessary to support such communities and are normally compatible with such surroundings. For all major subdivisions of land for residential purposes in this district, conservation design is required leaving large amounts of land as green space protected by conservation easement. The RES district is designed to accommodate development in areas that may not be served by public water and sewer utilities.

SECTION V

The Code of Ordinances of Jasper County, Georgia is hereby amended by deleting the entire language of Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-197 R-1 Single-Family Residential District, Medium Density and reserving that Section number:

~~Sec. 119-197. – R-1 Single-Family Residential District, Medium Density.~~

~~The R-1 Single-Family Residential District is intended for single-family residential development at low-density (not over one principal dwelling unit per 1.2 acres) along with such public buildings, schools, churches, recreational facilities and accessory uses as may be necessary to support such communities and that are normally compatible with such surroundings. For all major subdivisions of land for residential purposes in this district, conservation subdivision design is required leaving large amounts of land as green space protected by conservation easement. The R-1 district may be applied in areas not served by public water and sewer utilities at a density of one principal dwelling unit per 1.2 acres. This district is also applicable at a maximum density of one dwelling unit per 0.7 acre in areas only if public or private community water and sewer utilities are available to support such density~~

Sec. 119-197 - Reserved

SECTION VI

The Code of Ordinances of Jasper County, Georgia is hereby amended by repealing the entire language of Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-198 RL Residential Lake Districts and reserving that Section number:

~~Sec. 119-198. – RL Residential Lake Districts.~~

~~(a) Purpose. The RL Residential Lake Districts are intended for single-family residential development at varying densities from one dwelling per 0.115 acre in RL-1, one dwelling per one-half acre in RL-2, to one dwelling per acre in the RL-3 district along with such public buildings, recreational facilities and accessory uses as may be necessary to support such communities and that is normally compatible with such~~

~~surroundings. The RL districts are designed to accommodate development in areas adjoining Jackson Lake served by public or community water systems but may not be served by public sewer utilities. The district is intended to apply to existing lots and dwellings that may have been developed prior to adoption of county zoning and subdivision regulations in order to apply basic standards for protection of property values and to protect the public health, safety, and welfare while placing most of such properties in a conforming status with respect to zoning. The district is also intended for application only in areas adjacent and in close proximity to major bodies of water where both water and sewer utilities are installed and readily accessible.~~

~~(b) Status of existing nonconforming lots and utilities in RL-1, RL-2, and RL-3 districts. Nonconforming lots existing on the date of adoption of the ordinance from which this chapter is derived shall not be required to have access to public sewer utilities unless such utilities are installed and readily accessible in a public street or easement adjoining any such lot. All lots created in any RL district after the date of adoption of the ordinance from which this chapter is derived shall have access to water and sewerage as approved by the county health department and all other applicable regulations.~~

~~(c) Residential Lake RL-1 High-Density Residential/Recreation District (RL-1). The RL-1 district provides areas for the higher intensity residential development including the development of second and vacation home properties in the county along the shoreline of Jackson Lake. This district is also intended to accommodate open space, convenience services, and community facilities that compliment higher density living and are appropriate for the recreational theme of lakeside living.~~

~~(d) Residential Lake RL-2 Medium-Density Residential/Recreation District (RL-2). The RL-2 district is intended to provide opportunities for a cohesive mix of dwelling units to diversify the types of housing located in the vicinity of the Jackson Lake shoreline in the county while preserving the lake and its unique wildlife habitats, environment, and natural resources. Residential medium density districts provide for a moderate intensity of use and should therefore serve as transitional areas between less intense uses such as low density residential districts and higher intensity areas.~~

~~(e) Residential Lake RL-3 Low-Density Residential/Recreation District (RL-3). The purpose of the RL-3 district is to encourage the development of single-family residential neighborhoods, and certain uses allied to or customarily incidental to traditional residential developments while stressing the preservation of the natural beauty of the lakeshore line and surrounding land. This district is appropriately located in areas adjacent to Jackson Lake.~~

Sec. 119-198 - Reserved

SECTION VII

The Code of Ordinances of Jasper County, Georgia is hereby amended by deleting the entire language of Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-199 V-P Village Plan Mixed-Use Residential District and reserving that Section number.

~~Sec. 119-199. V-P Village Plan Mixed-Use Residential District.~~

~~(a) Purposes. The V-P Village Plan Mixed-Use Residential District is designed and intended to promote development of neighborhoods in the traditional pattern with a mixture of single-family detached dwellings at moderate density (up to seven units per acre) and attached or multifamily housing at greater density (up to 17 units per acre) along with such limited commercial buildings, public buildings,~~

~~recreational facilities and accessory uses as may be necessary to support such a complete village community and that are normally compatible with such surroundings.~~

- ~~(b) The V-P district is intended to be applied only in areas identified in the comprehensive plan as neighborhood or community activity centers. All major subdivisions of land in this zoning district require use of the conservation subdivision design method, leaving a portion of the community as natural green space protected by conservation easement. In return for the relatively intense density permitted in this district, all development is intended to be subject to the county architectural standards to protect and promote the public health, safety, and welfare.~~
- ~~(1) To create a distinct physical settlement surrounded by protected green space used for agriculture, silviculture, recreation, and environmental protection purposes.~~
 - ~~(2) To develop settlements of modest size and scale that accommodate and promote pedestrian travel rather than motor vehicle trips.~~
 - ~~(3) To promote design that results in residentially scaled buildings fronting on, and aligned with, streets.~~
 - ~~(4) To encourage the inclusion of a diversity of household types, age groups, and income levels in the county.~~
 - ~~(5) To promote traditional village building and site development patterns with an interconnected and generally rectilinear pattern of streets, alleys, and blocks, providing for a balanced mix of pedestrians and automobiles, as typically exists in neighborhoods and towns as shown in the county architectural design guidelines.~~
 - ~~(6) To encourage creation of a functionally diverse, but visually unified, community focused on a central square or green.~~
 - ~~(7) To promote use of neighborhood greens, landscaped streets, boulevards, parkways, and "single-loaded" streets woven into street and block patterns in order to provide neighborhood identity and space for social activity, parks, and visual enjoyment.~~
 - ~~(8) To provide buildings for common or institutional purposes, such as civic or religious assembly, that act as visual landmarks and symbols of identity.~~
 - ~~(9) To promote the location of dwellings, shops, and workplaces in close proximity to each other, the scale of which accommodates and promotes pedestrian travel for trips within the community.~~
 - ~~(10) To preserve green space, scenic vistas, agricultural lands, and natural areas.~~
 - ~~(11) To promote environmentally sustainable building and development practices.~~

Sec. 119-199 - Reserved

SECTION VIII

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-244 Development Standards is hereby repealed and replaced by deleting Zoning Districts Columns R1, R2, RL, & VP and adding Zoning District Column RES which combines Zoning Districts R1 & R2 into a single category as shown in the following language:

DIVISION 4. - DEVELOPMENT STANDARDS—ALL DISTRICTS

Sec. 119-244. - Development standards—Agriculture and residential districts.

Item	AG	R-R	R-2	R-1	RES	RL	V-P
Minimum heated floor area per dwelling unit	1,200 sf	1,200 sf	1,300 sf	1,800 sf	1,800 sf	1,800 sf	750-sf
Minimum lot area without water or sewer	5 acres	3 acres	1.2 acres	2 acres	2 acres	2 acres	NA
Minimum lot area with public/private water	5 acres	3 acres	1.2 acres	2 acres	2 acres	2 acres	NA
Minimum lot area with public/private water and sewer	5 acres	3 acres	1.2 acres	2 acres	2 acres	2 acres	4,000-sf
Minimum lot width	200 ft.	200 ft.	125 ft.	125 ft.	125 ft.	125 ft.	See section 119-295
Minimum road frontage	200 ft.	200 ft.	125 ft.	125 ft.	125 ft.	125 ft.	See section 119-295
Minimum front yard arterial road	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.
Minimum front yard major collector	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	10 ft. store; 30 ft. others
Minimum front yard minor collector	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	0 ft. store; 20 ft. other
Minimum front yard local roads	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	0 ft. store; 20 ft. other
Minimum side yard	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	0 or 10 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.	30 ft.*	30 ft.
Compliance with architectural standards required?	No	No	No	No	No	No	No

;le=2;NA — Not allowed

;le=2;*Rear yards that adjoin Jackson Lake will be measured from Georgia Power easement: 525 feet sea level plus 50 feet
;le=2;**Water and sewage must meet approval of the county health department

SECTION IX

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-269 Table of Permitted Uses is hereby repealed and replaced by deleting Zoning Districts Columns R1, R2, RL, & VP and adding Zoning District Column RES which combines Zoning Districts R1 & R2 into a single category as shown in the following language:

DIVISION 5. - TABLE OF PERMITTED USES BY ZONING DISTRICT

Sec. 119-269. - Table of permitted uses.

The table of permitted uses should be read in close conjunction with the definitions of terms set forth in section 119-2 and the other interpretive provisions set forth in this chapter. All uses not shown as a permitted use or a special use within each district by this section are specifically prohibited in that district. All uses shown as an accessory use are specifically permitted only as an accessory to some other lawful principal use. However, not all accessory uses are indicated and the absence of a designation as an accessory use does not necessarily prohibit it.

X = Permitted Use; S = Special Use Permit Required; A = Accessory Use Only

Use	AG	R-R	R-1	R-2	RES	RL	V-P	O-I	C-1	C-2	M
Agriculture	X	X									X
Airport, heliport	S										S
Ambulance/emergency service	S										
Animal hospital	X									S	X
Animal shelter	X	X									
Antique shop	A						X		X	X	
Appliance, hardware store							X			X	
Armory	S							S			X
Art studio	A						X	X	X	X	
Auto auctions										S	

Auto parts (new) and tires										X	
Auto repair and body work garage											X
Auto sales and service										X	
Bakery sales	A						X		X	X	
Baking establishment	A						X				X
Banks/financial institutions							X			X	
Bar (separate from restaurant) 2,000 sf maximum floor area							S			X	
Bar, brew pub							X		X	X	
Beer and wine sales							X		X	X	
Bicycle shop (sales and repair)							X		X	X	
Boardinghouse/roominghouse							X	X			
Bottling/canning plant							X				X
Bowling alley										X	
Building supply yard (lumber, electric, plumbing, etc.)											X
Bus terminal, passenger										S	
Business or commercial school								X			
Cabinet shop	A									X	X
Campgrounds or recreational vehicle park	S									S	
Car wash							X			X	

Carnival, rodeo, tent revival, not to exceed 30 days	S								S			X
Carpet, rug sales and storage											X	
Cement/lime/gypsum/plaster paris mfg.												S
Cemetery	S							X	S	S		
Central mixing plant — Cement, mortar, plaster, asphalt												S
Ceramic products mfg. (electrical kiln)												S
Chemical storage and manufacturing												X
Church, religious institution	S	X	✗	✗	✗	✗	✗	X	X	X		
Clinic, public or private							✗	X				
Clothing/dry goods store							✗		X	X		
Club or lodge	X	X	✗	✗	✗	✗	✗	X		X		
Cold storage/ice plant/freezer locker												X
Colleges or universities	S							X				
Commercial livestock processing												S
Commercial silo/grain elevator												S
Concrete, cement, clay products mfg.												S

Cosmetic and pharmaceutical products mfg.												X
Crematory	S											S
Dairy plant, ice cream mfg.												X
Dance studio							×	X	X	X		
Day care center/kindergarten/nursery school	S	S					×	X				
Day care, home	X	X		×	×		×					
Department store											X	
Distribution of products or merchandise												X
Drive-in theater												
Drugstore							×	X	X	X		
Dry cleaning or laundering plant												X
Dwelling, condominium							×					
Dwelling, multifamily apartment							×					
Dwelling, single-family attached							×					
Dwelling, single-family detached	X	X	×	×	×	×	×					
Dwelling, two-family (duplex)							×					
Education or training facility								X		X	X	

Electric repair (commercial)									X	X	X
Electronic mfg. and assembly plant											X
Experimental laboratory								S			S
Fabricating shop (wood, upholstery, sheet metal)									X	X	X
Farm (with unlimited livestock)	X										
Farm, maximum of two head of livestock per acre		X									
Farmers market							X		X	X	
Feed/grain/fertilizer storage	X										S
Feed, seed, fertilizer, retail										X	X
Florist							X		X	X	
Food processing plant											S
Foundry or forging plant											S
Freight express office							X		S	X	
Funeral home									X	X	
Furniture store							X		X	X	
Furniture upholstery shop									X	X	
Game room, arcade							X			X	
Gasoline service station							X		X	X	
Go-cart/motorbike track											X
Golf course	S	S	S	S	S	S					

Golf course, miniature									X	X	
Greenhouse, commercial	X									X	
Guest house, 750 sf maximum	A	A									
Gunsmith									X	X	
Health/athletic club							X			X	
Heavy agricultural equip. sales and repair										X	X
Home occupation	A	A	A	A	A	A	A				
Homeowners' recreation area	X	X	X	X	X	X	X				
Horseback riding facility, commercial	S										
Hospital								X			
Hotel								X		X	
Ice, mfg. and sales											X
Industrialized home	X	X	X	X	X	X	X				
Intermediate care home							X	X			
Jewelry store							X		X	X	
Junkyard											S
Kennel, commercial	S									S	
Liquor store											
Live bait sales	X	A							X	X	
Local/state/fed. government bldg.	X	X	X	X	X	X	X	X	X	X	X

Locksmith								✘		X	X	
Machine shop											X	X
Manufactured home—Class A	X	X										
Manufactured home—Class A, with New Urban Guild Seal of Approval	X	X										
Manufactured home— temporary construction office	X	X	✘	✘	✘	✘	✘					
Manufactured home sales and display											X	X
Manufacturing												X
Mini storage warehouse												X
Motion picture or other theater								✘	X	X	X	
Motorcycle shop, sales and repair											X	
Museum								✘	X	X	X	
Music teaching studio								✘	X	X	X	
Newspaper or printing plant												X
Nursing home									X			
Off-street parking lot/garage								✘			X	X
Office equipment sales/service											X	X
Pawnshop											X	
Pers. service (beauty, shoe repair, laundry drop, etc.)										X	X	

Personal care home, congregate								X			
Personal care home, family	X	X					✗	X			
Personal care home, group							✗	X			
Pest control										X	X
Petroleum refinery or bulk storage distributor											S
Photography studio							✗		X	X	
Planing mill or sawmill	X										S
Planned apartment community							✗				
Planned manufactured home community							✗				
Poultry houses, hog parlors, feed lots	X										S
Printing, copying shop							✗			X	
Professional office bldg.							✗	X		X	
Public park or recreation area	X	X	✗	✗	✗	✗	✗	X			
Public storage garage											X
Radio/TV station										X	
Railroad passenger station								S		S	X
Railroad spur tracks											X
Railroad yard											X
Recycling center											S

Research lab, commercial											X
Restaurant							✗		X	X	
Restaurant, delicatessen or sandwich shop							✗	A	X	X	
Restaurant, drive-in										X	
Retail food stores							✗		X	X	
Roadside stand	X						✗				
Rock/sand/gravel (distribution/storage)											S
Sanitary landfill											S
School, private - elementary, middle, high	S	S	§	§	§		§	X			
Sign painting and fabricating shop							§			X	X
Skating rink (roller, ice)										X	
Small motor repair shops										X	
Souvenir/curio shop							✗		X	X	
Specialty shop (gift, jewelry, etc.)							✗	A	X	X	
Storage tank (above ground) gas											S
Storage tanks (agricultural, nonflammable)	X										S
Tailor							✗	A	X	X	
Taxi station										X	

Taxidermist										X	
Textile mfg. plant											X
Trailer, or truck rental										X	
Transmission tower	S										S
Truck terminal											X
Utility substation	X	X	X	X	X	X	X	X	X	X	X
Warehousing, not premises sales											X
Washateria							X		X	X	
Welding shop											X

SECTION X

The Code of Ordinances of Jasper County, Georgia is hereby amended by repealing the entire language of Part II – Code of Ordinances, Chapter 119 – Zoning, Division 6 V-P Village Plan Mixed Use District Development Standards including Sec. 119-287 through Sec. 119-302 and reserving the Division number as shown below:

~~DIVISION 6. – V-P VILLAGE PLAN MIXED-USE DISTRICT DEVELOPMENT STANDARDS~~

~~Sec. 119-287. – Applicability.~~

~~The V-P zoning district is applicable only within community activity centers or neighborhood activity centers designated on the map entitled "Future Land Use — 2025 Jasper County, Georgia," contained in the comprehensive plan. The standards of this zoning district are applicable only in areas served either by municipal sewer systems or by community sewer systems that are approved by the county health department.~~

~~Sec. 119-288. – Standards applicable to the village as a whole.~~

- ~~(a) Villages are intended to provide for a range of complementary uses and may consist of up to four areas: storefront area, central residential area, village residential area, and village green space area.~~
- ~~(b) All villages shall contain both a village residential area and a village green space area.~~
- ~~(c) In villages containing more than 100 dwelling units, at least 20 percent of the dwelling units shall be other than single family detached.~~
- ~~(d) In villages containing more than 100 dwelling units, a storefront area suitable in size shall be reserved.~~
- ~~(e) A minimum of 20 percent of the total tract area shall be permanently protected as green space.~~

~~(f) All villages shall reserve and develop land uses in the following proportions:~~

Land-Use Area	Minimum	Maximum
Storefront area	0%	10%*
Central residential	0%	40%
Village residential	40%	80%
Green space	20%	60%*Maximum allowed if incentives are invoked

~~Sec. 119-289. Storefront area.~~

- ~~(a) Purpose. The storefront area, which is optional, serves as the village core. All nonresidential uses shall be located within the storefront area. This area shall provide a variety of retail shops and services complemented by other compatible business, civic, institutional and upper-story residential uses in buildings consistent in scale with a small downtown or central market place in the community. Upper-story dwelling units above nonresidential uses are specifically encouraged. Residential uses on the first floor are prohibited.~~
- ~~(b) Maximum size. The storefront area, including parking, shall be limited to six percent of the total tract area of the entire village. This limit may be increased as follows:~~
- ~~(1) Commercial buildings and their associated parking areas may occupy up to eight percent of the total tract area if they include second-story non-retail uses above at least 50 percent of the commercial building coverage.~~
 - ~~(2) Commercial buildings and their associated parking areas may occupy up to ten percent of the total tract area if they include second-story residential units, provided that at least half of the new commercial building coverage is two stories, and at least 50 percent of the second-story space is designed for residential uses.~~
- ~~(c) Uses permitted in the storefront area. The following uses are permitted by right:~~
- ~~(1) Retail uses, professional offices and personal or professional services occupying 2,400 square feet or less in 1½-story buildings, and up to 4,800 square feet in buildings of two or more stories.~~
 - ~~(2) Civic and institutional uses such as schools, libraries, and places of worship.~~
 - ~~(3) Governmental or public uses, excluding storage of materials, trucking or repair facilities, private or municipal sanitary landfills.~~
 - ~~(4) Bed and breakfast establishments and inns limited to ten rooms or units for guests.~~
 - ~~(5) Day care centers.~~
 - ~~(6) Upper-story dwelling units in addition to the base residential density otherwise permitted, provided the total number of dwelling units in a development shall not be increased by more than ten dwelling units or ten percent, whichever is greater. Shared parking arrangements shall be permitted.~~
 - ~~(7) Home occupations.~~
 - ~~(8) Live/work units for artisans, professionals, and service providers.~~
 - ~~(9) Gasoline stations along major minor arterial and collector roads.~~

- ~~(10) — Active recreation.~~
- ~~(11) — Farmers market.~~
- ~~(12) — Parking structures.~~

~~Sec. 119-290. — Central residential area.~~

- ~~(a) — Purpose. The central residential area, which is optional, provides a wide variety of housing types and greater density in close proximity to the storefront area when the village contains commercial uses.~~
- ~~(b) — Uses permitted in the central residential area. The following uses are permitted by right:
 - ~~(1) — Single-family detached dwellings.~~
 - ~~(2) — Two family, three family, four family, and five family dwellings.~~
 - ~~(3) — Multifamily apartment dwellings limited to 12 dwellings in a single building.~~
 - ~~(4) — Industrialized homes meeting the architectural design standards.~~
 - ~~(5) — Accessory dwelling units that are architecturally integrated with the primary structure or accessory buildings in accordance with this chapter.~~
 - ~~(6) — Home occupations.~~
 - ~~(7) — Uses accessory to residential uses.~~~~
- ~~(c) — Mix of residential uses. The central residential area shall consist of at least two dwelling types, with a maximum of 40 percent single-family detached units.~~

~~Sec. 119-291. — Village residential area.~~

- ~~(a) — Purpose. The village residential area, required in all villages, is located outside the central residential area and contains primarily single-family detached dwelling units, but may include some two-, three-, four- or five-family units, and accessory dwelling units.~~
- ~~(b) — Uses permitted in the village residential area. The following uses are permitted by right:
 - ~~(1) — Single-family detached dwellings.~~
 - ~~(2) — Two- through five-family dwellings.~~
 - ~~(3) — Accessory dwelling units that are architecturally integrated with the primary structure or accessory buildings in accordance with this chapter.~~
 - ~~(4) — Home occupations.~~
 - ~~(5) — Uses accessory to residential uses.~~~~
- ~~(c) — Mix of residential uses. Village residential areas shall consist of at least 80 percent single-family detached units, except that village developments containing fewer than 100 dwelling units may consist of 100 percent single-family detached units.~~

~~Sec. 119-292. — Village green space area.~~

- ~~(a) — Purpose. The village green space area consists of all the green space required in the village. Green space shall consist of primary conservation areas and secondary conservation areas. At least 15 percent of the minimum required green space shall consist of multiple greens, commons, squares, or parks.~~
- ~~(b) — Uses permitted in the village green space area. The following uses are permitted by right:
 - ~~(1) — Conservation of open land in its or natural or managed state (for example, woodland, fallow field, or meadow).~~~~

- ~~(2) Agricultural and horticultural uses, including raising crops or livestock, wholesale nurseries, associated buildings, excluding residences needed to support an active, viable agricultural or horticultural operation. Specifically excluded are commercial livestock operations involving swine, poultry, mink, and other animals likely to produce highly offensive odors.~~
- ~~(3) Pastureland for horses and other grazing livestock used solely for recreational purposes. Equestrian facilities, including commercial facilities, shall be permitted but may not consume more than half of the minimum required green space. Indoor or outdoor riding arenas are permitted, excluding seating areas and facilities for audiences. Rodeo facilities are specifically excluded.~~
- ~~(4) Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry.~~
- ~~(5) Neighborhood green space uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact as determined by the county commission.~~
- ~~(6) Active noncommercial recreation areas, such as playing fields, playgrounds, courts, and bikeways, provided such areas do not consume more than half of the minimum required green space or ten acres, whichever is less. Parking facilities for the same shall also be permitted provided they shall not be included in the required green space.~~
- ~~(7) Water supply facilities, sewage disposal systems, and stormwater infiltration areas provided that such areas do not occupy more than 25 percent of the required green space. Excluded from this permission are mounded septic systems, storage lagoons, and detention and retention basins.~~
- ~~(8) Easements for drainage, access, sewer or water lines, or other public purposes.~~
- ~~(9) Underground utility rights-of-way.~~
- ~~(10) Aboveground utility and street rights-of-way may traverse, but shall not count toward the minimum required area of green space.~~
- ~~(11) Single-family detached dwellings and their accessory units located on conservancy lots of at least ten acres in area.~~
- ~~(12) Existing impoundments of water and all state waters may satisfy up to 25 percent of the required green space.~~

~~Sec. 119-293. Village size and separation.~~

~~Village plan districts shall be located in conformity with the comprehensive plan in areas designated as community activity centers or neighborhood activity centers designated on the map entitled "Future Land Use — 2025 Jasper County, Georgia," as amended. The land area of any single village plan district shall not exceed 250 acres and the minimum size shall not be less than five acres.~~

~~Sec. 119-294. Density and green space determination.~~

~~(a) Residential density. The maximum number of dwelling units to be permitted shall be the sum of the following components:~~

Determined in Section Number	Component	No. of Units
119-294(b)	Standard density (2 dwelling units per acre)	

119-294(c)	Density bonuses to further certain public objectives	
	— a. Public use of green space	
	— b. Endowment for green space main- — tenance	
	— c. Affordable housing development	
	— d. LEED certification	
119-289	Storefront area dwelling units constructed above commercial uses	
	Maximum number of permitted dwelling units =	

~~(b) — *Determination of standard density.* Determination of the maximum number of permitted dwelling units shall be based on the total tract area of the site. Standard density shall equal the total tract area times the density factor. The standard residential density factor for V-P zone shall be two dwelling units per acre.~~

~~Formula: standard density = Total Tract Area x Density Factor~~

~~Total Tract Area _____ acres~~

~~Density Factor x 2 units per acre~~

~~Standard Density = _____ dwelling units~~

~~(c) — *Density bonuses to further certain public objectives.* Village residential density may be increased beyond standard density when certain public objectives pertaining to public land dedication, and conservation land endowments are achieved. The additional dwelling units shall be cumulative, provided that the total additional number of dwelling units under this section shall not exceed 25 percent of the standard density.~~

~~(1) — *Public use of green space.* A density increase may be granted at the discretion of the county commission where the proposal provides for the dedication of green space for public use (including active and passive recreation areas, municipal sanitary sewerage land application systems, municipal buildings, school sites, etc.) in accordance with the following standards:~~

~~a. — The increase in density shall be computed on the basis of one dwelling unit per five acres of natural resource land including, but not limited to: woodlands, pastures, conservation meadows, farm fields; or per one acre of land improved for active recreation (such as ball fields) or per half-mile of trail that becomes publicly accessible. The density shall not exceed ten percent increase over the standard density.~~

~~b. — The decision whether to accept an applicant's offer to dedicate land to public usage within a proposed village development shall be at the discretion of the county commission, which shall be guided by the recommendations contained in the green space/recreation element of the comprehensive plan.~~

~~(2) — Endowment for green space maintenance.~~

- ~~a. — A density increase may be granted at the discretion of the county commission when green space is to be donated to a land trust, property owners association, or home owners association up to a maximum of ten percent over standard density, to generate additional income to the recipient for the sole purpose of endowing a permanent fund to offset continuing costs of maintaining the green space, including costs associated with active or passive recreation facilities. Spending from this fund shall be restricted to expenditure of interest so that the principal may be preserved. The estimate of maintenance costs shall be prepared by an agency, firm, or organization acceptable to the county commission, and with experience in managing green space and recreational facilities. The density shall not exceed a maximum ten percent increase over the standard density. In the event that the agency designated to manage the maintenance of the green space fails within its duties, the county will designate the area as a special tax district, to collect revenues to manage and maintain the green space.~~
- ~~b. — Because additional dwellings, beyond the maximum that would ordinarily be permitted, may reasonably be considered to be net of development costs and represent true profit, 75 percent of the net selling price of the endowment lots shall be donated by the applicant to the green space maintenance endowment fund for maintenance of the lands to be conserved within the subdivision. The developer shall transfer this fund to the designated entity with ownership and maintenance responsibilities. When estimating the projected maintenance costs of the green space, any area that is not accessible to the subdivision residents for their common enjoyment shall not be included in these calculations. Such inaccessible lands shall include areas designated on the final plan as "country properties" and other non-common acreage.~~

~~(3) — Affordable housing development. A density increase may be granted where the proposal provides housing opportunities for low- or moderate-income households. For each affordable housing unit, one additional building lot or dwelling unit shall be permitted, up to a maximum 15 percent increase over the standard density.~~

~~(4) — LEED certification. A density increase may be granted where the proposal provides for houses, commercial or mixed-use buildings meeting LEED Green Building certification up to a maximum of 20 percent increase over the standard density. The increased density may be expressed in terms of the number residential dwelling units permitted or in additional commercial floor area if LEED standards are met for commercial mixed-use buildings. The increases considered shall be as follows:~~

LEED Level Achieved	Density Bonus
Certification	5%
Silver	10%
Gold	15%
Platinum	20%

~~(5) — Implementation. For each of the public purposes described in this section, dwellings resulting from density bonuses may be accommodated by reducing the amount of required green space acreage by up to ten percent, reducing the minimum lot area requirements by up to 20~~

percent, or by a combination of these approaches, provided that county commission is satisfied that the public purpose objectives are being achieved.

(d) ~~Minimum required green space.~~ The minimum amount of green space required shall equal 50 percent of total tract area except as otherwise provided in this chapter. The green space shall be composed of all constrained lands within the total tract area and any additional lands necessary to reach 50 percent of the total tract area according to the following formula:

Formula: Required Green Space = 50 percent of Total Tract Area

(50% × Total Tract Area)

— All Constrained Land

= _____ Additional Conservation land required

~~Sec. 119-295. Lot area and dimensional standards table.~~

Proposed lots and buildings in the central residential, village residential and storefront areas shall meet the area and dimensional standards in the following table:

	Lot Area		Lot Width		Setbacks			
	Min.	Max.	At Street Line ¹	At Building Line	Min.	Max.	Rear Yard Min.	Side Yard Min. ₂
Central Residential Area								
Single-family detached dwelling	5,500 sf		20 ft.	30 ft.				
with accessory dwelling	8,500 sf		20 ft.	30 ft.				
Two to four family dwellings	3,630 sf/du	4,000 sf/du						
Multifamily dwellings	3,630 sf/du	4,000 sf/du						
Principal dwelling					0-	20 ft. ₃	20 ft.	5 ft.

Accessory building							10 ft. 4	5 ft.
Front loading garage					35 ft.			
Village Residential Area								
Single-family detached dwelling	5,500 sf							
with accessory dwelling	8,500 sf							
Two- to four-family units	2,500 sf/du	4,000 sf/du	30 ft.	30 ft.				
Principal dwelling					12 ft. 5		30 ft.	Note 6
Open front porches and steps					6 ft.			
Screened front porches					10 ft.			
Front porches enclosed by windows					15 ft.			
Accessory building (excluding garages)							5 ft.	5 ft.
Detached front loading garage					40 ft.			
Attached side loading garage					10 ft.			
Attached front loading garage					10 ft. 7			
Rear loading garage							10 ft.	
Storefront Area								

Principal building						-0-	10 ft. 2	20 ft.	5 ft.
Accessory building								5 ft. ³	5 ft.

~~¹Residential lots shall have frontage on a street, rear lane or alley. Dwellings served by rear lanes or alleys may front directly onto parks or greens.~~

~~²Side yards may be modified in accordance with this chapter.~~

~~³Not applicable to interior buildings in courtyard designs.~~

~~⁴From edge of pavement of alley.~~

~~⁵Dwellings on opposite sides of the street shall be located at least 70 feet and no more than 90 feet across from one another, except along boulevards and when buildings front onto greens, commons or other green space.~~

~~⁶Min. 20-foot building separation between principal buildings on adjacent lots.~~

~~⁷Behind the plane of the front facade of the principal building.~~

~~Sec. 119-296. Green space dimensional standards:~~

~~(a) Greens, commons, squares and parks.~~

~~(1) At least 15 percent of the minimum required green space shall consist of multiple greens, commons, squares or parks.~~

~~(2) Active recreation facilities located in greens, commons, squares or parks shall be set back a minimum of 100 feet from adjoining residential lot lines.~~

~~(b) Conservancy lots. In districts where the density is one dwelling unit per two acres or lower, required green space may, at the discretion of the county commission, take the form of conservancy lots provided that:~~

~~(1) The total required green space within the proposed village shall meet the requirements in this chapter.~~

~~(2) The area occupied by conservancy lots shall not exceed 80 percent of the total required green space.~~

~~(3) Conservancy lots shall have a minimum lot size of ten acres.~~

~~(4) Green space on conservancy lots shall not include buildings, other than those traditionally associated with greenway uses, such as barns, stables and other similar outbuildings.~~

~~(5) Country properties shall be protected from further subdivision through conservation easements running with the chain of title and recorded in the office of the clerk of the superior court.~~

~~(6) Up to two accessory dwelling units may be built on country properties in accordance with this chapter and the following requirements:~~

~~a. The gross floor area in the first accessory dwelling unit shall not exceed 900 square feet.~~

~~b. The gross floor area in the second accessory dwelling unit shall not exceed 750 square feet, except that, on lots exceeding 15 acres, the second accessory dwelling unit may take the form of a tenant house containing up to a maximum of 2,000 square feet of gross floor area.~~

~~e.— Existing historic structures, including historic accessory buildings, more than 75 years old that exceed these floor area limits may be permitted by the county commission to be used as accessory dwelling units without having to meet the dimensional setback requirements of this chapter.~~

~~(7)— Country properties shall meet the following dimensional standards:~~

- ~~a.— Minimum road frontage: 50 feet.~~
- ~~b.— Minimum lot width at building line: 200 feet.~~
- ~~c.— Minimum front yard: 100 feet.~~
- ~~d.— Minimum side yard: 100 feet.~~
- ~~e.— Minimum rear yard: 100 feet.~~
- ~~f.— Maximum building height: 2.5 stories or 35 feet, except as provided in section 119-302.~~
- ~~g.— Maximum impervious coverage: five percent.~~

~~Sec. 119-297.— Additional standards applicable in all village areas.~~

~~(a)— Lot area. Area contained within a lot shall be exclusive of 100-year floodplains, wetlands and slopes exceeding 25 percent, with the exception of country properties in green space.~~

~~(b)— Flag lots. Flag lots shall have at least 20 feet of frontage on a street. No more than two contiguous flag lots shall be created, and flag lots shall not comprise more than ten percent of all lots within a village. The "pole" end of such lots shall not exceed 150 feet in length measured to the street right-of-way, except for country properties for which there is no such restriction.~~

~~(c)— Height.~~

~~(1)— Building height shall be between 1.5 and 2.5 stories above grade at the front elevation, with a maximum height of 35 feet, except as provided in subsection (c)(2) of this section.~~

~~(2)— In the central residential area the maximum height of residential dwelling units with a roof pitch of 7:12 or greater may be increased to 40 feet.~~

~~(d)— Maximum impervious cover.~~

Impervious Cover	
(max.)	
Central residential area	
Lots 4,000—6,000-sf in area	75%
Lots greater than 6,000-sf in area	50%
Village residential area	
Storefront area	
Village green space area	
	60%
	80%
	5%

~~(e) Accessory dwelling units.~~

- ~~(1) No more than 15 percent of all the residential lots within a village may have accessory dwelling units.~~
- ~~(2) Accessory dwelling units are not counted toward maximum village density.~~
- ~~(3) Accessory dwelling units shall be limited to one per lot.~~
- ~~(4) Accessory dwelling units shall be limited in size to a maximum of 900 square feet.~~
- ~~(5) Either the principal or the accessory dwelling unit shall be owner-occupied.~~

~~Sec. 119-298. Design standards for village development and greenway areas.~~~~(a) Overall form.~~

- ~~(1) New village development shall be generally compact with a well-defined edge between new developed areas of the village and adjacent rural, undeveloped lands, and when extending the geographical boundaries of an existing village. This shall not apply in the case of infill parcels within an existing village.~~
- ~~(2) Areas of new construction shall be located to best preserve natural resources, cultural features, and scenic vistas. Modification of existing topography shall be minimized to the greatest extent possible.~~

~~(b) Block design.~~

- ~~(1) Villages shall be designed in a generally rectilinear pattern of blocks and interconnecting streets and rear lanes, defined by buildings, landscaping, pedestrian ways, sidewalks and street furniture. To avoid the monotony of a rigid grid layout and to better conform to the natural terrain, streets may include frequent gentle curves.~~
- ~~(2) The maximum length of a block shall be 500 feet. This length may be extended up to 800 feet when mid-block footpaths are provided.~~
- ~~(3) Rectilinear blocks of the dimensions required in subsection (b) of this section may be reshaped at the discretion of the municipal governing body when topography, existing vegetation, or hydrology considerations influence block shape and size.~~
- ~~(4) In the storefront area, at least one pedestrian pathway, a minimum of eight feet wide, shall be provided for every 250 feet of street frontage, connecting with rear parking lots.~~
- ~~(5) Each block that includes storefronts and/or townhouse lots less than 40 feet wide shall be designed to include a rear alley serving parking areas or garages in the rear.~~
- ~~(6) Local access streets shall be configured using a design speed of 25 mph. Traffic calming techniques shall include "T" intersections, traffic islands, circles, loops or crescents, roundabouts, three-way and four-way stop signs. Speed bumps shall be avoided. At least 25 percent of local access streets shall terminate in "T" intersections. The distance between "T" intersections shall not exceed three blocks or 1,500 linear feet, whichever is less. "T" intersections shall meet the offset requirements from other intersections set forth in the county development ordinance included herein as chapter 105.~~

~~(c) Locational considerations for village uses.~~

- ~~(1) Residential uses, excluding upper story dwelling units in the storefront area, shall not be located within 500 feet of an arterial highway having four or more lanes.~~
- ~~(2) Transitions.~~

- a. ~~Similar land uses shall face one another across a street, while dissimilar land uses shall abut along alleys or rear parking areas.~~
- b. ~~Where feasible, a village green shall be used to separate residential blocks from mixed-use blocks.~~

~~(3) All dwelling units shall be no more than 1,500 feet from the storefront area.~~

~~(4) Nonresidential uses projected to generate more than 800 trips per day shall be located to permit vehicular access from outside the village without passing through residential streets. This part of the village shall be located close to streets having a functional class designation of collector or higher.~~

~~Sec. 119-299. Design standards for green space.~~

~~(a) Green space shall be delineated in accordance with the methods of conservation subdivision design and the standards in chapter 105, article VI, setting forth the four-step design process, the prioritized list of resources to be conserved, and additional design considerations.~~

~~(b) Green space shall consist of two types: natural and formal.~~

~~(1) Natural green space consists of, but is not limited to: meadows, woodlands, large specimen trees, hedgerows, wetlands, floodplain and steep slopes.~~

~~(2) Formal green space consists of: greens, commons, squares and parks that are defined by building walls, streets and street trees.~~

~~(c) Greens, commons, squares and parks.~~

~~(1) Greens, commons, squares, and parks shall serve a variety of outdoor leisure and assembly needs of village residents and enhance the form and appearance of the village.~~

~~(2) Greens, commons, squares and parks shall be distributed throughout the village in the village residential area, the central residential area and, when included, the storefront area.~~

~~(3) When a storefront area is proposed, a main village green shall be required, which shall be:~~

~~a. Located within 200 feet of the outer perimeter of the storefront area. These location requirements may be adjusted by reason of topography or natural resources to be preserved, at the discretion of the county commission.~~

~~b. Of pedestrian scale, approximately one-half to one acre in area, and shall be no longer or wider than 300 feet.~~

~~(4) Additional, smaller greens, commons and squares, no less than 8,000 square feet in size, shall be dispersed throughout the village in such a way that no lot is more than 1,250 feet from a green, common or square.~~

~~(5) All greens shall be planted with shade trees along their edges, at intervals not greater than 40 feet.~~

~~(6) The views of greens, commons and squares shall be maximized by locating green space in "terminal vista" locations as often as possible, such as the ends of streets at three-way intersections, and/or along the outer edges of curving streets.~~

~~(7) Commercial areas shall surround, be located adjacent to, or be across the street from a public green, common or square at least 10,000 square feet in area.~~

~~(d) Accessory dwelling units. On conservancy lots, accessory dwelling units in principal residences or in new traditional outbuildings, such as barns, stables, carriage houses, and springhouses, shall be designed as shown in the county architectural design guidelines.~~

~~Sec. 119-300. Design standards for storefront area.~~

- ~~(a) — *Design considerations along arterial roads.* When the storefront area is located along an existing major arterial street the following provisions shall apply:~~
- ~~(1) — The buildings shall be designed with display windows and signage facing the major arterial street.~~
 - ~~(2) — Canopy trees shall be planted at intervals not greater than 40 feet along the major arterial street.~~
 - ~~(3) — The storefront area shall not parallel the major arterial street for a distance greater than 600 feet, unless the storefronts are located behind a landscaped buffer area providing visual screening in all seasons of the year, or on the opposite side of a village green extending the full length of the storefront area as it parallels the major arterial street. If berms are used within the buffer they shall be no taller than two feet and shall taper gradually into the landscape with slopes not exceeding 1:5.~~
- ~~(b) — *Architectural design guidelines.* All buildings and structures located in the storefront area shall comply with the county architectural design standards.~~
- ~~(c) — *Landscaping of commercial buildings.* In addition to the requirements of chapter 105, the following regulations shall apply:~~
- ~~(1) — To reduce maintenance, ensure longevity, and reinforce the indigenous materials of the area, landscaping around commercial buildings and their parking lots shall emphasize native species trees, shrubs, and flowers. Species shall be selected to provide visual interest at different times of the year, with relatively low maintenance needs.~~
 - ~~(2) — The facades of storefront buildings may be separated from the sidewalk by a landscaped strip no greater in depth than three feet, except as necessary to accommodate outdoor eating establishments, or in courtyard designs.~~
- ~~(d) — *Street furniture.*~~
- ~~(1) — At least one public trash receptacle of a design and color approved by the county commission shall be provided in each block on each side of the street.~~
 - ~~(2) — Public benches of a design and color approved by the county commission shall be provided at bus stops and at intervals no greater than 100 feet on each block; and in greens, commons, squares and parks at a rate of one bench per 5,000 square feet.~~
 - ~~(3) — At least one bicycle rack adjacent to the sidewalk shall be provided on each block, with a paved pad designed to accommodate it.~~
- ~~(e) — *Signs.* In addition to the requirements in chapter 111, all signs shall conform to the following regulations:~~
- ~~(1) — Signs shall not be freestanding and shall be affixed to a building facade, canopy, or arcade.~~
 - ~~(2) — The top of signs (except window signs) shall be located no higher than the sills of second-story windows.~~
 - ~~(3) — Signs shall be constructed of wood, metal or synthetic material, provided that the typeface and logos have a dimensional rather than flat quality.~~
 - ~~(4) — Sign colors shall be dark background colors with light-colored lettering.~~
 - ~~(5) — Signs may be illuminated from external light sources only; lighting shall conform to the regulations contained in this article. Flashing and moving lighting is prohibited.~~
 - ~~(6) — Moving signs and signs with moving elements are prohibited.~~
 - ~~(7) — External neon signs are prohibited. Non-flashing neon signs may be displayed inside windows provided they occupy no more than 15 percent of the glass area of the window in which they are displayed.~~

~~Sec. 119-301. Design standards for central residential and village residential areas.~~

- ~~(a) *Architecture.* Housing styles, shapes, and materials shall be varied, within the overall theme of traditional village dwellings as shown in the county architectural design standards.~~
- ~~(1) Single-family detached dwellings, excluding those on country properties, shall be designed so that:~~
- ~~a. At least two-thirds shall be oriented with their gable ends facing the street.~~
- ~~b. At least 35 percent shall have a covered front entry porch, raised a minimum of 18 inches above ground level.~~
- ~~(2) Two, three, and four family dwellings shall be designed to emulate traditional buildings of this nature in county historic settlements or to resemble large single-family residences as shown in the architectural design standards.~~
- ~~(3) Roof pitch. Pitched roofs shall have slopes between 8:12 and 12:12.~~
- ~~(b) *Building materials.* Materials for the external facades of the buildings shall conform to the architectural design guidelines.~~
- ~~(c) *Accessory dwelling units.*~~
- ~~(1) The design of accessory dwelling units shall comply with the following regulations:~~
- ~~a. Accessory dwellings or outbuildings shall be designed according to the principles shown in the architectural design standards.~~
- ~~b. Exterior fire escapes are prohibited on any side of accessory dwelling units except at the rear.~~
- ~~c. All off-street parking for accessory dwelling units shall be located to the side or rear of the accessory dwelling if not contained in an enclosed garage below the accessory dwelling (a garage apartment).~~
- ~~(2) Issuance of permits for accessory units shall be contingent upon county health department approval for any on-site sewage disposal systems needed.~~

~~Sec. 119-302. Modifications.~~

~~The following modifications are permitted under the terms and specifications herein:~~

- ~~(1) *Height.* The height limitations of this chapter shall not apply to chimneys, spires, gables, cupolas, standpipes, flagpoles, monuments, transmission towers, radio or television antennas, cables, water tanks and similar structures and necessary mechanical appurtenances for the village district, provided that no such exception shall cover at any level more than ten percent of the area of the building's roof or the ground on which it is located. Such architectural features on institutional or civic buildings may equal the height of the building.~~
- ~~(2) *Side yard.* Residential side yards may be reduced to zero ("zero lot line") in the central residential area and the village residential area, when a dwelling has either no side windows, or when the side window sills are located at least 64 inches above the finished floor elevation.~~

DIVISION 6. - Reserved**SECTION XI**

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Sec. 119-347 Application of parking requirements, Subsection (i) is hereby amended by repealing the entire subsection and renumbering the rest of the subsection.

ARTICLE VI. - OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 119-347. - Application of parking requirements.

- (a) As a minimum, an off-street parking space shall consist of 180 square feet (nine feet by 20 feet) of storage space for one automobile, plus adequate space for maneuvering and parking one automobile. For compact vehicles only, as a minimum, an off-street parking space shall consist of 127.5 square feet (eight feet, six inches by 15 feet) of storage space for one automobile, plus adequate space for maneuvering and parking of one automobile. Adequate space for maneuvering and parking one automobile shall mean the following: Two-way aisles between parking spaces shall be at least 24 feet in width. One-way aisles between parking spaces shall be at least 14 feet in width for 45-degree angle parking, at least 18 feet, six inches in width for 60-degree parking, and at least 24 feet in width for 90-degree angle parking.
- (b) Parking spaces for one-family dwellings, two-family dwellings and townhouse dwellings shall be on the same lot as the building to be served except as otherwise provided in this article. No parking space shall be permitted between the front building line and the front property line except on a bona fide paved or graveled driveway leading to a garage, carport or other permanent parking space located to the rear of the front building line. However, garages and carports may be located in front of the dwelling if attached to the principal building and if their parking bay entrances are perpendicular to the public road fronting the dwelling. In all nonresidential zones, paved parking areas will not be permitted between the front building line and the front property line except where a variance permitting such parking has been approved by the zoning board of appeals according to the requirements of this chapter.
- (c) Parking spaces for multiple-family dwelling shall be located on the same lot as the building to be served and not more than 150 feet from each dwelling unit along the nearest pedestrian way.
- (d) Parking spaces for nonresidential buildings shall be located on the same lot as the building to be served except where additional spaces are required by enlargement of use or, where facilities are provided and maintained collectively, the required spaces may be located no more than 300 feet from each building served. No more than 50 percent of the parking requirements for uses in commercial and industrial zoning districts may be provided in off-site public or private parking facilities located not more than 300 feet from principal entrances to buildings where uses are located.
- (e) No more than 50 percent of the parking requirements for theaters, auditoriums, restaurants or similar uses may be provided and used jointly by office and retail uses not normally open for business during the same hours. Up to 100 percent of the parking requirements for churches and other places of worship may be provided by and used jointly with office and retail uses not normally open for business during the hours of religious and similar services.
- (f) Parking requirements for uses in institutional districts may be provided in common parking areas that shall be approved by condition of zoning approval or as part of the institution's comprehensive site development plan.
- (g) Parking requirements for developments with more than one use shall be determined by adding the parking requirements for the different uses within the development.
- (h) No more than 25 percent of the parking spaces required for multiple-family residential, institutional, commercial, and industrial uses may be designed for the use of compact vehicles. Parking spaces for compact vehicles shall be clearly designated by signs or other special markings for the exclusive use of such vehicles.
- ~~(i) In all village plan zoning districts, one of the required parking spaces per unit must be enclosed within a structure attached to, adjacent to or enclosed within the structure of each dwelling unit. The other required spaces may be provided in driveways, carports or turning courts, on streets or common drives.~~

- ⊕ (i) Parking spaces for use by handicapped persons shall be provided as required by the state handicapped accessibility law (O.C.G.A. § 30-3-1 et seq.).
- ⊕ (j) Required parking for personal storage facilities, mini-warehouses and similar temporary storage facilities shall not be permitted in aisles and driveways between storage buildings and facilities, but shall be located in a separate parking area on the same property as the facility to be served. Use of aisles and driveways shall be limited to driving, standing, loading and unloading.
- ⊕ (k) Except for spaces designated for handicapped persons, parking and loading shall not be permitted within any front yard for nonresidential buildings when located on the same lot as the building to be served. Parking shall not be permitted within the front yard of any agricultural or residential districts, except upon a driveway or within a carport or garage that is part of the principal building.

SECTION XII

The Code of Ordinances of Jasper County, Georgia, Part II – Code of Ordinances, Chapter 119 – Zoning, Article VI. Off-Street Parking and Loading Requirements, Section 119-348 Minimum requirements for off-street parking is hereby amended by deleting all references to V-P Village Plan as shown below:

ARTICLE VI. - OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 119-348. - Minimum requirements for off-street parking.

Minimum requirements for off-street parking shall be as follows:

Single-family dwellings, in general	Two parking space per dwelling unit.
Single-family dwellings, townhouses (V-P districts)	One and one-half spaces per dwelling unit.
Two-family dwellings	One and one-half spaces per dwelling unit.
Multiple-family dwellings, in general	One and one-half spaces per dwelling unit.
Multiple-family dwellings, second story or third story in village plan districts	One space per dwelling unit.
Roominghouses, lodginghouses and boardinghouses	One space per each two bedrooms.
Personal care homes	One space per each two beds.
Churches and other places of worship	One space per each eight seats in the sanctuary or meeting room where seating is fixed or one space per 50 square feet of gross

	floor area of sanctuary or meeting room where seating is not fixed.
Schools, public or private, elementary and middle	Two spaces per classroom, plus one space per each eight seats in auditorium or assembly area where seating is fixed or one space per 50 square feet of gross floor area of auditorium or assembly area where seating is not fixed.
Hotels, motels, tourist homes	One and one-quarter spaces per guestroom. Conference and meeting facilities associated with a hotel or similar place of lodging: One space per 40 square feet of floor area of largest assembly room where seating is not fixed.
Fraternity and sorority houses	One space per bed.
Homes for the elderly	One space per 2¼ dwelling units.
Clubs, social organizations and fraternal lodges	One space per 100 square feet of gross floor area.
Government and business offices; office buildings	One space per 400 square feet of gross floor area.
Retail sales and service establishments	One space per 200 square feet of gross floor area.
Restaurants, nightclubs, taverns and similar establishments serving food and beverages	One space per 100 square feet of gross floor area.
Theaters, auditoriums, funeral homes, community centers and other places of assembly	One space per each four seats where seating is fixed; one space per 25 square feet of gross floor area of assembly area where seating is not fixed.
Nursery schools, kindergartens, day care centers	Two spaces per classroom.
Hospitals, sanitariums, nursing homes, convalescent homes, and similar uses	One space per two beds.

Bowling alleys	Five spaces per alley.
Manufacturing, warehousing, and storage facilities; distribution centers; wholesale facilities	One space per 600 square feet of gross floor area.
Vehicle repair garages, paint and body shops, welding shops, and similar establishments	One space per 200 square feet of gross floor area.
Vehicle service stations	Three spaces per service bay.

SECTION XIII

The sections, paragraphs, sentences, clauses or phrases of this Ordinance are severable, and if any phrase, clause, sentence paragraph or section of this Ordinance shall be declared illegal by the valid judgement or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION XIV

All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION XV

The adoption date of this ordinance amendment is upon creation.

[SIGNATURE LINE BELOW]

SO ORDAINED this ____ day of March, 2023

**BOARD OF COMMISSIONERS
OF JASPER COUNTY, GEORGIA**

**Don Jernigan, Commissioner
District 3**

**Shelia Jones, Commissioner
District 1**

**Bruce Henry, Chairman
District 2**

**Gerald Stunkel, Commissioner
District 4**

**Steven Ledford, Commissioner
District 5**

{Jasper County, Georgia Seal}

ATTEST:

Sharon Robinson, County Clerk

APPROVED AS TO FORM:

_____, **County Attorney**