

**CITY OF DOUGLASVILLE  
CITY COUNCIL COMMITTEES**

**Agenda**



**MONDAY, NOVEMBER 7, 2016**

**5:00 PM**

**Conference Center, Board Room, 6700 Church Street**

- 1. Call to Order**  
Mayor Rochelle Robinson
- 2. Community & Economic Development Committee - Chairman Mark Adams**
  - A. Staff report and discussion with an applicant applying to receive funds with the Georgia Department of Community Affairs Downtown Development Revolving Loan Fund. Applicant will be on hand to discuss their specific project and location.
  - B. Presentation by Proof of the Pudding regarding the current and future working relationship with the Douglasville Conference Center.
- 3. Planning & Development Committee - Chairman Mark Adams**
  - A. Staff report on proposed changes to the Zoning Ordinance to create an R-5 residential district, and to amend requirements for building facades.
- 4. Other Business**
  - A. Presentation of the City Manager's Department Quarterly Report.
- 5. Adjournment**



## City of Douglasville

### City Council

6695 Church St  
Douglasville, GA 30134

Meeting: 11/07/16 05:00 PM  
Department: City Clerk  
Category: Staff Reports  
Prepared By: Sharon Keith  
Initiator: Sharon Keith  
Sponsors:

### SCHEDULED

### INFORMATION ITEM (ID # 7644)

DOC ID: 7644

**Staff report and discussion with an applicant applying to receive funds with the Georgia Department of Community Affairs Downtown Development Revolving Loan Fund. Applicant will be on hand to discuss their specific project and location.**

#### ATTACHMENTS:

- Letter from DCA re: Revolving Loan Fund Process (PDF)

Nathan Deal  
Governor

Camila Knowles  
Commissioner



April 7, 2016

Patrice Williams  
Community Development Manager  
City of Douglasville  
P.O. Box 219  
Douglasville, Georgia 30133

Re: Signature Requirement on Downtown Development Revolving Loan Fund Applications  
and Initial Project Assessments

Dear Ms. Williams:

Per your request, this letter is provided to explain the reasoning for a local government official and the Downtown Development Authority (DDA) board chair's signature on the Downtown Development Revolving Loan Fund Initial Project Assessment and subsequent application.

The Downtown Development Revolving Loan Fund is a financing tool designed to assist local governments with their downtown revitalization efforts. The eligible applicants for these funds include municipalities with a population of 100,000 or less, counties with a population of 100,000 or less, and development authorities proposing projects in municipalities or counties with a population of 100,000 or less. Each application will be reviewed based upon an analysis of the proposed project's potential enhancement of downtown development opportunities, creditworthiness, overall project feasibility, project impact, and soundness of the proposed strategy. The analysis will include, but is not limited to such factors as: impact on the community's tax base; degree of local commitment; consistency with local development plans, goals and objectives; project readiness; project feasibility; reasonableness of cost estimates; elimination of blighting influences; total private capital investment; number of jobs created and/or retained; historic preservation impact and potential state and regional impact. DD RLF financing is normally used to provide the necessary gap financing for a project or the low-cost financing that will enable a project to move forward.

As the applicant for DD RLF funding, a local government official and the DDA board chair's signatures certify the City's support of the application submission. The intent of requesting these signatures is to ensure that the City is fully aware of the application submission as opposed to DCA receiving an application from the general public without City involvement. However, signing these documents in no way obligates the City to incur any debt as the sub-recipient is wholly responsible for the repayment of the DD RLF loan. At the loan closing, the City/DDA enters into an intergovernmental services agreement with the Georgia Department of Community Affairs, which is a non-recourse contract.

Additionally, the City and DDA are required to pass a resolution of support for the project. The resolutions include language, which endorses the submission of the DD RLF application for the project by the City/Downtown Development Authority and agrees to support the development of



the project. Sample resolutions are enclosed for your review and may be submitted after the approval of loan funds.

As always, we offer whatever assistance we can in successfully utilizing this financing tool in your community. Should you have any additional questions, please feel free to contact me at (404) 679-0604, [kim.carter@dca.ga.gov](mailto:kim.carter@dca.ga.gov).

Sincerely,



Kimberly N. Carter  
Senior Manager, Office of Economic Development

/kc

cc: Cherie Bennett – DD RLF Program Manager, DCA



## City of Douglasville

### City Council

6695 Church St  
Douglasville, GA 30134

#### SCHEDULED

#### INFORMATION ITEM (ID # 7661)

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Meeting: 11/07/16 05:00 PM

Department: City Clerk

Category: Staff Reports

Prepared By: Vicki L. Acker

Initiator: Vicki L. Acker

Sponsors:

DOC ID: 7661

**Presentation by Proof of the Pudding regarding the current and future working relationship with the Douglasville Conference Center.**



## City of Douglasville

### City Council

6695 Church St  
Douglasville, GA 30134

### SCHEDULED

## INFORMATION ITEM (ID # 7626)

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Meeting: 11/07/16 05:00 PM

Department: City Clerk

Category: Staff Reports

Prepared By: Vicki L. Acker

Initiator: Vicki L. Acker

Sponsors:

DOC ID: 7626

**Staff report on proposed changes to the Zoning Ordinance to create an R-5 residential district, and to amend requirements for building facades.**

#### ATTACHMENTS:

- OrdFacadeR-5ThirdDraft (PDF)

**Green text = current City Code version**

**Blue text = proposed change or addition**

**Section 2.02. - Zoning districts; established.**

2.02.01. *Zoning districts.* For the purpose of this ordinance, the City of Douglasville is divided into zoning districts as follows:

R-2,	Single-family detached residential district.
R-3,	Single-family detached residential district.
R-4,	Single-family detached and attached [townhouse and apartment] residential district.
R-5,	Single-family detached residential district.
R-6,	Single-family attached apartment residential district.
R-6-T,	Single-family attached townhouse residential district.
DCD,	Design concept development district.
O-I,	Office-institutional district.
CN,	Neighborhood commercial district.
CBD,	Central business district.

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

CSC,	Shopping center district.
CG,	General commercial district.
O-D,	Office-distribution district.
IL,	Light industrial district.
IH,	Heavy industrial district.

2.02.02. *Overlay districts.* For the purpose of this ordinance, the following overlay districts are established:

FH -	Flood hazard overlay district.
E -	Environmental overlay districts.

**Section 2.04. - Zoning districts; purposes.**

2.04.03. R-4 and R-5

a. *R-4, Single-family detached and attached townhouse and apartment residential district.* The R-4 zone is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets, to meet the needs and demands of attached and detached single-, two-, three- and four-family residences and to protect the orderly future development of land, all in accordance with the land use plan for the city, at a density of not more than four units per acre. A minimum development site size of two

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

acres and a minimum requirement that 50 percent of the units in the development be in single-family detached dwellings is intended to assure compatibility with surrounding residential uses. No land shall be zoned to R-4, as a primary zoning district or as a base zone within a DCD, after November 1, 2004.

b. *R-5, Single-family detached residential district.* The R-5 zone is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets, to meet the needs and demands of single-family residences and to protect the orderly future development of land, all in accordance with the land use plan for the city, at a density of not more than 5.8 units per acre. A minimum development site size of two acres is intended to assure compatibility with surrounding densely populated residential uses.

*Table 2-1. Permitted principal uses by zoning district.*

The following uses are allowed by right or by special use approval in the zoning districts noted. See also the "restrictions on particular uses" article of this zoning ordinance for restrictions that may apply to specific uses in general or in specific zoning districts, as well as restrictions imposed by the FH or environmental overlay districts.

Uses Permitted in District by Right	□
Uses Allowed by Approval as a Special Use	•
Uses Not Permitted	

SIC Code	Principal Uses	R-2	R-4	R-6	R-6-T	R-3	O-I	C-N	CB-D	CS-C	C-G	O-D	I-L	I-H	Also See Sec. :
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						R - 5									
	Residential and Lodging Uses														
	Single-Family Detached Dwelling, Site Built	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									3.02
	Single-Family Detached Dwelling, Class A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									3.02 & <u>3.39</u>
	Single-Family Detached Dwelling, Class B	•													<u>3.39</u>
	Duplex (2-Family) Dwelling		<input type="checkbox"/>	<input type="checkbox"/>											3.02
	Triplex Dwelling		<input type="checkbox"/>	<input type="checkbox"/>											
	Quadrplex Dwelling		<input type="checkbox"/>	<input type="checkbox"/>											

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

	Townhouse Dwelling		□		□										
	Apartment Dwelling		□	□											
	Mixed-Use Dwelling								•						<a href="#">3.41</a>
704	Membership Dwelling (Fraternity, etc.)				•										
836	Retirement Community		•	•											
836	Family Personal Care Home (2 to 6)	•	•	•		•									<a href="#">3.45</a>
836	Group Personal Care Home (7 to 12)				•										<a href="#">3.45</a>
836	Congregate Personal Care Home (13 or more)								•						<a href="#">3.45</a>

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8052 — 8059	Convalescent Home		•	•											
8051	Nursing Home		•	•											
701	Bed and Breakfast Inn	•	•	•	•						□				<u>3.33</u>
701	Hotel or Motel (except Bed & Breakfast Inn)								•		□				<u>3.38</u>
702	Rooming and Boarding House			•											
	Offices														
872	Accounting, Auditing or Bookkeeping Office							□	□	□	□	□	□		
731	Advertising Agency							□		□		□	□		
<u>62</u>	Brokerage for Securities or Commodities							□		□		□	□		

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	Surveying Services															
—	General Business Office						<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
809	Health Services Facility						<input type="checkbox"/>	•			•					
808	Home Health Care Company						<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>				
64	Insurance Agent, Broker & Service						<input type="checkbox"/>									
63	Insurance Company or Carrier						<input type="checkbox"/>									
<u>67</u>	Investment Company or Trust						<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
6552	Land Developer's Office						<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
0781	Landscape Architecture and Counseling								<input type="checkbox"/>							

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81	Legal Services Office							<input type="checkbox"/>								
874	Management and Public Relations Service							<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
801 — 804	Medical or Dental Offices or Clinics (not veterinary)							<input type="checkbox"/>								
829	Personal Enrichment School or Tutoring							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>				
865	Political Organization Office							<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
651 — 654	Real Estate Office							<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
7338	Secretarial or Court Reporting Service							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>				

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)



	(except Special Outdoor Events)																
7996	Amusement Park										•						
7993	Amusement Parlor										□	□	□				
752	Automobile Parking Lot, Commercial												□				
554	Automobile Service Station												□	□		□	□
553	Automotive Parts and Supply Store												□	□			
551 — 552	Automotive Sales and Service: New & Used Cars																
551	Automotive Sales and Service: Trucks & Heavy Equip.															□	□

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751	Automotive Rental Agency Cars									<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
751	Automotive Rental Agency Trucks or Trailers										•		<input type="checkbox"/>	<input type="checkbox"/>	—
753	Automotive Repair Shop										<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<u>3.32</u>
7549	Automotive Tune-Up Service										<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
5941	Bait and Tackle Shop										<input type="checkbox"/>				
546	Bakery, Retail						<input type="checkbox"/>								
60	Bank, Savings and Loan or Credit Union						<input type="checkbox"/>								
724	Barber Shop						<input type="checkbox"/>								
723	Beauty Shop, Hairdresser						<input type="checkbox"/>								

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555	Boat Dealers										<input type="checkbox"/>		<input type="checkbox"/>		
5942	Book Store						<input type="checkbox"/>								
793	Bowling Center									<input type="checkbox"/>	<input type="checkbox"/>				
734	Building Maintenance or Pest Control Service													<input type="checkbox"/>	<input type="checkbox"/>
738	Business Service Establishment, Miscellaneous						<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>				
5946	Camera and Photographic Supply Stores							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
7217	Carpet & Upholstery Cleaners										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7542	Carwash									<input type="checkbox"/>	<input type="checkbox"/>				
5812	Catering Service						<input type="checkbox"/>								

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596	Catalog Sales or Direct Selling Office									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
6553	Cemetery, Commercial or Animal	•	•	•	•	•	•	•		•	•	•	•	•	
737	Computer Programming, Repair or Data Processing Service							<input type="checkbox"/>							
554	Convenience Gas Station						•	<input type="checkbox"/>		<input type="checkbox"/>					
7997	Country Clubs	•	•	•	•	•	•			•	•	•	•	•	
791	Dance Studios or Schools						•	•	•	<input type="checkbox"/>	<input type="checkbox"/>				
835	Day Care Center (13 or more)						•	•		<input type="checkbox"/>	<input type="checkbox"/>				
835	Day Care Home, Group (7 to 12)						•	•		<input type="checkbox"/>	<input type="checkbox"/>				

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726	Funeral Home and Crematories	•	•	•		•	•			•	•				
<u>53</u>	General Merchandise Store								☐	☐	☐	☐			
5947	Gift, Novelty and Souvenir Shops								☐	☐	☐	☐			
7992	Golf Course, Commercial	•	•	•	•	•	•			•	☐	•	•	•	
<u>54</u>	Grocery or Specialty Food Store, except Bakery								☐	☐	☐	☐			
835	Group Day Care Home						•	•		☐	☐				
525	Hardware Store								☐	☐	☐	☐	☐		
7991	Health Club or Fitness Center						•		☐	☐	☐	☐			
5945	Hobby, Toy and Game Shops								☐	☐	☐	☐			

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571	Home Furniture or Furnishings Store, except Floor Coverings									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
806	Hospital, except Drug Addiction Rehabilitation						<input type="checkbox"/>											
572	Household Appliance Store																	
5944	Jewelry Store							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
0752	Kennel Pet Grooming or Training																	
7215	Laundry & Dry Cleaning, Coin-Operated																	
0782	Lawn and Garden Services																	
7213	Linen Supply																	

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7832	Motion Picture Theater (except Drive-in)							<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
559	Motor Vehicle Dealers, Miscellaneous											<input type="checkbox"/>					
557	Motorcycle Sales and Service											<input type="checkbox"/>					
523	Paint, Glass or Wallpaper Store							<input type="checkbox"/>									
593	Pawnshop								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
7922	Performing Arts Theater (privately owned)							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
7922	Performing Arts Theater (publicly owned)							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
729	Personal Services— Massage Only						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					

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573	Radio, Television, Consumer Electronics & Music Store								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
556	Recreational Vehicle Dealer											<input type="checkbox"/>	<input type="checkbox"/>			
7699	Repair Shops, Miscellaneous								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				—
873	Research & Development or Testing Service							•					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5812	Restaurant, Custom Service (not fast food)								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
5812	Restaurant, Fast Food, Drive-in								<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
599	Retail Stores, Miscellaneous								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
764	Reupholstery or Furniture Repair Shop											<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

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5949	Sewing, Needlework and Fabric Stores								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
4789	Scenic and Sightseeing Transportation									<input type="checkbox"/>		<input type="checkbox"/>					
725	Shoe Repair Shop							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
5941	Sporting Goods Store or Bicycle Shop, except bait shops								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
7997	Sports and Recreation Clubs (Members Only)								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
7941	Sports Facility, Commercial (except Racetracks)											<input type="checkbox"/>		<input type="checkbox"/>			
5943	Stationery Store							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

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7219	Tailors & Other Garment Services								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
481	Telecommunications Switching Station										<input type="checkbox"/>						
482	Telegraph Office									<input type="checkbox"/>		<input type="checkbox"/>					
—	Transmission Tower-Radio, TV & Telecommunications	•	•	•	•	•	<input type="checkbox"/>	<input type="checkbox"/>	•	<input type="checkbox"/>	<u>3.50</u>						
593	Used Merchandise (except Pawnshop), Flea Market									<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
074	Veterinarian						<input type="checkbox"/>					<input type="checkbox"/>					<u>3.51</u>
784	Video Tape Rental Store							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
763	Watch, Clock or Jewelry Repair Shop							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

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50-51	Wholesale Trade—Administrative or Sales Office Only											<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
50-51	Wholesale Trade—Sales Operation including Storage and Transfer, except Junk and Salvage Yards												•	<input type="checkbox"/>	<input type="checkbox"/>	
	Industrial, Transportation, Storage & Utilities															
—	Air or Ground Courier Drop-Off Station						<input type="checkbox"/>									
452	Air Charter and Other Air Services, Nonscheduled													<input type="checkbox"/>	<input type="checkbox"/>	
451	Airline or Air Courier Company—Storage, Transfer or Maintenance Facility													<input type="checkbox"/>	<input type="checkbox"/>	

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491 — 493	Electric or Gas Utility Office							□		□			□	□	□	□	
491 — 493	Electric or Gas Utility Substations	•	•	•	•	•	•	•	•	•	•	•	□	□	□		
473	Freight Agency or Shipping Coordinator												□	□	□		
7218	Industrial Launderers												□	□			
5093	Junk and Salvage Yards															•	<a href="#">3.47</a>
7211	Laundry, Family & Commercial Power Plant												□	□			
<a href="#">14</a>	Mining & Quarrying															•	
423	Motor Freight Truck Terminal												□	□			

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	Composting & Landfills															
4783	Services Incidental to Transportation, Misc.															•
4952	Sewage Treatment Plant															•
412	Taxicab Terminal									□	□	□		□	□	
421	Trucking and Courier Services (except Air Courier or Refuse & Garbage Collection)													□	□	□
491	Utility Company Substation	•	•	•	•	•	•	•	•	•	□	□	□	□	□	
4953	Waste Facility															•
7692	Welding Repair Shop													□	□	

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	Community Recreation Facility	•	•	□		•						•				
833	Job Training & Vocational Rehabilitation Services											•	•			
823	Library						□		•	•		•				
841	Museum or Art Gallery, Non-profit						□		•	•		•				
822	School, College (Private)			•			□					•	•			
	School (Charter—Private)	•		•			□					•	•			<a href="#">3.56</a>
821	School, Kindergarten, Elementary and Secondary (Private)		•	•	•		□	•				•				
832	Social Services, Individual & Family						□					□		•		

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					6-T	R-5									
	Bank, Savings & Loan, Credit Union						<input type="checkbox"/>								
	Church or Place of Worship	•	•	<input type="checkbox"/>	•	•	<input type="checkbox"/>	•	•	•	•	•	•		
	Customary Accessory Uses to Principal Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<u>3.34</u>							
	Customary Accessory Uses to a Church	•	•	•		•		•	•			•	•		3.34.0 4
835	Day Care Center (13 or more)											•	•	•	3.34.0 5
835	Family Day Care Home (1 to 6)	•	•	•		•									3.34.0 5

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3.02.02. *Exterior siding for residential dwellings.* Exterior siding materials for dwellings shall conform to the requirements of section 4.08.

Repeal 3.02.06 and 3.03.07

Enact 4.08

4.08. *Exterior siding.* Exterior siding for buildings and structures shall conform to the requirements of this section.

a. *Certain DCD residential lots.* In DCD districts approved on or after January 1, 2012, principle building dwellings and their accessory structures shall conform to the following:

(1) *Acceptable façade materials.* For detached residential dwellings in DCD developments approved on or after January 1, 2012, façade materials shall be limited to the following:

(A) DCD Type A—Brick, stone, and cementitious siding (not to exceed 75 percent of any *façade*).

(B) DCD Type B—Stucco, wood and other materials listed as DCD Type A.

(C) DCD Type C—Finished concrete, glazed surface, metal (not corrugated or unfinished) and other material listed as DCD Type A or DCD Type C.

(2) *Single dwelling calculation.* Except as provided in paragraph c. of this subsection, every detached residential dwelling in any DCD development approved on or after January 1, 2012, shall be constructed with façade materials of not less than 25 percent brick on each and every side.

(3) *Multi-dwelling calculation.* For any DCD development approved on or after January 1, 2012, as an alternative to the requirements of paragraph a. of this subsection, the development text may specify façade materials for all detached residential dwellings conforming to one of the following plans:

(A) *80 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 8,000 square feet, and a minimum dwelling size of

1,500 square feet, and where the maximum density is four units per acre, the development text may provide for:

- (i) Not fewer than 80 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
- (ii) The remaining dwellings to have DCD Type C façade material.

(B) *50 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 9,000 square feet, and a minimum dwelling size of 1,700 square feet, and where the maximum density is 3.5 units per acre, the development text may provide for:

- (i) Not fewer than 50 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
- (ii) The remaining dwellings to have DCD Type B façade material.

(C) *20 percent plan.* Where every residential dwelling in the DCD development has a minimum lot size of 10,000 square feet, and a minimum dwelling size of 1,800 square feet, and where the maximum density is 3.25 units per acre, the development text may provide for:

- (i) Not fewer than 20 percent of the total number of dwellings each to have not less than 80 percent brick façade on each and every side, and
- (ii) The remaining dwellings to have DCD Type A façade material.

b. For principle buildings all in other residential districts and base zones :

(1) *Façade materials classified:*

(A) *Acceptable facade materials:* With the limitations imposed by this section, the following types of building materials are permitted:

(i) Unrestricted materials:

(I.) Brick—but excluding brick veneers and other materials designed to look like brick;

(II) Stone—including but not limited to, granite, limestone, marble, terra cotta and cast stone which simulate natural stone, but not stone veneer;

(III) Tilt-up concrete and architectural pre-cast concrete.

(ii) Restricted materials:

(I) High grade stucco;

(II) Natural wood and cement-based artificial wood siding;

(III) Masonry hardi-plank shakes and shingles.

(B) Prohibited facade materials. The following materials are prohibited: concrete block, split-face block, CMU, brick veneers, stone veneer, metal, tile, glass.

(C) Other façade materials. Materials not expressly shown in this section as approved or prohibited may be presented to the City in accordance with section 1.06 for interpretation.

(D) *Ratios and amounts of allowed building materials, calculations:* Approved façade materials shall be limited as follows:

(i) *Accent/trim exterior building material:* Small amounts of restricted materials may be used to enhance the elevation of the building or for decorative elements but should not exceed ten percent of total wall area per facade.

(ii) *Facade calculations:* Every façade shall be comprised of not less than 40% unrestricted materials. No more than one restricted material may be used except as an accent material. With the exception of accent/trim materials, there shall be no more than two primary building materials used. Windows, glass-front windows, entry doors and roll-up doors on any façade shall be used to calculate gross façade area, but shall not be counted against any maximum for restricted materials or accent materials.

The amount of restricted material shall be calculated using the gross square footage of wall area per facade. A building material that is unrestricted (such as brick) may be used in any percentage throughout the structure. A material that is restricted (such as stucco) is allowed as a maximum percentage.

For example, a building has a front facade with a gross facade area of 1,500 square feet with 600 square feet consisting of windows and doors. Begin with 1,500 square feet for required building material calculations. In this case, the front facade of a building in R-2 zoning district with a wall area of 1,500 square feet shall have no more than 300 square feet of stucco on the front facade [ex.  $(1,500 \times 20\% = 300)$ ]. The balance shall be brick or other unrestricted material.

c. For all buildings in non-residential districts and base zones:

(1) *Facade Materials for principle buildings:*

(A) *Acceptable Facade materials:*

(i) Unrestricted materials. These materials used without restriction as to quantity in all districts and base zones:

(I.) Brick—but excluding brick veneers and materials designed to look like brick;

(II) Stone—including but not limited to, granite, limestone, marble, terra cotta and cast stone which simulate natural stone, but not stone veneer;

(III) Tilt-up concrete and architectural pre-cast concrete.

(iv) glass

(ii) Restricted materials:

(I) High grade stucco;

(II) Masonry hardi-plank shakes and shingles, natural wood and cement-based artificial wood siding; and

(III) CMU, split-face block.

(B) Prohibited facade materials. Brick veneer, stone veneer, metal and tile are prohibited materials.

(C) Other façade materials. Materials not expressly shown in this section as approved or prohibited may be presented to the City in accordance with section 1.06 for interpretation.

(D) *Ratios and amounts of allowed building materials, calculations:* Acceptable façade materials shall be limited as follows:

(i) *Accent/trim exterior building material:* Small amounts of restricted materials may be used to enhance the elevation of the building or for decorative elements but should not exceed ten percent of total wall area per facade.

(ii) Restricted materials may be used on principle buildings in the various districts and base zones as follows:

- (a) Stucco may be used in the industrial districts and base zones in unlimited amounts; in the commercial, office-institutional and office distribution districts and base zones stucco shall be to 20% on any front façade and shall be limited to 50% on any side or rear facade.
- (b) Concrete block may be used up to 10% on the rear façade in any industrial district or base zone, but shall not be used on any other façade or in any other district or base zone;
- (c) CMU and split-face block may be used to 60% on the rear façade in any industrial district or base zone, but shall not be used on any other façade or in any other district or base zone;
- (d) Masonry hardi-plank shakes and shingles, natural wood and cement-based artificial wood siding may be used up to 20% on the front façade and up to 50% on the side and rear facades of buildings in the commercial, office-institutional and office distribution districts and base zones, and may be used without limitation on quantity in the industrial districts and base zones.

(ii) *Facade calculations:* Every façade shall be comprised of not less than 40% unrestricted materials. No more than one restricted material may be used except as an accent material. With the exception of accent/trim materials, there shall be no more than two primary building materials used. Windows, glass-front windows, entry doors and roll-up doors on any façade shall be used to calculate gross façade area, but shall not be counted against any maximum for restricted materials or accent materials.

The amount of restricted material shall be calculated using the gross square footage of wall area per facade. A building material that is unrestricted (such as brick) may be used in any percentage throughout the structure. A material that is restricted (such as stucco) is allowed as a maximum percentage.

For example, a building has a front facade with a gross facade area of 1,500 square feet with 600 square feet consisting of windows and doors. Begin with 1,500 square feet for required building material calculations. In this case, the front facade of a building in CG zoning district with a wall area of 1,500 square feet shall have no more than 300 square feet of stucco on the front facade [ex.  $(1,500 \times 20\% = 300)$ ]. The balance shall be brick or other unrestricted material.

d. Accessory structures. In all districts and base zones, facade materials for any accessory structure shall be limited to wood, vinyl, brick, stone, stucco, and hardiplank siding. Exceptionally, where the existing principle structure on a lot is sided, in whole or in part, with legal nonconforming materials, then a new accessory structure may be sided with any of the same nonconforming materials.

**REPEAL**

**Section 3.53. - Building exterior finish.**

**Section 4.02. - Lot area, density, width and frontage.**

Every property upon which a principal building or use may be located shall meet or exceed the following requirements for the zoning district in which the lot is situated:

Table 4-1. Lot Size Requirements.

Zoning District	Minimum Lot Area (sq. feet or acres)	Maximum Density (dwelling units/acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)
R-2 <sup>1</sup>	20,000 sf	2 du/acre	100	60 <sup>2</sup>
R-3 (site) <sup>3</sup>	2 acres	3 du/acre	N/A	60 <sup>2</sup>
R-3 dwellings:				
Single-Family	10,000 sf	-	75	60 <sup>2</sup>
R-4 (site) <sup>3</sup>	2 acres	4 du/acre	N/A	60 <sup>2</sup>
R-4 dwellings:				

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

Zoning District	Minimum Lot Area (sq. feet or acres)	Maximum Density (dwelling units/acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)
Single-Family	10,000 sf	-	75	60 <sup>2</sup>
Duplex	20,000 sf	-	100	60 <sup>2</sup>
Triplex	30,000 sf	-	125	60 <sup>2</sup>
Quadraplex	40,000 sf	-	150	60 <sup>2</sup>
R-5 (site)	2 acres	-	-	-
R-5 Dwellings	7500 sf	5 du/ acre	75	60 <sup>2</sup>
R-6-T (site) <sup>5</sup>	2 acres	6 du/acre	N/A	50
DCD	10 acre site	See footnote <sup>6</sup>	See footnote <sup>6</sup>	See footnote <sup>6</sup>
O-I <sup>7</sup>	20,000 sf	N/A	N/A	50

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

Zoning District	Minimum Lot Area (sq. feet or acres)	Maximum Density (dwelling units/acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)
CN <sup>7</sup>	20,000 sf	N/A	N/A	50
CBD	None	Per Special Use	N/A	50
CSC	50 acres	N/A	N/A	50 <sup>s</sup>
CG	None	N/A	N/A	50
O-D	1 acre	N/A	N/A	50
IL	Site—1 acre Lot—one-half acre	N/A	N/A	50
IH	Site—5 acres Lot—1 acre	N/A	N/A	50

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

<sup>1</sup> See also the provisions for manufactured homes under the "restrictions on particular uses" article of this zoning ordinance.

<sup>2</sup> 45 feet for lots fronting on a cul-de-sac or circle.

<sup>3</sup> Requirements shown are for the overall development project. Specific requirements for lots within the development are shown under "R-4 dwellings."

<sup>4</sup> Requirements shown are for the overall development project.

<sup>5</sup> Requirements shown are for the overall development project. See also "Townhouse developments; special provisions" in this article, below, for a townhouse development.

<sup>6</sup> As established as part of the zoning approval for each Design Concept Development.

<sup>7</sup> Lots in the historic district are exempt.

<sup>8</sup> Frontage on a major thoroughfare required.

\*\* As established as part of the zoning approval for each Design Concept Development.

(Ord. No. O-00-106, § 2, 12-4-00; Ord. No. O-04-48, § 18, 11-1-04; Ord. No. O-2012-23, § 1(Exh. A), 6-4-12; Ord. No. O-2012-50, § 1(Exh. A), 11-19-12)

- **Section 4.03. - Minimum setbacks.**

4.03.01. *Minimum setbacks; principal buildings.*

- a. All principal buildings on a lot shall be set back from the street and from the side and rear lot lines bounding the lot no less than the distances shown as follows:

*Table 4-2. Minimum Setback—Principal Buildings.*

Zoning District	From Street Right-of-Way <sup>9</sup> (feet)	From Side Lot Line (feet)		From Rear Lot Line (feet)	
		Next to Residential District <sup>10</sup>	Next to Nonresidential District	Next to Residential District <sup>10</sup>	Next to Nonresidential District
R-2	50	15	15	30	30
R-4 and R-3	35	15	15	30	30
R-5	20	10	10	20	20
R-6 <sup>11</sup>	50	30	30	30	30
R-6-T <sup>12</sup>	50	30	30	30	30
DCD	See footnote <sup>13</sup>	See footnote <sup>13</sup>	See footnote <sup>13</sup>	See footnote <sup>13</sup>	See footnote <sup>13</sup>
O-I <sup>14</sup>	50	30	15	30	15
CN <sup>14</sup>	50	50	15	50	15

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

Zoning District	From Street Right-of-Way <sup>9</sup> (feet)	From Side Lot Line (feet)		From Rear Lot Line (feet)	
		Next to Residential District <sup>10</sup>	Next to Nonresidential District	Next to Residential District <sup>10</sup>	Next to Nonresidential District
CBD	None	30	None	30	None
CSC	50 <sup>15</sup>	50	15	50	15
CG <sup>14</sup>	50	50	15	50	15
O-D	50	100	15	100	15
IL	50	100	15	100	15
IH	50	100	15	100	15

<sup>9</sup> As measured at a right angle from the right-of-way line along the full length of the property frontage.

<sup>10</sup> See also the buffer requirements under Landscaping, Buffers and "tree conservation" article of appendix B: Development Regulations of the Municipal Code.

<sup>11</sup> Requirements shown are for the overall development project.

Attachment: OrdFacadeR-5ThirdDraft (7626 : Zoning Ord Chgs (create R-5 residential distr/amend bldg facades req) staff report)

<sup>12</sup> Requirements shown are for the overall development project. See also "Townhouse developments; special provisions" in this article, below, for a townhouse development.

<sup>13</sup> As established as part of the zoning approval for each Design Concept Development.

<sup>14</sup> Lots in the historic districts are exempt.

<sup>15</sup> The setback also applies to all other structures, including service areas and access drives.

- b. The front yard requirements of this ordinance for dwellings shall not apply to any lot where the average existing building setback line in a substantially developed area on lots located wholly or in part within 100 feet on each side of such lot, within the same block and zoning district, and fronting on the same side of the street or road as such lot, is less than the minimum setback required. In such cases, the setback on such lots may be less than the required setback, but not less than the average of the existing setbacks on the aforementioned lots, and in no case less than 20 feet from the street or road right-of-way.

4.05.04. *Minimum floor area within a dwelling.* Unless otherwise provided in this ordinance, no dwelling shall contain less than the minimum square footage of building floor area (heated living space) as set forth below:

a. Single-family detached dwellings and townhouses.

(i) R-5 detached residential. Dwellings in the R-5 district shall have a minimum building floor area of 1000 square feet.

(ii) Other detached dwellings and townhouses. Each dwelling shall have a minimum building floor area of 1500 square feet.

(iii). All other attached dwellings:

(1) Each efficiency or one-bedroom dwelling unit shall have at least 750 square feet of building floor area.

(2) Each two-bedroom dwelling unit shall have at least 1,050 square feet of building floor area.

(3) Each dwelling unit containing three bedrooms or more shall have at least 1,500 square feet of building floor area.

8.56.02 *Facade*: A vertical exterior face or elevation of a building, excluding the butt end of any gable, any roofing on a bay window, and all minor trim.



## City of Douglasville

### City Council

6695 Church St  
Douglasville, GA 30134

#### SCHEDULED

#### INFORMATION ITEM (ID # 7484)

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Meeting: 11/07/16 05:00 PM

Department: City Clerk

Category: Presentation

Prepared By: Vicki L. Acker

Initiator: Vicki L. Acker

Sponsors:

DOC ID: 7484

#### Presentation of the City Manager's Department Quarterly Report.