

ORDINANCE 2018-05

AN ORDINANCE BY THE GOVERNING AUTHORITY FOR THE CITY OF STONE MOUNTAIN, GEORGIA TO AMEND APPENDIX A - ZONING, ARTICLE V: DISTRICT REGULATIONS, SECTION 5-8 OFFICE PROFESSIONAL INSTITUTIONAL (OPI) DISTRICT; AND ARTICLE VII: OFF-STREET PARKING & LOADING REQUIREMENTS, SECTION 7-2 PARKING REQUIREMENTS; 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, SECTION 5-8 OFFICE PROFESSIONAL INSTITUTIONAL (OPI) DISTRICT of *The Code of the City of Stone Mountain, Georgia* be amended as follows:

1. To delete Subsection 5-8.2(A)(21) in its entirety:
 21. Schools offering traditional core educational courses similar to the public elementary, middle and high schools and colleges (including junior colleges), provided:
 - a. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
 - b. All buildings must be at least 60 feet from every property line.

and

2. Add new Subsection 5-8.2(A)(21):
 21. Schools offering traditional core educational courses similar to the public elementary, middle and high schools and colleges (including junior colleges).

and

3. To delete Subsection 5-8.5 *District development regulations* in its entirety:

5-8.5 *District development regulations.*

A. The following contain the development regulations for the OPI district. Any variance to the following must be approved by the mayor and council upon recommendation from the planning and zoning committee

1. Minimum lot size: None.
2. Minimum lot width: None.
3. Minimum road frontage (measured at property line): 40 feet.
4. Minimum yard abutting a public street: 50 feet (from property line).

5. Minimum side yard: Ten feet (20 if abutting a residential district).
6. Minimum rear yard: 15 feet (25 if abutting a residential district).
7. Maximum height: 30 feet.
8. Minimum heated floor area: 2,000 square feet.
9. Maximum floor area: 10,000 square feet.
10. Minimum buffer area between adjacent, dissimilar districts:
 - a. 50 feet (if abutting a residential zoning district).
 - b. 15 feet (if abutting a non-residential zoning district).
11. Minimum separation between buildings on same lot: 20 feet.
12. Maximum building height: 30 feet or two stories.
Bonus: 45 feet or three stories, provided:
 - a. The principal building is a part of a conservation/open space development;
 - b. The principal building promotes sustainable building practices as outlined by LEED or EARTH CRAFT building standards.
13. Maximum lot coverage: 50 percent, including off-street parking.

and

4. To add new Subsection 5-8.5 *District development regulations*:
 - A. The following contain the development regulations for the OPI district. Any variance to the following must be approved by the mayor and council upon recommendation from the planning and zoning committee
 1. Minimum lot size: None.
 2. Minimum lot width: None.
 3. Minimum road frontage (measured at property line): 40 feet.
 4. Minimum yard abutting a public street: ~~50~~ 20 feet (from property line).
 5. Minimum side yard: Ten feet (20 if abutting a residential district).
 6. Minimum rear yard: ~~45~~ 10 feet (~~25~~ 20 if abutting a residential district).
 7. Maximum height: 30 feet.
 8. Minimum heated floor area: 2,000 square feet.
 9. Maximum floor area: 10,000 square feet.
 10. Minimum buffer area between adjacent, dissimilar districts:
 - a. 50 feet (if abutting a residential zoning district).
 - b. 15 feet (if abutting a non-residential zoning district).
 11. Minimum separation between buildings on same lot: 20 feet.
 12. Maximum building height: 30 feet or two stories.
Bonus: 45 feet or three stories, provided:
 - a. The principal building is a part of a conservation/open space development;
 - b. The principal building promotes sustainable building practices as outlined by LEED or EARTH CRAFT building standards.
 13. Maximum lot coverage: ~~50~~ 70 percent, including off-street parking.

PART II

The Council of the City of Stone Mountain hereby ordains that APPENDIX A – ZONING, ARTICLE VII: OFF-STREET PARKING & LOADING REQUIREMENTS, SECTION 7-2 PARKING REQUIREMENTS of *The Code of the City of Stone Mountain, Georgia* be amended as follows:

1. To delete Section 7-2.1 Off-street parking requirements in its entirety,
and
2. Add new Section 7-2.1 Off-street parking requirements:

7-2.1 Off-street parking requirements.

- A. *Minimum number of off-street parking spaces:* There shall be provided at the time of the erection of any building or structure, minimum off-street parking, plus drives and maneuvering space sufficient for ingress and egress by an automobile of standard size, in accordance with the schedule below. When a building or structure is enlarged or increased in capacity by adding dwelling rooms, guest rooms, floor area or seats, minimum off-street parking shall be provided for such additional rooms, floor area or areas.

The following are the minimum number of off-street parking spaces required by type of permitted use. The square footage is the gross square footage unless otherwise indicated. Where the use is mixed, total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately.

1. *Automobile repair garage:* One space per 150 square feet of gross floor area.
2. *Automobile service station:* three spaces for each service bay, with a minimum of ten spaces required.
3. *Bus station:* One space for each motor carrier plus one additional space for each two administrative or service employees, plus five and one-half spaces per 1,000 feet of gross floor area.
4. *Business, professional offices and clinics:* One space per 250 square feet of gross floor area.
5. *Bed and breakfast:* One space per bedroom.
6. *Bowling alleys:* Five spaces per alley.
7. *Religious institutions and other places of worship:* One space per four (4) seats in the main auditorium.
8. *Commercial, manufacturing and industrial establishments not catering to retail trade:* One space per 2,000 square feet of gross office, plant or storage area.
9. *Commercial and public recreation facility:* 20 spaces minimum, except that golf courses shall require 20 spaces per each nine holes.
10. *Delivery, ambulance and other similar services:* One space for each vehicle plus one additional space for each two administrative or service employees.

11. *Single and two-family dwellings*: Two spaces per dwelling unit.
12. *Food stores*: One space per 100 square feet of gross floor area.
13. *General business, commercial, personal service establishments or shopping centers and developments*: One space per 200 square feet of gross leasable area (GLA) for buildings 50,000 square feet or less; one space per 250 square feet of GLA for buildings 50,001 to 100,000 square feet; one space per 300 square feet of GLA for buildings 100,001 to 400,000 square feet; one space per 350 square feet of GLA for buildings larger than 400,000 square feet.
14. *Hospitals, sanitariums, nursing homes, homes for the aged and similar institutional uses*: One space per two beds.
15. *Hotels*: One space per unit plus one space per five units for visitors.
16. *Lodges, fraternal or social organizations*: Four spaces per 1,000 square feet of gross floor area.
17. *Motels, tourist homes and transient hotels*: One and one-quarter space per unit.
18. *Multi-family, apartment and moderate density apartment developments*: One and a half parking spaces for each dwelling unit in GC, VCM and MR-1 districts. In all districts, multi-family units greater than 1,500 square feet in floor area shall provide two and one-half parking spaces per unit.
19. *Public or private swimming pool, neighborhood recreation center or similar use*: A minimum of 20 spaces.
20. *Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area*: One space per 100 square feet of gross floor area.
21. *Restaurants, drive-in, without area provided for patron use*: One space per 100 square feet of gross floor area, but not less than ten spaces.
22. *Schools - public or private elementary and middle (K—8th grades)*: Two spaces per classroom.
23. *Schools - public or private secondary (i.e. high school)*: One space per teacher or staff member, plus two spaces per classroom.
24. *Schools - colleges (excluding junior colleges)*: Ten spaces per classroom.
25. *Schools - junior colleges, trade, and vocational*: Two spaces per classroom.
26. *Skating rinks, dance halls, pool rooms and other places of amusement or assembly without fixed seating*: One space per 200 square feet of gross floor area.
27. *Subdivision recreation facility*: One space per ten dwelling units.
28. *Theaters, auditoriums, funeral homes, gymnasiums, stadiums and other places of assembly with fixed seating*: One space per three seats plus one space for each employee.
29. *Wholesale or jobbing establishment or other similar use*: One space per 200 square feet of gross floor area devoted to sales or display plus one space per 2,000 square feet of gross storage area.

PART III

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

PART IV

This ordinance shall become effective on the _____ day of _____, 2018
This ordinance was proposed by Council Member _____ with a
motion to adopt. Thereafter, the motion was seconded by Council Member
_____. _____ Council Members voted in favor of the motion and
_____ Council Members voted against the motion.

Mayor Patricia Wheeler

Rhonda Blackmon, City Clerk

Approved as to form: _____
City Attorney Joe Fowler

First read: _____ Second read: _____