

ORDINANCE 2018-01

AN ORDINANCE BY THE GOVERNING AUTHORITY FOR THE CITY OF STONE MOUNTAIN, GEORGIA TO AMEND APPENDIX A - ZONING, ARTICLE V: DISTRICT REGULATIONS TO INCLUDE PROVISIONS FOR ACCESSORY DWELLING UNITS IN R-2 TRADITIONAL, R-3 IN-TOWN, AND R-4 SHERMANTOWN RESIDENTIAL DISTRICTS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE, TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

PART I

The Council of the City of Stone Mountain hereby ordains that APPENDIX A – ZONING, ARTICLE V: DISTRICT REGULATIONS of *The Code of the City of Stone Mountain, Georgia* be amended as follows:

1. Delete Section 5-2.3(6) Permitted by condition (special uses)
2. Add Section 5-2.3(A)(6) Permitted by condition (special uses).
 - a. The minimum lot area required for any lot containing an accessory dwelling unit or garage apartment shall be the minimum lot size required by R-2 district regulations, and the guest house or servant quarters shall not exceed the square footage of the principal structure.
 - b. The primary building/residence is not rented.
 - c. The accessory dwelling unit shall contain 400 or less square feet, with the maximum lot coverage with the principal and accessory structures combined not to exceed the maximum lot coverage as specified in the R-2 District Regulations.
 - d. The accessory dwelling unit shall meet the requirements as provided in Article VI Supplemental, Section 6-8 Accessory Uses.
3. Delete Section 5-3.3(3) Permitted by condition (special cases).
4. Add Section 5-3.3(3) Permitted by condition (special uses).
 3. Accessory dwelling units, guest houses, or servant quarters on a lot containing a single-family residence limited to one on each lot and provided further that the minimum lot area shall be the minimum lot size required by R-3 district regulations.
 - a. The accessory dwelling unit shall contain not less than 400 or less square feet, with the maximum lot coverage with the principal and accessory structures combined not to exceed the maximum lot coverage as specified in the R-3 District Regulations.
 - b. The accessory dwelling unit shall meet the requirements as provided in Article VI Supplemental, Section 6-8 Accessory Uses.

5. Add to Section 5-4.3(A)(4) Permitted by condition "special uses", the following subsections:

- a. Accessory dwelling units shall contain 400 or less square feet, with the maximum lot coverage with the principal and accessory structures combined not to exceed the maximum lot coverage as specified in the R-4 District Regulations.
- b. The accessory dwelling unit shall meet the requirements as provided in Article VI Supplemental, Section 6-8 Accessory Uses.

PART II

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

PART III

This ordinance shall become effective on the 6th day of March, 2018
This ordinance was proposed by Council Member Chakira Johnson with a motion to adopt. Thereafter, the motion was seconded by Council Member Diana Hollis. 6 Council Members voted in favor of the motion and 0 Council Members voted against the motion.

Patricia Wheeler
Mayor Patricia Wheeler

Rhonda A Blackmon
Rhonda Blackmon, City Clerk

Approved as to form: [Signature]
City Attorney Joe Fowler

First read: February 20, 2018 Second read: March 6, 2018