

AMENDMENT TO SECTION 620-MULTI-FAMILY (R-2)

Be it Ordained, by the City Council of the City of Barnesville, and it is hereby enacted by authority of same an amendment to the Official Zoning Ordinance of the City of Barnesville as follows:

AN ORDINANCE AMENDING THE CITY OF BARNESVILLE ZONING ORDINANCE SECTION 620- MULTI-FAMILY (R-2), BY ADDING SUBSECTION

620.3 (f)-MAXIMUM DENSITY-10 UNITS PER DEVELOPABLE ACREAGE AND

SUBSECTION 620.4

(k)-ALL MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH THE CITY OF BARNESVILLE ARCHITECTURAL AND DESIGN STANDARDS.

(l)-ALL MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH THE CITY OF BARNESVILLE UNDERGROUND UTILITY SPECIFICATION FOR ELECTRICAL DISTRIBUTIONS AND SERVICES.

(m)-LAND SUBJECT TO FLOODING, IMPROPER DRAINAGE OR EROSION, AND ANY LAND DEEMED TO BE UNSUITABLE FOR DEVELOPMENT DUE TO STEEP SLOPES, UNSUITABLE SOILS, WETLANDS, WETLAND BUFFERS, OR UNSUITABLE SUBSURFACE CONDITIONS, ETC., SHALL NOT BE SUBJECT TO DEVELOPMENT. LAND SUBJECT TO THESE CONDITIONS SHALL NOT BE CALCULATED INTO THE MAXIMUM DENSITY STANDARDS OF 10 UNITS PER GROSS ACRE.

UNDER PERFORMANCE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS. ALL OTHER PROVISIONS OF THE RESPECTIVE CODE SECTION NOT IN CONFLICT WITH THIS ACT SHALL REMAIN IN EFFECT AS ADOPTED.

This ordinance adopted this the 8th day of May, 2006 by the Mayor and City Council of the City of Barnesville.

Dewain T. Bell
Mayor

James R. Bross
Councilmember

Arnell Clayton
Councilmember

Mr. Duane Harris
Councilmember

Paul McDaniel
Councilmember

Councilmember

ATTEST:

Carolyn A. Parker
City Clerk

Section 620 – Multi-Family Residential (R-2)

620.1 Intent and Purpose

The intent of the Multi-Family Residential District is to provide for the development, protection, and conservation of multi-family residential dwellings constructed for rental occupancy or ownership of individual units within a multi-family building; Property zoned and developed as R-2, Multi-Family District, shall provide quality multi-family development with emphasis on open space and access to light and air. The intent of multi-family development is to provide residents the convenience of apartment living and the amenities generally available to low – density residential development. All multi-family developments will be low-rise with open space as required herein.

620.2 Permitted Uses

The following uses are permitted in the R-2 Multi-Family District:

- (a) Uses permitted in the R-1A District (Single-Family, Low Density Residential).
- (b) Two-Family Units (duplexes).
- (c) Multi-Family residential dwellings.
- (d) Townhouses.
- (e) Public, private, or parochial schools.
- (f) Churches
- (g) Public uses, such as local, state, or federal buildings necessary for the general public welfare, such as community buildings, parks, recreation centers, athletic fields, but excluding such uses as incinerators, landfills, garages, machine or equipment shops, equipment and material storage yards.
- (h) Uses such as house museums, art galleries and historic sites open for tours that are unique to a specific location.
- (i) Day care centers.
- (j) Unmanned public utility structures and substations, excluding towers, provided that such structures are properly screened in accordance with Section 550.2 of this Ordinance, and further provided that no on-site storage of equipment is permitted.

- (k) Signs, as permitted in Article X.
- (l) Bed and Breakfast Inn.

620.3 Area Regulations

The following area regulations apply within the R-2 District:

- (a) Minimum Lot Area: 15,000 sq. ft.
- (b) Minimum Frontage: 50 ft. measured at street per dwelling unit.
- (c) Minimum Lot Width: 50 ft. measured at front building line.
- (d) Setbacks:
 - Front: Highways, Arterials, Collectors and other Streets 40 ft.
30 ft.
 - Side: 10 ft. for duplexes
15 ft. for 3 units or more.
 - Rear: 25 ft.
- (e) Maximum Building Height: 35 ft.
- (f) Maximum Density: 10 units per gross developable acreage.**

620.4 Performance Standards for Multi-Family Development

The following standards apply to multi-family developments within the R-2 District:

- (a) All multi-family development in the R-2 Multi-Family Residential District shall require site plan approval of the Zoning Department, which shall include building placement on the lot and the number of proposed units. The site plan shall include a landscape plan.
- (b) No more than 35 percent of the lot area shall be occupied by buildings.
- (c) All parking shall be off-street. Insofar as possible, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the

interior of blocks, and no off-street parking space shall be more than 100 feet, by the most direct pedestrian route, from a door of the dwelling unit it is intended to serve. Parking areas in multi-family developments must be curbed and guttered.

- (d) All multi-family units shall be required to tie into the public water and sanitary sewer system.
- (e) There shall be no more than 8 dwelling units in any one (1) multi-family building. Multi-Family buildings must be separated by a minimum of 20 feet of landscaped open air space.
- (f) In the R-2 District each dwelling shall provide at least the following livable space per unit:
 - (1) 1 bedroom unit – 800 square foot
 - (2) 2 bedroom unit – 1000 square foot
 - (3) 3 bedroom unit – 1200 square foot
- (g) All streets which serve more than one multi-family complex or other principal use shall:
 - (1) Have a minimum right-of-way of 50 feet.
 - (2) Be constructed to comply with city street paving specifications; and
 - (3) Be dedicated to public uses.
- (h) The development shall contain a storm drainage system of sufficient size and design as will adequately collect, detain, carry off, and dispose of all projected surface water run-off within the development area.
- (i) A minimum of 20 percent of the total acreage of any development of more than 10 dwelling units shall be reserved for open-air recreational uses and other usable open spaces.

Usable open space is defined as an open area designed and developed for use by the occupants of the development or their guests for recreation (commercial, public, or private), courts, gardens, or household service activities such as clothes drying. The space shall be effectively separated from automobile traffic and parking and shall be readily accessible to the occupants of the dwelling units. Open space does not include space devoted to streets or parking, right-of-ways, or utility easements.

(j) If conveyance of land within the development is intended:

- (1) The developer shall comply with all procedures and requirements of the City Subdivision Regulations.
- (2) No building permit or certificate of occupancy shall be issued for a condominium project until proof of compliance with the Georgia Condominium Act has been presented in writing.

(k) All Multi-Family Developments shall comply with The City of Barnesville's Architectural and Design Guidelines.

(l) All Multi-Family Developments shall comply with the City of Barnesville's Underground Utility Specifications for Electrical Distribution and Services.

(m) Land subject to flooding, improper drainage or erosion, and any land deemed to be unsuitable for development due to steep slopes, unsuitable soils, wetlands, wetlands buffers, state water ways and buffers, or unsuitable subsurface conditions, etc., shall not be subject to development. Land subject to these conditions shall not be calculated into the maximum density standards of 10 units per gross acre.