

CITY OF SNELLVILLE

STATE OF GEORGIA

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 3.5 OF ARTICLE III OF THE ZONING ORDINANCE OF THE CITY OF SNELLVILLE TO ADD THE DEFINITIONS OF TOWNE CENTER MIXED-USE AND TOWNE CENTER RESIDENTIAL TO THE LIST OF ALLOWED ZONING DISTRICTS AND , TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES

WHEREAS the Mayor and the Council of the City of Snellville, Georgia, the governing body of the City of Snellville, Georgia, desire to amend Article III of the Zoning Ordinance of the City of Snellville;

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants;

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. Article III of the Zoning Ordinance of the City of Snellville is hereby amended as follows:

Section 3.5 Districts Listed, is hereby amended by deleting the following language:

For the purposes of this Ordinance the incorporated area of Snellville, Georgia is divided into Zoning Districts designated as follows:

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|--------|---|
| RS-180 | Single-Family Residence: provides for low density residential uses; |
| RS-150 | Single-Family Residence: provides for low density residential uses; |
| RG-75 | General Residence: provides for moderate density residential uses; containing up to two dwelling units; |
| PRC | Planned Residential Conservation: provides for a quality medium density residential district by utilization of building and site design criteria and by requiring the conservation of open space; |

R-TH	Single Family Residential Townhome District: provides for moderate density residential uses, including townhomes and villas, not to exceed a density of eight dwelling units per acre;
RM	General Residence: provides for moderate density residential uses not to exceed a net density of eight dwelling units per acre;
CI	Civic-Institutional: Important civic buildings and services that are essentially non-commercial or not primarily profit motivated in nature and that often serve as community landmarks;
OP	Office Professional: provides a location for a mixture of office, clerical, research, professional enterprises, medical and dental facilities, and closely related service businesses;
BN	Neighborhood Business: provides a location for convenience goods and services for residents of adjacent residential neighborhoods;
BG	General Business: provides for a wide range of retail and service establishments;
HSB	Highway Service Business: provides for efficient use of commercial land situated in relationship to arterial thoroughfares and major highways;
LM	Light Manufacturing: provides for heavy commercial and light industrial uses, which can meet rigid performance standards, but prohibiting residences;
FH	Flood Hazard: an appended zoning designation providing for the protection of life and property from periodic flooding;
TC	Town Center Overlay District: provides locations for a wide range of commerce, land use, and design criteria of a character traditionally found in the core business districts of small cities and towns at a scale convenient for walking;
CO	Corridor Overlay District: intended to enhance the viability and livability of the area surrounding major activity centers; includes all non-residential and attached residential properties within the Corridor Overlay District;
CSO	Conservation Subdivision Overlay District: permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; and
RVO	Residential Village Overlay District: to promote traditional village building and site development patterns.
R-HOP(55)-SF	Single Family Housing District for Older Persons: provides for moderate density residential uses, including single-story detached and attached single family homes, that are designed to serve the needs of older persons 55 and over;
R-HOP(55)-V	Villa Housing District for Older Persons: provides for Low- to Mid-rise attached villa homes in the Town Center Overlay District that are designed to serve the needs of older persons 55 and over;
R-HOP(55)-VC	Villa Cluster Housing District for Older Persons: provides for a mixture of single-story attached or detached homes and low to mid-rise attached villa homes which are located in the Town Center Overlay District and are designed to serve the needs of older persons 55 and over;

R-HOP(62)-CC Continuous Care Campus Housing District for Older Persons: provides for a mixture of single-story attached or detached homes, attached villa homes, continuing care retirement communities and accessory uses which are designed to serve the varying housing needs of older persons 62 and over.

and replacing the deleted language with the following:

For the purposes of this Ordinance the incorporated area of Snellville, Georgia is divided into Zoning Districts designated as follows:

RS-180 Single-Family Residence: provides for low density residential uses;
RS-150 Single-Family Residence: provides for low density residential uses;
RG-75 General Residence: provides for moderate density residential uses; containing up to two dwelling units;
PRC Planned Residential Conservation: provides for a quality medium density residential district by utilization of building and site design criteria and by requiring the conservation of open space;
R-TH Single Family Residential Townhome District: provides for moderate density residential uses, including townhomes and villas, not to exceed a density of eight dwelling units per acre;
RM General Residence: provides for moderate density residential uses not to exceed a net density of eight dwelling units per acre;
CI Civic-Institutional: Important civic buildings and services that are essentially non-commercial or not primarily profit motivated in nature and that often serve as community landmarks;
OP Office Professional: provides a location for a mixture of office, clerical, research, professional enterprises, medical and dental facilities, and closely related service businesses;
BN Neighborhood Business: provides a location for convenience goods and services for residents of adjacent residential neighborhoods;
BG General Business: provides for a wide range of retail and service establishments;
HSB Highway Service Business: provides for efficient use of commercial land situated in relationship to arterial thoroughfares and major highways;
LM Light Manufacturing: provides for heavy commercial and light industrial uses, which can meet rigid performance standards, but prohibiting residences;
FH Flood Hazard: an appended zoning designation providing for the protection of life and property from periodic flooding;
TC Towne Center Overlay District: provides locations for a wide range of commerce, land use, and design criteria of a character traditionally found in the core business districts of small cities and towns at a scale convenient for walking;
TC-MU Towne Center Mixed-Use: provides for compact, mixed-use development

in Snellville's core that supports the Towne Center's role as a focal point for the City;

- TC-R Towne Center Residential: provides for a variety of housing options within close proximity to the Towne Center;
- CO Corridor Overlay District: intended to enhance the viability and livability of the area surrounding major activity centers; includes all non-residential and attached residential properties within the Corridor Overlay District;
- CSO Conservation Subdivision Overlay District: permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land;
- RVO Residential Village Overlay District: to promote traditional village building and site development patterns;
- R-HOP(55)-SF Single Family Housing District for Older Persons: provides for moderate density residential uses, including single-story detached and attached single family homes, that are designed to serve the needs of older persons 55 and over;
- R-HOP(55)-V Villa Housing District for Older Persons: provides for Low- to Mid-rise attached villa homes in the Town Center Overlay District that are designed to serve the needs of older persons 55 and over;
- R-HOP(55)-VC Villa Cluster Housing District for Older Persons: provides for a mixture of single-story attached or detached homes and low to mid-rise attached villa homes which are located in the Town Center Overlay District and are designed to serve the needs of older persons 55 and over; and
- R-HOP(62)-CC Continuous Care Campus Housing District for Older Persons: provides for a mixture of single-story attached or detached homes, attached villa homes, continuing care retirement communities and accessory uses which are designed to serve the varying housing needs of older persons 62 and over.

Section 2. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the

express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 4. This Ordinance was adopted _____. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ORDAINED this _____ day of January, 2017.

Tom Witts, Mayor

Barbara Bender, Mayor Pro Tem

ATTEST:

Dave Emanuel, Council Member

Melisa Arnold, City Clerk

Bobby Howard, Council Member

APPROVED AS TO FORM:

Cristy Lenski, Council Member

Anthony O. L. Powell, City Attorney

Roger Marmol, Council Member