



Work Session for July 19, 2022

4:00 p.m.

Agenda

1. Unified Development Code - Townhouse Amendments



Mayor & Council Work Session

July 19, 2022 at 4:00 P.M.

CITY OF STATESBORO UNIFIED DEVELOPMENT CODE

TOWNHOUSE AMENDMENTS

CITY COUNCIL | 07.19.22

GOAL

To establish standards for new townhouse developments in the city.



AMENDMENTS

- Definitions
- R-2 District
- Townhouse Standards
- Parking Standards
- Renumbering



AMENDMENTS

- Definitions
- Townhouse Standards
- Parking Standards
- R-2 District
- Renumbering

POLICY

TECNICAL



DEFINITION

- Townhouse dwelling:
 - A building with 3+ units
 - Common side wall
 - No stacked units



CITYWIDE STANDARDS

- Apply to all townhouses, regardless of zoning (including PUD)
- Density standards:
 - Min. 8,000 sf site
 - Max. 12 units per acre



CITYWIDE STANDARDS

- Setbacks standards:
 - Front: min. 20 ft (front garage), min. 10 (no front garage)
 - Rear: min. 20 ft.
 - Side: min. 8 ft. (none between units)
- Utilities:
 - Public water and sewer required
 - Separate utilities per unit required



CITYWIDE STANDARDS

- Parking
 - Min. two spaces per unit plus guest parking
 - Min. one-car garage required
 - Front garages allowed except facing and existing street



CITYWIDE STANDARDS

- Open space
 - 5% of site must be common open space (e.g. amenity space)
 - Units must be connected to open space by sidewalks or trails
 - Mandatory HOA or equivalent required to ensure maintenance



CITYWIDE STANDARDS

■ Streetscape

- Sidewalks required and must connect to public sidewalk
- Street trees required

■ Landscaping

- Yards must be landscaped
- Perimeter landscaping required



CITYWIDE STANDARDS

- Building standards (everywhere)
 - Max. 5 units in a row.
 - Max. 3 identical facades in a row
 - Front porch or stoop required
- Building standards (external street only)
 - Windows required
 - “Four-sided architecture”
 - Brick, stone, cement siding, synthetic details



R-2 DISTRICT

- New zoning district available for rezoning

SECTION 2: CLASSES OF DISTRICTS

That Section 300 (Classes) of the Zoning Ordinance regarding dwellings is hereby amended (new language underlined), so that, as amended, said Section shall read as follows:

For the purpose of this ordinance, the City of Statesboro is hereby divided into 16 districts which shall be designated as follows:

<u>R-2</u>	<u>Townhouse Residential District</u>
R-3	Medium Density Multifamily Residential District
R-4	High Density District
R-6	Single-Family Residential District
R-8	Single-Family Residential District
R-10	Single-Family Residential District
R-15	Single-Family Residential District
R-20	Single-Family Residential District
R-30	Single-Family Residential District
R-40	Single-Family Residential District
CBD	Central Business District
O	Office and Business Office Districts
CR	Commercial Retail District
HOC	Highway Oriented Commercial District
LI	Light Industrial District
HI	Heavy Industrial District
PUD	Planned Unit Development

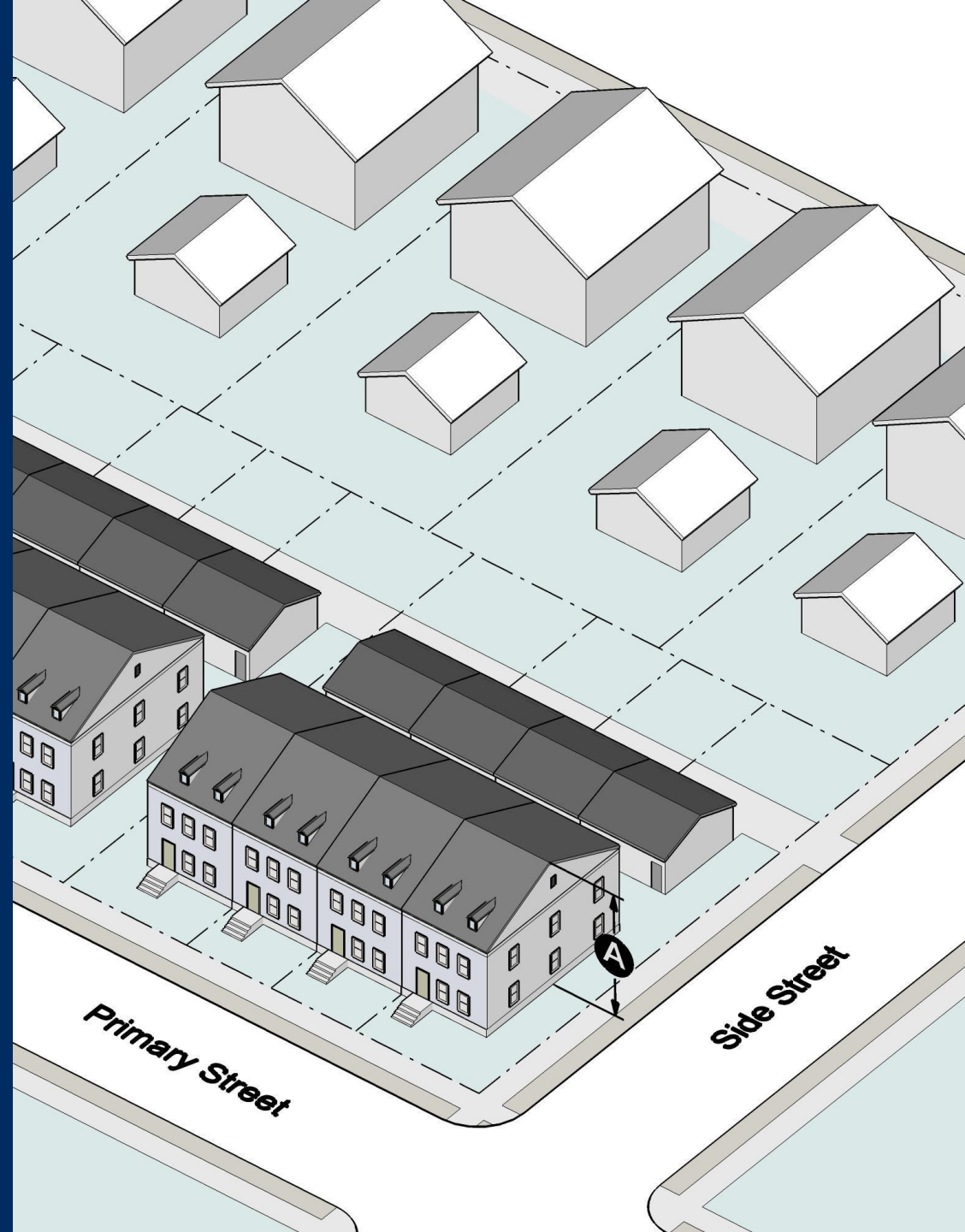
R-2 DISTRICT

- Permitted uses:
 - Single-family
 - Townhouses
 - Accessory structures
 - Home occupation
- Density:
 - Max. 12 units per acre



R-2 DISTRICT

- Height:
 - 35 ft. main townhouses
 - 25 ft. garages, sheds, etc.



TECHNICAL UPDATES

- Reference new standards in PUD
- Renumber existing sections to make room for new standards
 - R-3
 - Manufactured homes
- Update “board of appeals” references

SECTION 5: AMENDED PLANNED UNIT DEVELOPMENT DISTRICT

That Article XIV (Planned Unit Development) of the Zoning Ordinance is hereby amended (new language underlined and deleted language stricken through), so that, as amended, said Article shall read as follows:

ARTICLE XIV. PUD PLANNED UNIT DEVELOPMENT DISTRICT

SECTION 1400. DECLARATION OF LEGISLATIVE INTENT.

[The purpose of the PUD district is] to permit great flexibility in the use and design of structures and land in situations where modification of specific provisions of this ordinance will not be contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood in which they occur.

SECTION 1401. USE REGULATIONS.

The planning commission may authorize uses not permitted in the district where the lot is located, providing such uses are desirable or convenient for the users of the lot as developed or the immediate neighborhood, and provided that such uses are planned so as to assure that they will not materially alter the existing character of the neighborhood. ~~However, Uses~~ not permitted in the district where the lot is located shall not be permitted to occupy more than ten percent of the lot area nor more than ten percent of the building floor area, except that townhouse dwellings shall be permitted in any quantity in any Planned Unit Development District, subject to standards in Article XXV-A and subject to approval by the City Council. Where the planning commission determines that the application is consistent with section 1400 of this section and with the other requirements thereof, it shall enter an order authorizing development and use in accordance with the site plan and description contained in the application modified as the planning commission may require to carry out the intent and purpose of this section and containing any conditions or restrictions which the planning commission may consider necessary to carry out the purposes of this ordinance and to protect the public health, safety and welfare. The order shall recite the reasons and findings of fact upon which it is based.

SECTION 1402. LOT REGULATIONS.

The provisions of this section may be applied upon application of the owner, to any lot exceeding ten acres in size. The owner shall file with the planning commission a proposed site plan and detailed description of the structures to be erected, the other facilities of the project and the land uses involved. In addition, he shall furnish such other information as the planning commission may reasonably require. In acting upon the application, the planning commission may alter setback requirements, height limits, building size limits, offstreet parking regulations, landscaping rules and density and intensity limits but only with approval from the ~~zoning board of appeals-City Council.~~



THANK YOU!

DISCUSSION