



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

Statesboro Planning Commission

July 12, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. June 7, 2022

IV. New Business

1. **APPLICATION RZ 22-06-01:** Edward W Curl Jr., requests a Zoning Map Amendment from the R4/HOC (High-Density Residential/Highway-Oriented Commercial) zoning districts to the HOC (Highway-Oriented Commercial) zoning district in order to establish a vehicle repair shop on 3.2 acres of property located at 30 Rucker Lane (Tax Parcel # MS52000005 000).
2. **APPLICATION RZ 22-06-02:** L&S Acquisitions LLC requests a Zoning Map Amendment from the R10/R8 (Single-Family Residential) to the PUD (Planned Unit Development) zoning district, in order to develop a single-family detached subdivision on 34.48 acres at 1263 S&S Railroad Bed Road (Tax Parcel # 107000009 000).
3. **APPLICATION CBD 22-06-03:** First Baptist Church request plan approval for a portion of the campus located at 108 North Main Street (Tax Parcel # S28 000001 000).
4. **ORDINANCE AMENDMENT: ARTICLE VI-A. R-2 TOWNHOUSE RESIDENTIAL DISTRICT**

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

June 7, 2022

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Present: Planning Commission members: Benjamin McKay, Michele Hickson, and Jamey Cartee; **City of Statesboro Staff:** Kathleen Field (Director of Planning & Development), Justin Williams (Planning & Housing Administrator), and Elizabeth Burns (Planner); **Absent:** James Byrd Sr., Michelle Babot, Russell Rosengart, Sean Fox

I. Call to Order

Commissioner McKay called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner McKay led in the invocation & pledge.

III. Approval of Minutes

1.) May 3, 2022 Meeting Minutes.

Commissioner Cartee made a motion to approve the May 3, 2022 meeting minutes, seconded by Commissioner Hickson. The motion carried 3-0.

IV. New Business

- 1.) **APPLICATION RZ 22-05-02:** Horizon Home Builders requests a Zoning Map Amendment from the CR/R-4 (Commercial Retail/High-Density Residential) to the PUD (Planned Unit Development) zoning district for the development of 172 unit townhome development on 17.78 acres at 7130 Veterans Memorial Parkway (Tax Parcel #MS42000007 000).

Kathleen Field introduced case RZ 22-05-02, Commissioner Cartee made a motion to open the public hearing. Commissioner McKay seconded, the motion carried 3-0. Joey Maxwell spoke in favor of the application. Discussion took place between staff, applicant, and commissioners about the new townhome ordinance.

Commissioner Cartee made a motion to close the public hearing with a second from Commissioner McKay. The motion passed 3-0. Commissioner Cartee made a motion to approve 22-05-02 with staff recommendations. Commissioner Hickson seconded and the motion passed 3-0.

2.) **APPLICATION SE 22-05-03:** Quaiesha Oglesby requests special exception from Article XXVII, Section 2704, in order to establish a group day care hosting 15 children on 0.57 acres at 102 Lee Street (Tax Parcel # S50000052 000).

Kathleen Field introduced cases SE 22-05-03, Commissioner Cartee made a motion to open the public hearing. Commissioner Hickson seconded, the motion carried 3-0. Quaiesha Oglesby was introduced as the representative for the application and spoke in favor. Commissioner Cartee made a motion to close the public hearing with a second from Commissioner Hickson. The motion passed 3-0. Commissioner Hickson made a motion to approve 22-05-03 with staff recommendations. Commissioner Hickson seconded and the motion passed 3-0.

3.) **APPLICATION RZ 22-05-04:** W&L Developers, LLC request a zoning map amendment from the R10(Single-Family Residential) zoning district to the PUC (Planned Unit Development) zoning district in order to construct a 48 unit townhome development on 14.05 acres at S&S Railroad Bed Road (Tax Parcels # 107000007 000 & 107000006A000).

Kathleen Field introduced case RZ 22-05-04, Commissioner Cartee made a motion to open the public hearing. Commissioner Hickson seconded and the motion passed 3-0. Marcus Sacks was introduced as the representative for the application. Commissioner Cartee made a motion to close the public hearing. With a second from Commissioner Hickson, the motion passed 3-0. Commissioner Cartee made a motion to approve 22-05-04 with staff recommendations and Commissioner Hickson seconded. The motion passed 3-0.

V. Announcements

Kathleen Field announced that the City is underway with the zoning updates. She added that the City Council was receptive to the changes being made. Public meetings will be held over the summer. Kathleen Field said that the department was still looking to hire a building inspector and official.

VI. Adjourn

Commissioner Cartee made a motion to adjourn the meeting. Commissioner Hickson seconded, and the motion carried 3-0.

Chair – James Byrd Sr.


Secretary – Kathleen Field
Director of Planning & Development



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
(912) 764-0664 (Fax)

RZ 22-06-01 ZONING MAP AMENDMENT REQUEST 30 Rucker Lane		
LOCATION:	30 Rucker Lane	
EXISTING ZONING:	R4 & HOC (High Density Residential & Highway Oriented Commercial)	
ACRES:	3.2 acres	
PARCEL TAX MAP #:	MS52000005 000	
COUNCIL DISTRICT:	District 2 (Chavers)	
EXISTING USE:	Church	
PROPOSED USE:	Church	

PETITIONER Edward W. Curl Jr.
ADDRESS 17684 Highway 301, Statesboro, GA 30461

REPRESENTATIVE Leslie Belcher
ADDRESS 3115 McCall Boulevard, Statesboro, GA 30461

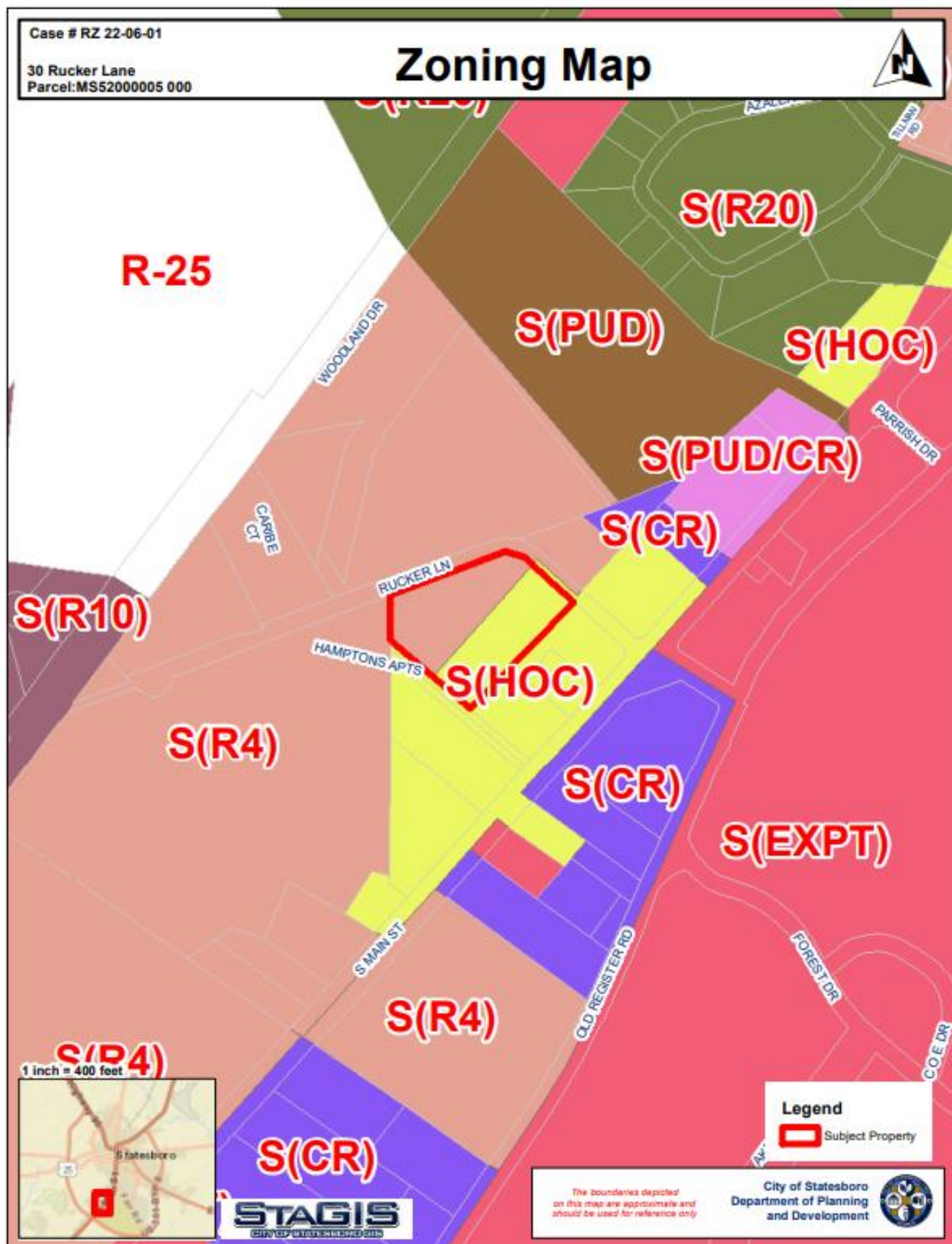
PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R4 and HOC (High Density Residential and Highway Oriented Commercial) zoning districts to the HOC (Highway Oriented Commercial) zoning district on 3.2 acres of vacant land at 30 Rucker Lane, for the purposes of being able to use the entire lot for future commercial development.
STAFF RECOMMENDATION
<u>RZ 22-06-01 CONDITIONAL APPROVAL</u>

Case # RZ 22-06-01

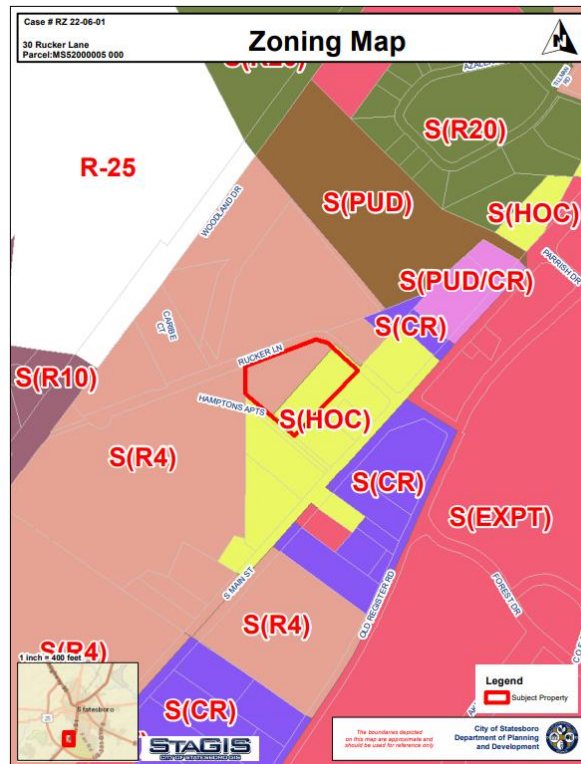
30 Rucker Lane
Parcel: MS52000005 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R4 (High Density Residential)	Apartment Complex
Northeast	Location Area #2: R4 (High Density Residential)	American Legion
Northwest	Location Area #3: R4 (High Density Residential)	Apartment Complex
East	Location Area #4: HOC (Highway Oriented Commercial)	Pawn Shop
West	Location Area #5: R4 (High Density Residential)	Apartment Complex
Southwest	Location Area #6: HOC (Highway Oriented Commercial)	Car Care Shop
Southeast	Location Area #7: HOC (Highway Oriented Commercial)	Garden Center
South	Location Area #8: HOC (Highway Oriented Commercial)	Restaurant

SUBJECT SITE

The subject site is a vacant wooded 3.2 acre lot. The property historically served as a warehouse. It has been vacant for at least 3 years.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity Centers/Regional Centers” area, which is characterized largely by auto-oriented design and surface parking lots. These areas will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by City water or Sewer.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

1. Existing uses and zoning or [of] property nearby.

- The proposed use is of a similar density than the adjacent property. **The surrounding lots are zoned HOC (Highway Oriented Commercial) and R4 (High Density Residential)**, and are currently occupied by a mix of commercial stores and apartment complexes.

2. The extent to which property values are diminished by the particular zoning restrictions.

- Although an appraisal has not been conducted on the property, it is Staff's opinion that the proposal will not likely reduce the overall value of property in the area.

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- The property would serve as a higher use than currently serving as the property is existing and not in use.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

- The site does have a warehouse located on it but it does not serve any general use for the public. The development would serve the public by increasing the commercial capacity of site.

5. The suitability of the subject property for the zoned purposes.

- Initial evaluation of the property appears to make this property suitable for the requested use.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- The property has not been vacant as a warehouse is located on the property.

7. The extent the proposed change would impact the following:

- Population density in the area.
 - Population density would not have a substantial impact.
- Community facilities.
 - The development would increase the use on utilities, but these utilities are already on the site.
- Living conditions in the area.
 - The living conditions in the area are not likely to be impacted.
- Traffic patterns and congestion.
 - There would be an increase in traffic, primarily for the use of the facility, but there is enough available land to provide sufficient parking to prevent congestion.
- Environmental aspects.
 - There are no significant wetlands on the property, nor are there any flood plains.
- Existing and future land use patterns.
 - There is a general commercial development pattern in the area. This would be in alignment with that development type.
- Property values in the adjacent areas.
 - The revitalization of the property would not likely reduce the value of adjacent property.

8. Consistency with other governmental land use, transportation, and development plans for the community.

- The proposed commercial use of the property is in alignment with the existing zoning as well as the general mixed use zoning of the area. In addition, the general Comprehensive Plan does promote the general development of this type in the area.

Subject Property



Eastern Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-06-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) The applicant must provide appropriate screening to obscure operations in accordance with Article XXII, Section 2205.1 of the Statesboro Zoning Ordinance.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
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RZ 22-06-02 ZONING MAP AMENDMENT REQUEST 1263 S&S Railroad Bed Road	
LOCATION:	1263 S&S Railroad Bed Road
EXISTING ZONING:	R8 & R10 (Single-Family Residential)
ACRES:	34.88 acres
PARCEL TAX MAP #:	107 000009 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Land
PROPOSED USE:	Single Family Subdivision

PETITIONER L&S Acquisitions LLC
ADDRESS 1800 Chandler Road, Statesboro, GA 30458

REPRESENTATIVE Haydon Rollins
ADDRESS 329 Commercial Drive, Savannah, GA 31406

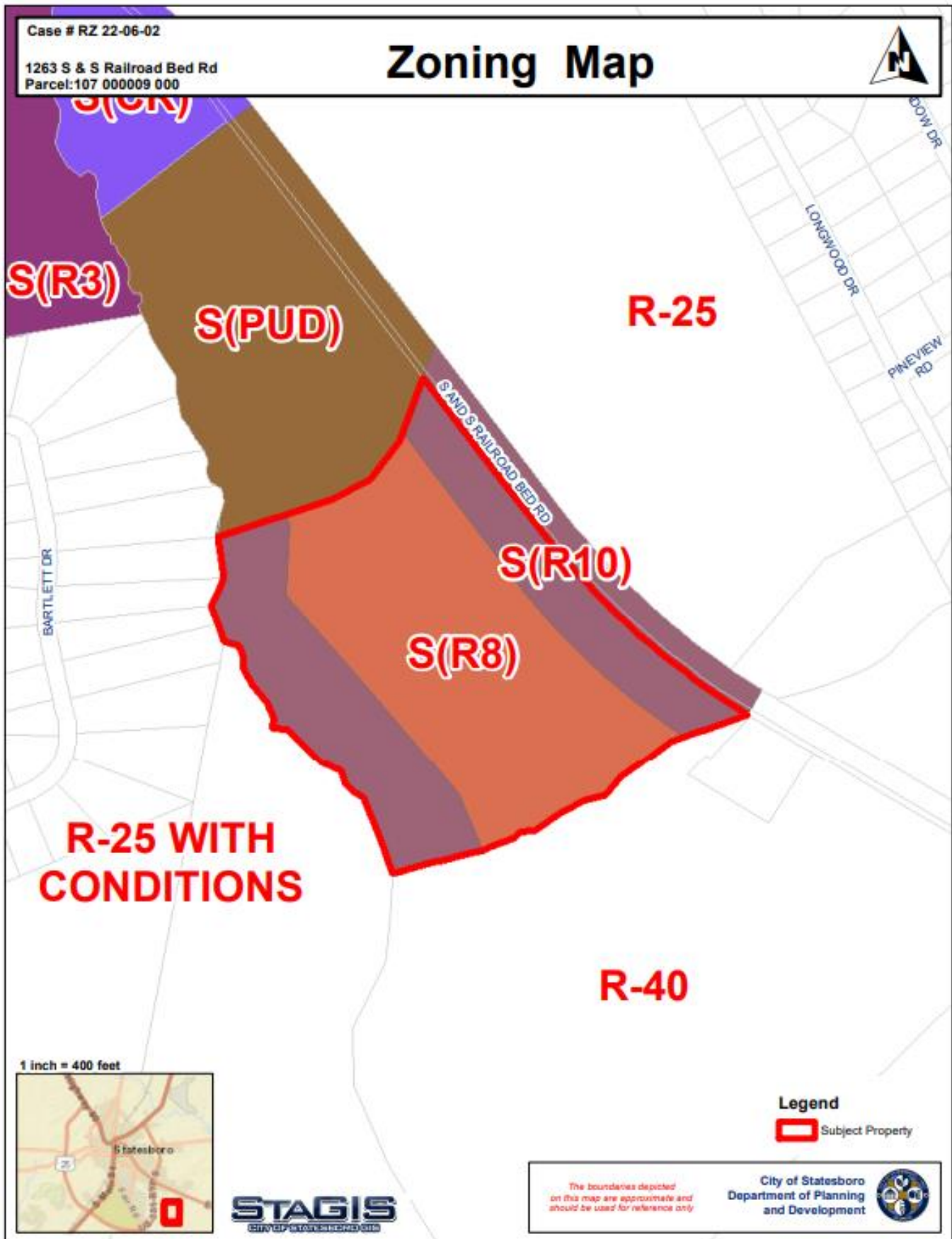
PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R8 and R10 (Single-Family Residential) zoning District to the PUD (Planned Unit Development) zoning district on 34.88 acres of vacant land at 1263 S&S Railroad Bed Road, for the purpose of constructing 144 single-family detached dwellings.
STAFF RECOMMENDATION
RZ 22-06-02 CONDITIONAL APPROVAL

Case # RZ 22-06-02

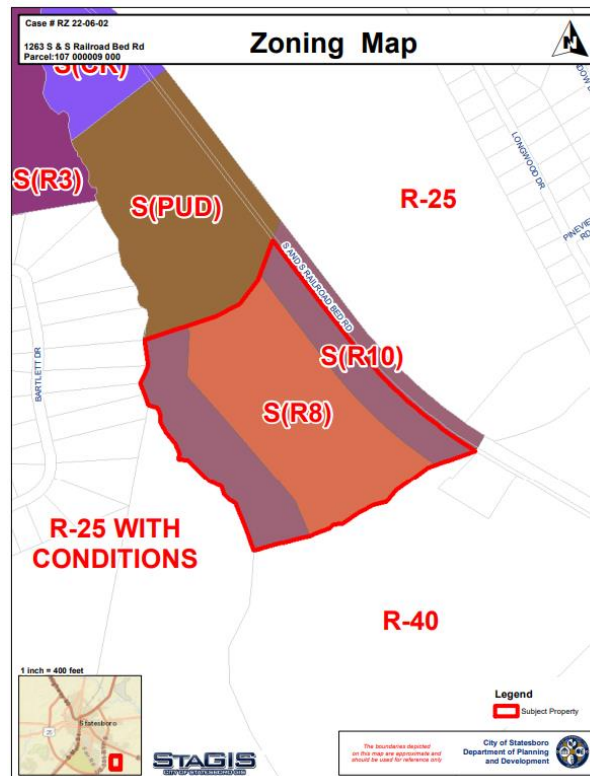
1263 S & S Railroad Bed Rd
Parcel: 107 000009 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: PUD (Planned Unit Development)	Apartment Complex
Northeast	Location Area #2: R25 (Single Family Residential) County Zoning Designation	Agricultural Land
Northwest	Location Area #3: R40 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling
East	Location Area #4: R25 (Single Family Residential) County Zoning Designation	Single-Family Residential Dwelling & Farmland
West	Location Area #5: R40 (Single Family Residential) County Zoning Designation	Agricultural Land
Southwest	Location Area #6: R25 With Conditions (Medium Density Residential) County Zoning Designation	Agricultural Land
Southeast	Location Area #7: R25 (Single Family Residential) County Designation	Single Family Residence
South	Location Area #8: R40 (Single Family Residential) County Zoning Designation	Single Family Residence

SUBJECT SITE

The subject site is a vacant minimally wooded 34.88 acre lot. The property historically served as agricultural land, primarily growing cotton. During the annexation process in 2013 which incorporated a large section of S&S Railroad Bed Road, this property was split zoned into both the R8 and R-10 zoning districts. As the development needs and general building environment have changed substantially since the annexation, the developer seeks to incorporate specific standards to build this development while still constructing single-family homes.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Developing Urban Neighborhood Area” area, which is characterized by urban style housing located in developing or redeveloping areas of the city.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands on the periphery of the site. Any potential issues will be brought forth and discussed during standard permitting and review procedures. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City water or Sewer. Due to the proximity of the property to existing utilities, there would not be significant extension required for utility services on this location. Natural gas would also be available in this area, which would also help further extend the availability of natural gas in both future developing areas of the City (i.e. restaurants, new subdivisions) but also into areas of the unincorporated County that could utilize this service. It has been noted that although the roads meet International Fire Code requirements, dead end streets will cause significant issues for trash collection vehicles, as there is a lack of space to turn vehicles if not using cul-de-sacs or hammerheads.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

1. Existing uses and zoning or [of] property nearby.

- The proposed use is of a similar density as surrounding subdivisions. **The surrounding lots are zoned PUD (Planned Unit Development), R25 and R40 (County Residential)**, and are currently occupied by a mix of single-family homes, agricultural land, and a multi-family subdivision.

2. The extent to which property values are diminished by the particular zoning restrictions.

- Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal will not likely reduce the overall value of property in the area. Sales of property on the trail would likely increase overall values.

3. **The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
 - The property would create additional single-family housing in the municipality, although it would remove a substantial area of agricultural land.
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site has not been developed at this time, and serves no general use based on the current zoning. The general increase in density would be the primary difference regarding this request. The development would serve the public by increasing the stock of housing options within the City limits.
5. **The suitability of the subject property for the zoned purposes.**
 - Initial evaluation of the property appears to make this property suitable for the requested use.
6. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
 - The property has not been developed since acquisition of the property by the applicant. Surrounding development has been primarily residential in nature after annexation into the City.
7. **The extent the proposed change would impact the following:**
 - Population density in the area.
 - Population density would increase as the development would add 144 dwelling units.
 - Community facilities.
 - The development would significantly increase the use of both water and sewer in the area, but would require an extension of utilities that could serve a larger basin of future development.
 - Living conditions in the area.
 - The additional residential units should increase the living conditions in the area, as currently there are only a few houses among the cotton fields.
 - Traffic patterns and congestion.
 - There would be an increase in traffic commensurate with the amount of units added. Due to the structure of S&S Railroad Bed Road, care must be taken to resolve future development in the area. The roadway itself in this area does generally belong to the County, and the trail is also adjacent to the development. As per the International Fire Code Appendix D107.1, "Developments of one-or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and **approved** fire apparatus access roads.
 - Environmental aspects.

- There are some wetlands on the property, which could cause issue to the developments located at the rear of the site, but these issues would require resolution during the general development process.
- Existing and future land use patterns.
 - There is a general residential development pattern in the area, with some commercial development scattered throughout. The suspected development pattern for the area was mixed use, although the entire area has not yet been developed.
- Property values in the adjacent areas.
 - Additional development could drive the cost of surrounding property higher.

8. Consistency with other governmental land use, transportation, and development plans for the community.

- The proposed residential use of the property is consistent with the overall developmental design of the developing urban neighborhood area, and does meet the community desire to increase the housing stock within the City. It further aligns with the needs for new single-family housing stock as outlined in the City Housing Market Study.

Subject Property



Eastern Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-06-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant site and/or building plan approval as submitted. Project will be required to meet all City Ordinances and applicable building codes.
- (2) Prior to construction commencement on any proposed lot, a subdivision plat as well as the by-laws and restrictive covenants shall be reviewed and approved by staff in addition to any other applicable City of Statesboro Subdivision Regulations.
- (3) The applicant must install a landscape buffer on S&S Railroad Bed Road of *Elaeagnus pungens* (Silverthorn) to ensure appropriate screening between residents and those utilizing the trail.
- (4) A second means of ingress/egress must be installed in the area shown as gravel at the specifications of a public right of way to ensure sufficient traffic patterns and emergency operations on the site.



ZONING SERVICES REPORT

P.O. Box 348
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CBD 22-06-03 CBD PLAN REVIEW 108 North Main Street

LOCATION:	108 North Main Street
EXISTING ZONING:	CBD (Central Business District), Office (O), Light Industrial (LI), High Density Residential (R4)
ACRES:	10.2 acres
PARCEL TAX MAP #:	S28 000001 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Church
PROPOSED USE:	Church



PETITIONER First Baptist Church of Statesboro
ADDRESS 108 North Main Street; Statesboro GA, 30458

REPRESENTATIVE C. Merrill construction, LLC
ADDRESS 9521 US Hwy 301 S., Statesboro, GA 30458

PROPOSAL

The applicant requests approval of the architectural plans submitted for 10.2 acres of property located at 108 North Main Street, which is located in the Central Business District (CBD). Per Article VIII, Section 803, development in the CBD zoning district requires a recommendation from City Council to affirm that the plans will keep in mind the integrity and harmony of the Central Business District.

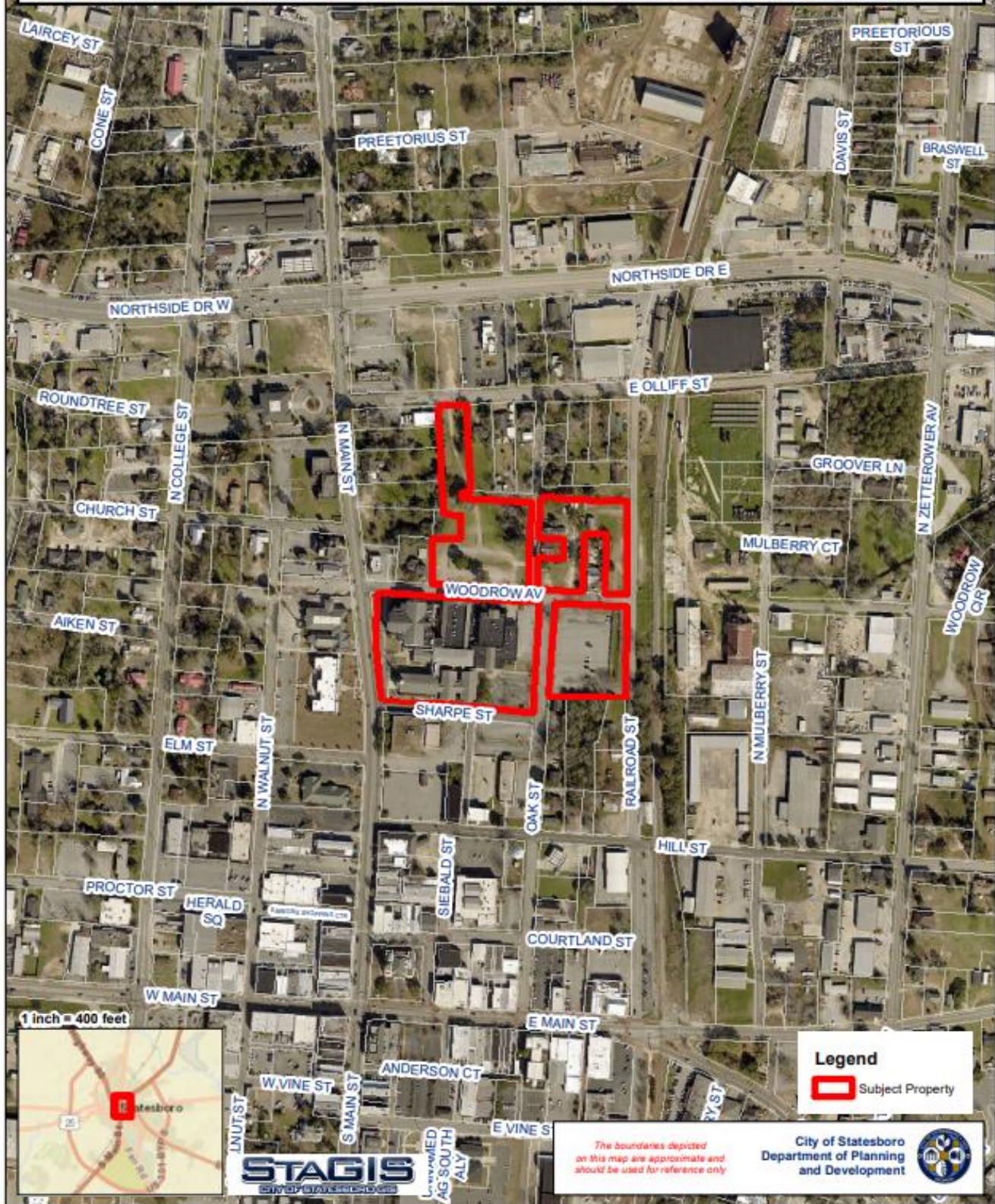
PLANNING COMMISSION RECOMMENDATION

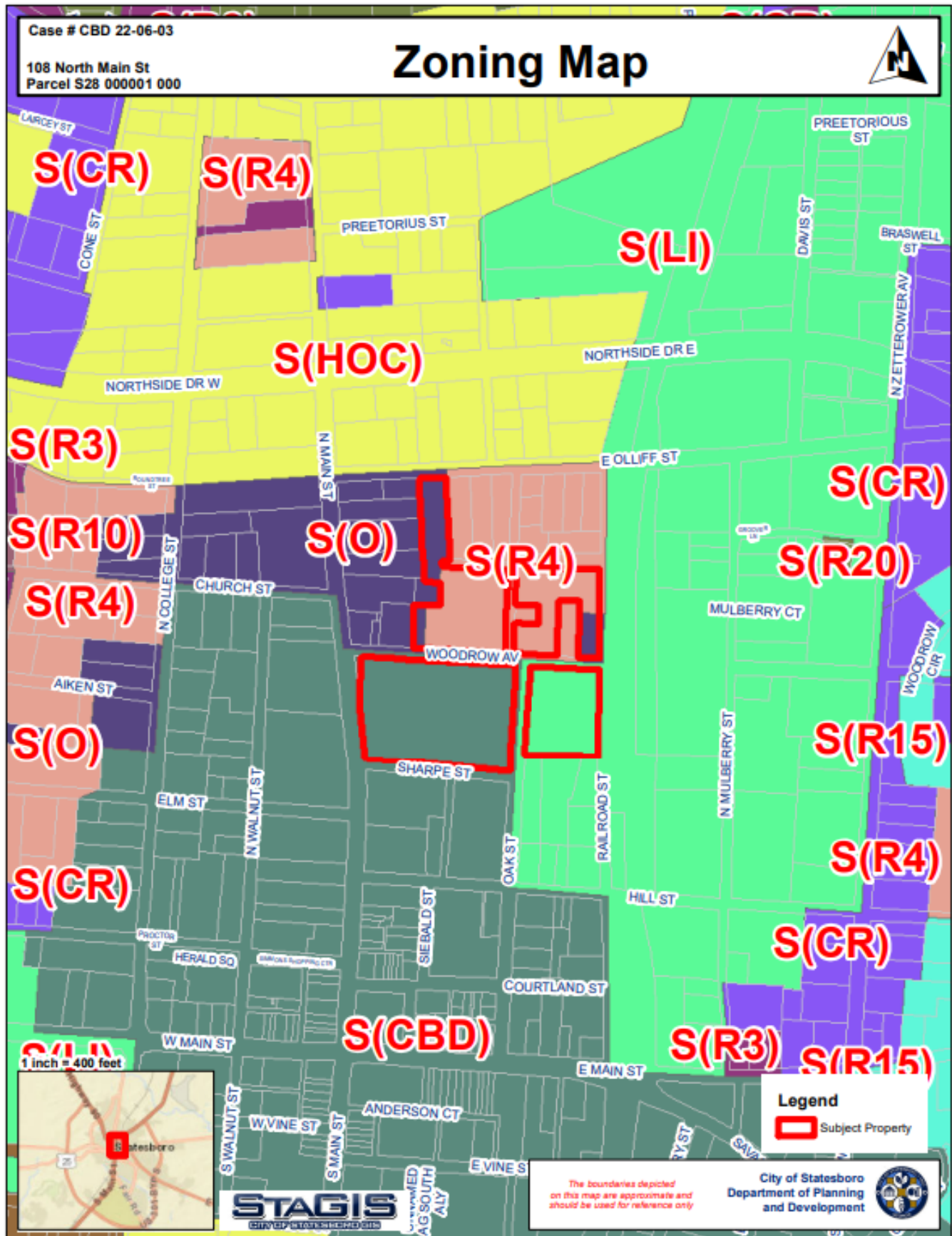
CBD 22-06-03 CONDITIONAL APPROVAL

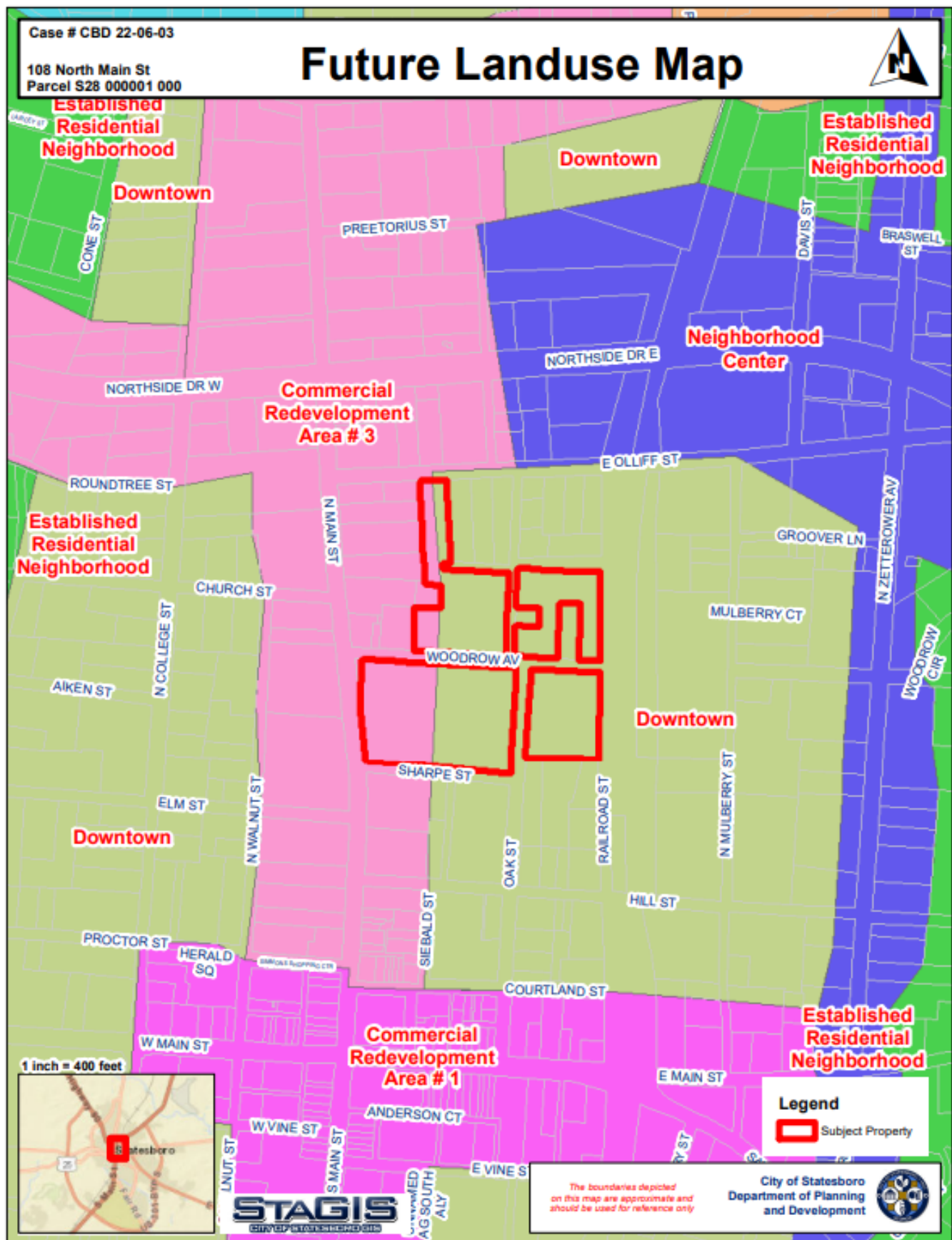
Case # CBD 22-06-03

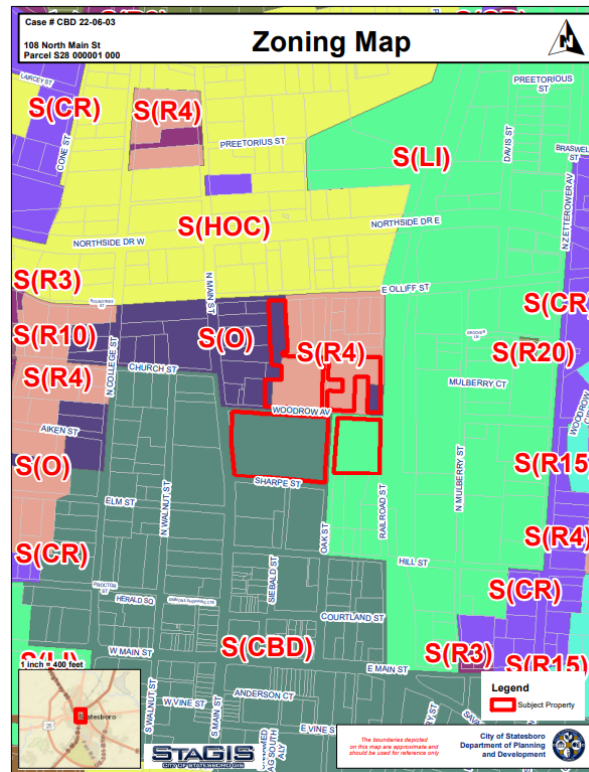
108 North Main St
Parcel S28 000001 000

Location Map



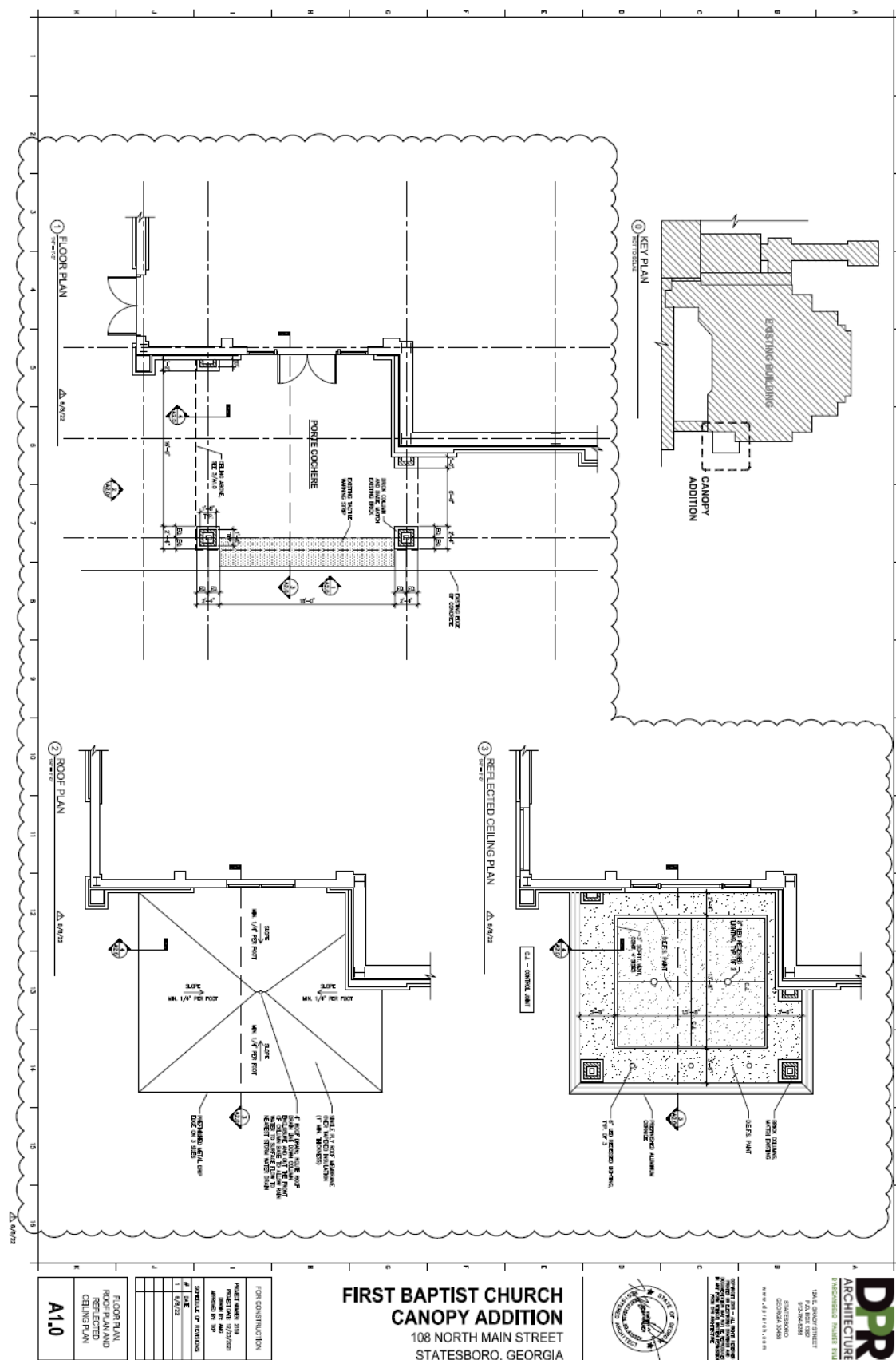


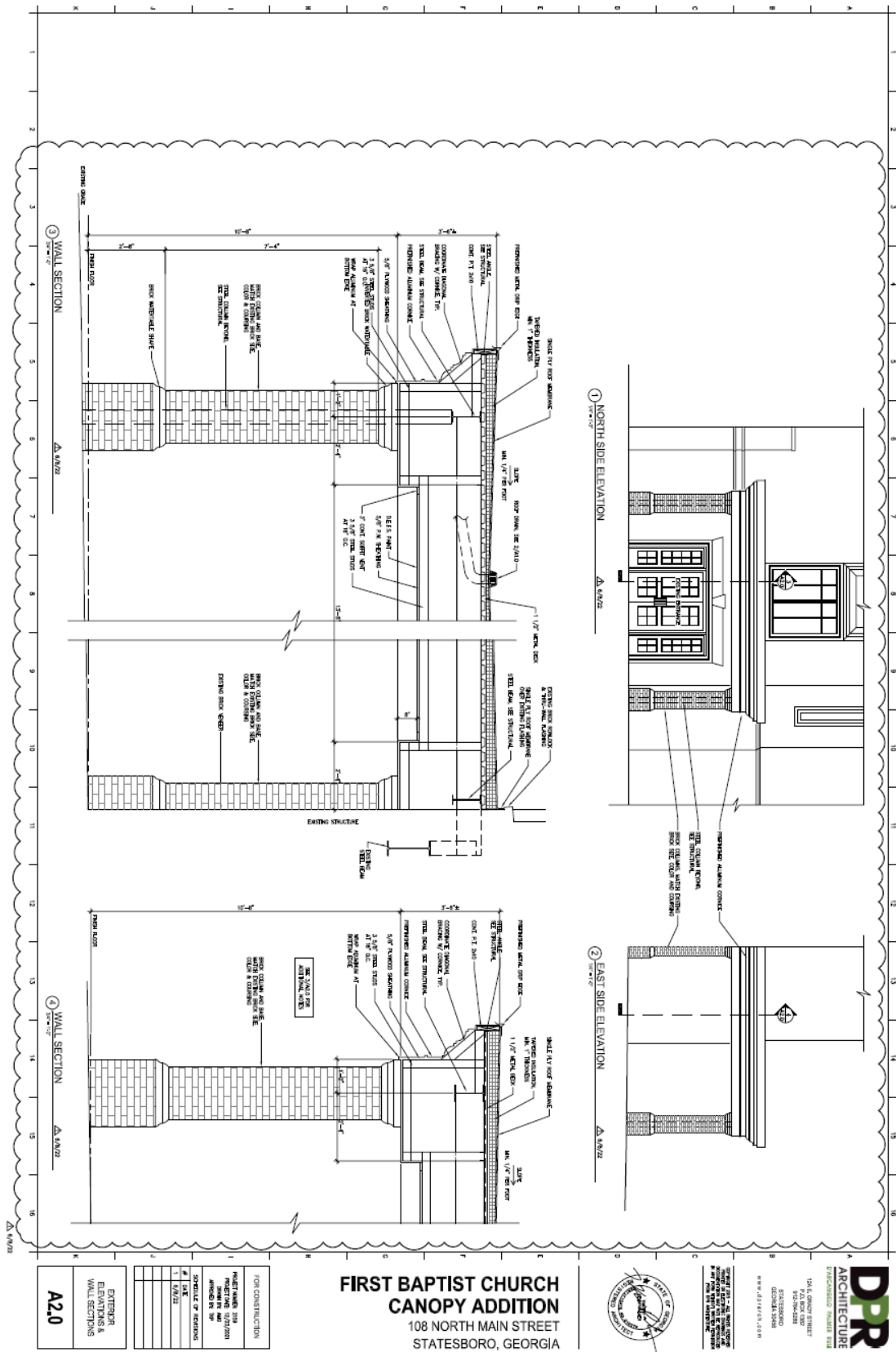




SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R4 (High Density Residential)	Single Family Dwelling
Northeast	Location Area #2: R4 (High Density Residential)	Single Family Dwelling
East	Location Area #3: LI (Light Industrial)	Warehouse
Northwest	Location Area #4: HOC (Highway Oriented Commercial)	Dairy Queen
Southeast	Location Area #5: CBD (Central Business District)	County Courthouse
South	Location Area #6: CBD (Central Business District)	Federal Courthouse
Southwest	Location Area #7: CBD (Central Business District)	Bank
West	Location Area #8: CBD (Central Business District)	County Board of Commissioners





SUBJECT SITE

The subject site is a 10.2 acre lot containing the First Baptist Church of Statesboro. The applicant is seeking to construct a canopy to the existing building on Woodrow Avenue. After review of the associated plans, the plans have received initial staff approval, but would require a Council determination to make changes to the structure of the building. Since the building is located in the historic downtown and CBD (Central Business District), any building expansion will require City Council Approval.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Commercial Redevelopment Area #3” and “Downtown” character areas, which is generally intended for varied scale commercial retail and office use and remains the activity and cultural hub of the region. Respect should be taken to ensure that the scale of the Urban Core is also respected. Traditional development of buildings along the sidewalk and a lively streetscape should be promoted.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

CENTRAL BUSINESS DISTRICT: STANDARDS OF REVIEW

Section 803 of the Statesboro Zoning Ordinance states the following with regarding to requirements for development in the CBD zoning district:

“A site plan and architectural drawings are required prior to issuance of a building permit. The planning commission shall review these plans and drawings and submit their findings and recommendations to the building inspector and city council prior to the issuance of the building permit. The drawings shall keep in mind the integrity and harmony of the central business district as designated in the future land use plan and other related studies.”

Subject Property



Eastern Property



Northern Property



Western Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval CBD 22-06-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) All exterior building materials utilized in the construction must meet the requirements as outlined in Article XXX: Section 3008 of the *Statesboro Zoning Ordinance*.
- (2) Exterior paint colors must be drawn from the range of colors already existing in the district, or as outlined by the historic color patterns governed by the DSDA.
- (3) Any signage proposed in the newly constructed area must be approved as per the signage requirements outlined for Article XV: Section 1509 unless a mural is proposed.

Exhibit A

June 27, 2022

SECTION 1: TOWNHOUSE DEFINITIONS

That Section 201(10) (Definition of Terms) of the Zoning Ordinance regarding dwellings is hereby amended (new language underlined and deleted language stricken through), so that, as amended, said Section shall read as follows:

10. *Dwelling*. A building designed for and occupied exclusively for residential purposes, including hotel, roominghouse, tourist home, institutional home, residential club, motor court and the like.
 - a. Single-family dwelling. A building designed for and occupied exclusively as a dwelling for one family.
 - b. Townhouse dwelling. A building designed for and occupied exclusively for dwelling purposes by three or more families living independent of one another and where each dwelling unit is attached to another unit and separated from it vertically by a common side wall, and where no dwelling unit is located above or below another dwelling unit.
 - c. Two-family dwelling. A building designed for and occupied exclusively as a dwelling for two families.
 - d. Multiple dwelling. A building, but not a single-family dwelling or a two-family dwelling, or townhouse dwelling, designed for and occupied exclusively for dwelling purposes by three or more families living independently of one another, ~~not a rowhouse,~~ but customarily called an apartment house.

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

SECTION 3: NEW R-2 TOWNHOUSE RESIDENTIAL DISTRICT

That the Zoning Ordinance be amended to add a new Article VI-A (R-2 Townhouse Residential District), which new article shall read as follows:

ARTICLE VI-A. R-2 TOWNHOUSE RESIDENTIAL DISTRICT

SECTION 600-A. DECLARATION OF LEGISLATIVE INTENT.

In expansion of the declaration of intent contained in Article I, Section 101 of this ordinance, it is hereby declared to be the intent of this article with respect to R-2 Townhouse Residential Districts to establish reasonable standards of performance and selection of permitted uses therein, in order to maintain and protect the desirable benefits which attached residential uses have throughout the community.

SECTION 601-A. USE REGULATIONS.

A building may be erected, altered, or used, and a lot may be used or occupied for no purpose other than the following purposes:

- A. Single-family detached dwelling, excluding mobile homes and trailers.
- B. Townhouse dwelling. Townhouse dwellings shall comply with townhouse dwelling standards in Article XXV-A.
- B. Accessory use or structure.
- C. Home occupation. The following provisions apply to home occupations in the R-2 Townhouse Residential District:
 - 1. The home occupation carried on within the dwelling unit shall be restricted to the heated floorspace of the dwelling, shall involve the sale of only those articles, products or services produced on the premises, shall not occupy in excess of 25 percent of the heated floorspace within the structure, shall be conducted entirely within the dwelling by permanent residents of the residence and a maximum of one additional employee, and shall be clearly secondary and subordinate to the use of the lot as a dwelling.
 - 2. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business, or profession.
 - 3. There shall be no signs except for one property identification sign linking the property to the home occupation, which shall not exceed 4 square feet in sign area.
 - 4. There shall be no emission of smoke, dust, odor, fumes, glare, noise, vibration, or electrical or electronic disturbance detectable at the lot line or beyond.
 - 5. There shall be no chemical, mechanical, or electrical equipment on the premises other than that normally found in a purely domestic residence.

6. No on-street parking of business-related vehicles shall be permitted at any time. No business vehicle larger than a van, panel truck or pickup truck shall be permitted to park overnight on the premises.
7. Beauty salon, barbershops, doctors, dentists, antique sales, and similar businesses are not permitted as home occupations.
8. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a residence.
9. The above-listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
10. The following uses are allowable as types of home occupations (not all-inclusive):
 1. Child care, but not more than six children at a time.
 2. Tutoring of all types, but limited to four pupils at one time.
 3. Arts and crafts.
 4. Small appliance repair.
 5. Contractor offices (i.e. painting, cleaning, yard maintenance, building) but not including storage of equipment, materials or vehicles.
 6. Professional services (i.e. attorneys, accountants, realtors, insurance agents).
 7. Upholstery.
 8. Alterations.
 9. Chimney cleaning.
 10. Home marketing (i.e. Amway, Mary Kay, Tupperware, etc.).
 11. Musician and artist.
 12. Laundries.
 13. Other similar uses as approved by the zoning administrator.

SECTION 602-A. HEIGHT REGULATIONS.

The maximum height of buildings and other structures erected or enlarged in this district shall be:

- A. For any principal structure: 35 feet.
- B. For any accessory structure: 25 feet.

SECTION 603-A. AREA, WIDTH AND YARD REGULATIONS.

- A. *Principal structure.* Townhouse dwellings shall comply with townhouse dwelling standards in Article XXV-A, provided there shall be no more than 12 dwelling units per acre, calculated based on the total lot area before development.
- B. *Accessory structure.* The following provisions apply to accessory uses and structures in the R-2 Townhouse Residential District, except in the case of agricultural accessory buildings, swimming pools, and screen enclosures over or around swimming pools:
2. *Principal structure required.* Accessory structures shall not be constructed on a lot prior to the time of construction of the principal building to which it is accessory.
 3. *Front yard.* Unless otherwise provided, accessory uses or structures shall be permitted only in side or rear yards. Where a double frontage lot exists, accessory buildings or structures shall be set back from all rights-of-way a distance equivalent to the minimum front yard setback applicable to the principal structure.
 4. *Side yards.* An accessory use or structure shall be set back not less than ten feet from a side lot line.
 5. *Rear yard.* An accessory use or structure shall be set back not less than ten feet from a rear lot line.
 6. *Building coverage.*
 - a. An accessory structure on a lot of 2 acres or less, except detached garages and carports, shall not have a footprint that exceeds 18 feet by 22 feet.
 - b. Detached garages and carports on lots of 2 acres or less shall not exceed 50 percent of the floor area of the first floor of the principal structure.
 - c. An accessory structure located on a lot in excess of 2 acres shall not exceed 100 percent of the floor area of the first floor of the principal structure.

SECTION 604-A. OFF-STREET PARKING.

No off-street parking of motor vehicles is allowed between a principal structure and a street, except in the case that such off-street parking of motor vehicles occurs on a driveway that conforms to City standards.

SECTION 4: RENUMBERED R-3 DISTRICT

That Article VI (R-3 Medium Density Medium Density Multiple Family Residential District) of the Zoning Ordinance is hereby amended (new language underlined and deleted language stricken through) to renumber the article and its sections and remove board of appeals references, so that, as amended, said Article shall read as follows:

ARTICLE VI-B. R-3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 600-B. DECLARATION OF LEGISLATIVE INTENT.

In expansion of the declaration of intent contained in article I, section 101 of this ordinance, it is hereby declared to be the intent of this article with respect to R-3 residential districts to establish reasonable standards of performance and selection of permitted uses therein, in order to maintain and protect the desirable benefits which single, twin and duplex residential uses have throughout the community.

SECTION 601-B. USE REGULATIONS.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Single-family detached dwelling, excluding mobile homes and trailers.
- B. Two-family twins.
- C. Two-family duplexes.
- D. Any use permitted in the R-15 district.
- E. Unless otherwise provided, accessory uses or structures shall be permitted only in side or rear yards. An accessory use or structure shall be set back not less than ten feet from any lot line. Commercial and agricultural buildings, and swimming pools and screen enclosures, are not covered by the provisions of this subsection. Accessory buildings shall not be constructed on a lot prior to the time of construction of the principal building to which it is accessory. Accessory uses or structures shall be permitted if they meet the following:
 - 1. Where a double frontage lot exists, accessory buildings or structures shall be set back a distance equivalent to the minimum front yard setback.
 - 2. An accessory structure, except detached garages and carports located within a residential district, shall not be any larger than 18 feet by 22 feet and shall not exceed 25 feet in height.
 - 3. Accessory structures located on property in excess of two acres will not be restricted [as] to size, except that the square footage cannot exceed that of the principal structure, and the maximum height cannot exceed 25 feet.

4. Accessory structures within a residential district shall not be used for any type of commercial operation whether permanent, parttime, or as part of a home occupation.
 5. Detached garages and carports shall be permitted in side and rear yards and shall not exceed 50 percent of the floor area of the first floor of the principal structure and shall not exceed 25 feet in height nor be within ten feet of any property line.
- F. Home occupation. The following provision applies to home occupations:
1. The occupation carried on within the dwelling unit shall be restricted to the heated floorspace of the dwelling, shall involve the sale of only those articles, products or services produced on the premises, shall not occupy in excess of 25 percent of the heated floorspace within the structure, shall be conducted entirely within the dwelling by members of the family in residence and a maximum of one additional employee and shall be clearly secondary to the dwelling for dwelling purposes.
 2. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business or profession.
 3. There shall be no signs except for a small four-square-foot property identification sign linking the property to the home occupation.
 4. There shall be no emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable at the lot line or beyond.
 5. There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence.
 6. No onstreet parking of business-related vehicles shall be permitted at any time. No business vehicle larger than a van, panel truck or pickup truck shall be permitted to park overnight on the premises.
 7. Beauty salon, barbershops, doctors, dentists, and similar businesses are not permitted home occupations.
 8. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a residence.
 9. The above-listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
 10. The following uses are allowable as types of home occupations (not all-inclusive):
 1. Child care, but not more than six children at a time.
 2. Tutoring of all types, but limited to four pupils at one time.
 3. Arts and crafts.
 4. Small appliance repair.

5. Contractor offices (i.e. painting, cleaning, yard maintenance, building) but not including storage of equipment, materials or vehicles.
6. Professional services (i.e. attorneys, accountants, realtors, insurance agents).
7. Upholstery.
8. Alterations.
9. Chimney cleaning.
10. Home marketing (i.e. Amway, Mary Kay, Tupperware, etc.).
11. Musician and artist.
12. Laundries.
13. Other similar uses as approved by the zoning administrator.
14. Doctors, dentists, and antique sales are not home occupations.

SECTION 602-B. HEIGHT REGULATIONS.

The maximum height of buildings and other structures erected or enlarged in this district shall be:

- A. For any dwelling, 35 feet, and not to exceed three stories.
- B. For any building accessory to any dwelling, 15 feet and not exceeding one story.

SECTION 603-B. AREA, WIDTH AND YARD REGULATIONS.

- A. Single-family detached dwelling.
 1. *Lot area and width.* A minimum lot area of 8,000 square feet and a minimum lot width of 70 feet at the front setback line shall be provided for every building hereafter erected, altered or used in whole or in part as a dwelling. In the case of a lot held in single and separate ownership on the effective date of this ordinance, having an area of less than 8,000 square feet, or a width less than 70 feet, a dwelling may be built thereon when authorized as a variance.
 2. *Front yard.* There shall be a front yard on each lot which shall not be less than 20 feet in depth from the street line.
 3. *Side yards.*
 - a. On each interior lot there shall be two side yards, each having a width of not less than ten feet.
 - b. On each corner lot there shall be two side yards, the side yard abutting the street having a width of not less than 20 feet from the street line, and the side yard not abutting a street having a width of not less than ten feet.
 4. *Rear yard.* There shall be a rear yard in each lot the depth of which shall not be less than 20 feet, except that an accessory use structure may be erected within the rear yard not closer than five feet to the rear property line, and except that on a corner

lot an accessory use structure within 20 feet of the street line may be erected provided it is not closer than ten feet to the rear property line.

5. *Building coverage.* Not more than 40 percent of the area of any lot shall be occupied by buildings.

B. Two-family twin dwelling.

1. *Lot area and width.* A minimum lot area of 12,000 square feet and a minimum lot width of 75 feet at the front setback line shall be provided for every building hereafter erected, altered or used in whole or in part as a two-family twin dwelling. In the case of a lot held in single and separate ownership on the effective date of this ordinance, having an area of less than 12,000 square feet, or a width less than 75 feet, a dwelling may be built thereon when authorized as a variance.
2. *Front yard.* There shall be a front yard on each lot which shall not be less than 25 feet in depth.
3. *Side yards.*
 - a. On each interior lot there shall be two side yards each having a width of not less than ten feet.
 - b. On each corner lot there shall be two side yards, the side yard abutting the street having a width of not less than 25 feet from the street line, and the side yard not abutting the street having a width of not less than ten feet.
4. *Rear yard.* There shall be a rear yard on each lot the depth of which shall not be less than 25 feet, except that an accessory use structure may be erected within the rear yard not closer to the rear property line than five feet, and except that on a corner lot an accessory use structure within 25 feet of the street line may be erected provided it is not closer to the rear property line than ten feet.
5. *Building coverage.* Not more than 35 percent of the area of any two-family twin building lot may be occupied by buildings.

C. Two-family, duplex dwelling.

1. *Lot area and width.* A minimum lot area of 12,000 square feet and a minimum lot width of 75 feet at the front setback line shall be provided for every building hereafter erected, altered or used in whole or in part as a two-family duplex dwelling. In the case of a lot held in single and separate ownership on the effective date of this ordinance, having an area of less than 12,000 square feet, or a width less than 75 feet, a dwelling may be built thereon when authorized as a variance.
2. *Front yard.* There shall be a front yard on each lot which shall not be less than 25 feet in depth.
3. *Side yards.*
 - a. On each interior lot there shall be two side yards each having a width of not less than 20 feet.
4. *Rear yard.* There shall be a rear yard on each lot the depth of which shall not be less than 25 feet, except that an accessory use structure may be erected within the

rear yard not closer to the rear property line than five feet, and except that on a corner lot an accessory use structure within 25 feet of the street line may be erected provided that it is not closer to the rear property line than ten feet.

5. *Building coverage.* Not more than 35 percent of the area of any two-family duplex building lot may be occupied by buildings.

SECTION 604-B. UTILITIES.

Public water and public sewer system shall be required.

SECTION 605-B. OFFSTREET PARKING.

Two all-weather offstreet parking spaces shall be provided for each dwelling unit.

SECTION 606-B. OPEN SPACE.

In order to provide playground area and open space when practicable and upon the approval of the ~~board of appeals~~ City Council the developers may reduce the lot area by ten percent.

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.

SECTION 1403. PROCEDURAL REQUIREMENTS.

The plan of the proposed planned unit development with any required supplementary information shall be referred to the planning commission. The planning commission shall report its recommendation for approval or disapproval with reasons and any additional requirements to the ~~zoning board of appeals~~City Council for action. The ~~zoning board of appeals~~City Council shall hold a public hearing in the same manner and give notice thereof as required upon application for a variance. If no report is submitted by the planning commission within 30 days of referral, the ~~zoning board of appeals~~City Council may take action without such a report.

SECTION 6: NEW CITYWIDE TOWNHOUSE STANDARDS

That the Zoning Ordinance be amended to add a new Article XXV-A (Townhouse Dwelling Standards), which new article shall read as follows:

ARTICLE XXV-A. TOWNHOUSE DWELLING STANDARDS

SECTION 2501-A. APPLICABILITY.

The townhouse dwelling standards contained in Article XXV-A shall apply to all townhouse dwellings, as defined in this Zoning Ordinance, in the City of Statesboro, including all townhouse dwellings within Planned Unit Development Districts. Some standards in this article, where duly indicated, shall apply only to townhouse dwellings within a townhouse development.

SECTION 2502-A. DEFINITIONS.

Townhouse development. A development containing 50 or more townhouse dwellings, and that may also contain other residential or nonresidential uses, and where no two areas of such development are separated by a collector street or an arterial street.

SECTION 2503-A. AREA, WIDTH AND YARD REGULATIONS.

- A. *Lot area and width.* A minimum site area of 8,000 square feet and a site lot width of 70 feet at the front setback line shall be provided for townhouse development. In the case of townhouses dwelling units occupying their own lot, each townhouse dwelling unit lot must be at least 20 feet wide and 50 feet deep.
- B. *Dwelling units per acre.* There shall be no more than 12 dwelling units per acre for any townhouse development, calculated based on the total lot area before development. When a development contains other residential uses, this maximum density shall apply to sum of all residential uses.
- C. *Front yard.* When the garage doors of an attached garage of a townhouse dwelling face a street, a minimum front yard setback of at least 20 feet from the sidewalk on the same side of the street shall be provided, unless the zoning district in which it is located requires a greater distance. When garage doors of an attached garage of a townhouse dwelling do not face a street, a minimum front yard setback of 10 feet from the sidewalk on the same side of the street shall be provided, unless the zoning district in which it is located requires a greater distance.
- D. *Side yards.* A townhouse dwelling may be built up to the side lot line when attached on that side to an adjacent building. A townhouse dwelling must maintain a side yard setback of 8 feet on any side not attached to an adjacent building, unless the zoning district in which it is located requires a greater distance.
- E. *Rear yard.* A townhouse dwelling shall be set back not less than 20 feet from a rear lot line, unless the zoning district in which it is located requires a greater distance.
- F. *Building coverage.* The footprint of a townhouse dwelling and its associated impervious surfaces, including impervious driveways, walkways, and accessory buildings, shall not exceed 75 percent of the lot area, unless the zoning district in which it is located requires a lesser footprint.

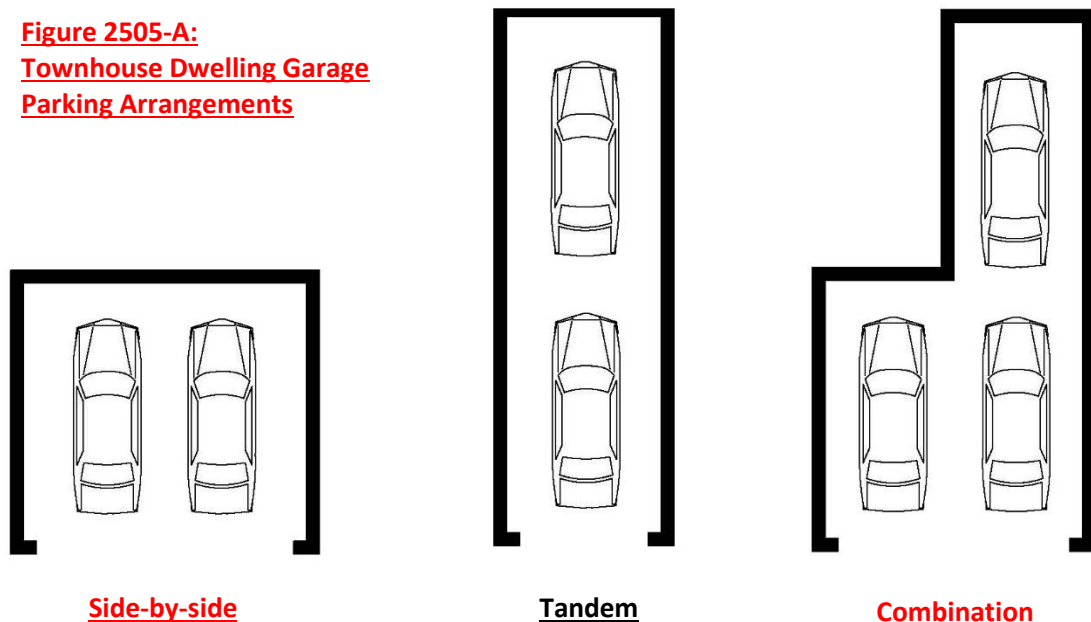
SECTION 2504-A. UTILITIES.

- A. Public water and public sewer system connections are required for all townhouse dwelling uses.
- B. Each dwelling unit of a townhouse dwelling shall be metered separately. Each electricity meter, natural gas meter, and water meter shall measure the delivery of utility service to no more than one dwelling unit of a townhouse dwelling.

SECTION 2505-A. OFF-STREET PARKING.

- A. Each townhouse dwelling shall have its own garage containing at least one parking space.
- B. Townhouse dwelling parking spaces that are not in a garage may only be in a driveway, serving such garage.
- C. Townhouse dwelling garage parking spaces may be arranged side-by-side, one in front of the other (tandem), or (when more than two spaces are provided) a combination of both, as shown in Figure 2505-A: Townhouse Dwelling Garage Parking Arrangements.
- D. Visitor parking required by Sec. 1600 shall be in a designated visitor parking facility or in a conforming public or private on-street parking space within the development.
- E. No entrance to a townhouse dwelling garage may face a street not contained within the townhouse development.
- F. No driveway may be located between a street that is external to (1) a townhouse development and (2) a townhouse dwelling within such townhouse development.

Figure 2505-A:
Townhouse Dwelling Garage
Parking Arrangements



SECTION 2506-A. OPEN SPACE.

- A. At least 5% of the site acreage, calculated based on the total lot area before development, must be dedicated as amenity space. Amenity space is defined as any at-grade outdoor

area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, community lawns, community gardens, hardscape areas improved for pedestrian enjoyment, and wooded areas.

- B. A continuous paved pathway or sidewalk system must be provided to connect amenity spaces, the townhouse dwellings, and sidewalks external to the development.
- C. A mandatory homeowner association (or non-owner occupied equivalent) is required and must be responsible for owning, maintain, and insuring amenity space and other common areas. When provided, any homeowner association must include an affirmative declaration to be governed by the "Georgia Property Owners' Association Act" (POA) and the applicable provisions of O.C.G.A. § 44-3-220 et seq. The association must also provide that the covenants automatically renew at the end of the 20-year term, unless 100% of the owners at that time vote that the covenants should not renew.

SECTION 2507-A. INTERNAL STREET STANDARDS.

- A. The following regulations apply to all internal streets of a townhouse development.
- B. Internal streets must provide sidewalks along both sides of all streets, except along portions of a side of a street that is fronted by a park, nature preserve, woodland, stream buffer, or other naturalized area.
- C. At least two points of vehicular access must be provided to streets external to the townhouse development.
- D. Street connections or future street connections must be provided to adjacent properties likely to develop or redevelop.

SECTION 2508-A. LANDSCAPING STANDARDS.

- A. All yards surrounding a townhouse dwelling must be landscaped.
- B. Street trees shall be planted and maintained on both sides of every street within a townhouse development. Street trees shall be planted in the right-of-way, between the sidewalk and the street, or, where planting in the right-of-way tree lawn is not possible due to space limitations or utility lines, street trees may be planted on private lots with their trunks within 10 horizontal feet of the edge of the right-of-way. Street trees shall be spaced no more than 50 feet on-center from other trees on the same side of the street.
- C. Around the perimeter of a townhouse development, excluding those portions of the perimeter abutting a downtown or mixed-use area, a landscape strip containing a decorative fence/wall and entrance monument shall be provided. The landscape strip shall be at least 10 feet in horizontal depth. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns spaced at no more than 30 feet on-center.

SECTION 2509-A. BUILDING STANDARDS.

- A. No townhouse dwelling may be built to be attached to a contiguous row of attached buildings if such contiguous row of attached buildings already contains 5 or more townhouse dwellings.
- B. No more than 3 adjacent townhouse dwelling units may have the same front façade designs. Differentiation between adjacent townhouse dwelling units or groups of 2 or 3 adjacent townhouse dwelling units may be accomplished by a change in materials, building height, color, roof form, or front yard setbacks.
- C. A front porch or stoop is required in the front yard area of each townhouse dwelling unit and must be connected to the fronted sidewalk by a walkway at least 3 feet wide. Such front porch or stoop is not considered when measuring the front yard setback, provided that the front porch or stoop is does not project from the townhouse dwelling more than 8 feet in the direction of the street.
- D. Any townhouse dwelling not part of a townhouse development, or any townhouse dwelling within a townhouse development that is visible from any right-of-way external to the townhouse development, must include the following elements on all facades visible from an external public right-of-way.
 - 1. Window treatments, such as trim and shutters, that are similar to those window treatments applied to the building's front facade.
 - 2. Architectural treatments that are similar to those architectural treatments applied to the building's front facade.
 - 4. Exterior wall finish materials limited to:
 - a. Painted or unpainted brick, including half-depth brick, thin brick, and simulated brick veneers;
 - b. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone; and
 - c. Cement-based artificial wood siding or shakes and shingles with a stone or brick water-table.
 - d. Vinyl and composite materials may be used on window and architectural treatments, but not exterior wall finishes.

SECTION 7: MANUFACTURED, MOBILE OR MODULAR HOME STANDARDS

That Article XXV (Manufactured, Mobile or Modular Homes) of the Zoning Ordinance is hereby amended to renumber the article and its sections, so that, as amended, said Article shall read as follows:

ARTICLE XXV-B. MANUFACTURED, MOBILE OR MODULAR HOMES

SECTION 2501-B. DEFINITIONS.

- A. Dwelling unit. A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.
- B. Dwelling, single-family. A building occupied exclusively for residential purposes by one or more persons and containing a single independent dwelling unit unless qualified otherwise in this code. Dwellings as defined in this section are subject to the limitations of persons related by blood, marriage or adoption contained in article II, section 201(11).
- C. Manufactured home. A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electric systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42, U.S.C. Section 5401, et seq.
- D. Mobile home. A structure, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.
- E. Modular or industrialized building. Any structure or component thereof which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly to, or destruction thereon. Component means any assembly, subassembly, or combination of parts for use as part of a building, which may include structural, electrical, plumbing, mechanical, and fire protection systems and other systems affecting health and safety.
- F. Structure. Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location to the ground. Structures include, but are not limited to, the following: Site built buildings, industrialized buildings, modular homes, manufactured homes, mobile homes, billboards, swimming pools, advertising signs, satellite dishes, and fall-out shelters.

SECTION 2502-B. DWELLING IN RESIDENTIAL ZONES.

Dwellings, single-family, to include mobile homes, manufactured homes or modular or industrialized buildings as defined herein, shall not be permitted in residential districts except when placement of said dwelling complies with the requirements and limitations set forth in this

ordinance [article] as applying generally to residential use in such zoning classifications, including but not limited to minimum lots, yard and building spacing, square footage requirements, percentage of lot coverage, off-street parking requirements and approved foundations as described herein, and which additionally meet the following compatibility standards:

- A. The dwelling compares favorably to site built and other housing in the immediate general area within the same zoning or residential district or area. Approval to place the manufactured home, mobile home or modular building shall be granted by the Zoning Administrator upon application and determination that the dwelling is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to:
 - (1) Site-built or other forms of housing which may be permitted in the same general area under this ordinance [article], or
 - (2) Existing development, or
 - (3) Proposed development in the same zoning classification or area, or as envisioned in the Comprehensive Plan of the City of Statesboro.
- B. In making a determination of compatibility, the Zoning Administrator or designee shall further consider:
 - (1) The possible negative effect of the structure on the property values of other properties in the immediate area, and
 - (2) The possible effect the structure could have on the surrounding area in the event of inclement weather or high winds;
- C. All towing devices, wheels, axles and hitches must be removed.
- D. At each exit door there must be a landing that is a minimum of 36 inches by 36 inches. The structure has a minimum width in excess of 16 feet.
- E. The roof shall have a minimum of 2:12 roof pitch and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials, or other materials approved by the Zoning Administrator.
- F. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance.
- G. The structure shall be attached to a permanent foundation, to include foundation walls. With the exception of placement of structures in parks as specified in section 2304 below, skirting of structures is not sufficient to comply with the requirements of this section.
- H. The structure is constructed according to the standards established by the Standard Building Code adopted by the city and in effect at the time of erection or placement. A manufactured home unit must bear the label or seal of compliance with the Federal Manufactured Home Construction and Safety Standards issued by the Department of Housing and Urban Development. Any mobile home or manufactured home unit manufactured before June 15, 1976, shall not be allowed within the city. Any mobile home or manufactured home unit manufactured after June 15, 1976, not bearing such seal or label shall be reported to the state administrative agency having jurisdiction and

shall not be granted a certificate of occupancy. Any modular or industrialized home must bear any labels, stamps or seals of compliance required by the Department of Community Affairs or the City of Statesboro.

- I. Other than as provided in sections 2303 and 2304 herein, mobile homes, manufactured homes or modular buildings shall be placed only on land owned by and titled in the name of a principal occupant of the structure. If by placement of the mobile, manufactured home or modular building the owner qualifies for the homestead exemption, then the home shall be assessed as real property for ad valorem taxes.
- J. Other than as provided in sections 2303 and 2304 herein, the owner shall, prior to placement of a structure, submit to the City Engineer or designee an application containing the following:
 - (1) Applicant's name and address and his or her representative, and the interest of every person represented in the application.
 - (2) A statement of circumstances in the proposed district and the abutting district in which the structure is to be placed;
 - (3) A plat or sketch plan showing the configuration of the land on which the structure is to be placed and the location of placement, including measurements of distances of the structure from the property lines;
 - (4) Specifications or pre-design plans which contain a complete description of the structure to include square footage, siding material, roof material and pitch, foundation and other evidence of the general aesthetic appearance required by the Zoning Administrator or designee and necessary to make a determination of compliance and compatibility as required by this ordinance [article].
 - (5) Documents certifying that the structure is in compliance with the Standard Building Code and any other codes, regulations or manufacturing standards as required by this ordinance [article].
 - (6) Evidence of title in the land on which the structure is to be placed.
- K. It shall be a violation of this ordinance [article] to occupy any structure without first obtaining a Certificate of Occupancy from the Zoning Code Administrator or his designee, who shall before issuing a Certificate of Occupancy determine that the structure is in compliance with the terms of this ordinance [article] and all other zoning requirements and city ordinances. In the event the Zoning Code Administrator or his designee is unable to determine whether the applicant meets the criteria established by this ordinance [article], the Zoning Code Administrator may refer the matter to the city council for a final determination of applicability.
- L. The city council may approve a variance or deviation from one or more of the development or architectural standards provided herein on the basis of finding that the material to be utilized or the architectural style proposed for the dwelling will be compatible and harmonious with existing structures in the vicinity.

The applicant must apply for the variance and carry the burden of proof to establish that the home is compatible with surrounding homes. The criteria should include such factors as exterior materials, square footage, foundation type and other factors as deemed

necessary for compliance and compatibility as required by this ordinance [article]. The city council shall further consider the possible negative effect of the structure on the property values of other properties in the immediate area and the possible effect the structure could have on the surrounding area in the event of inclement weather or high winds.

- M. No provision in this ordinance [article] shall preempt or preclude any protective or restrictive covenants which may [be] attached to any property within the City of Statesboro.

SECTION 2503-B. OTHER STRUCTURES.

Manufactured homes, mobile homes or modular buildings which do not conform to the standards established in section 2502 shall not be permitted within the limits of the city, except in a duly licensed and approved park for manufactured homes, mobile homes or modular buildings. Parks for manufactured homes, mobile homes or modular homes shall be allowable only in R-4 Districts. Any person, firm or corporation desiring to place a manufactured home, mobile home or modular building not complying with the standards in section 2502 within the limits of the city and outside of a regularly licensed park may make an application for same to the Zoning Administrator, who shall refer said application to the mayor and city council for determination on the following basis: If in the opinion of the mayor and city council, it should become necessary as a temporary emergency or hardship or for security or protection, such permit may be granted on a limited basis for a period not exceeding one year from the date of permit. If before the anniversary date of the permit, the emergency or other reasons for the structure shall no longer exist, then said permit shall be automatically canceled and said structure removed by the owner. If said structure is not removed, it will be removed by the city at the owner's expense. Such permit, if granted, shall be a privilege and not a right and shall be issued strictly at the determination of the city council who shall prescribe the terms, location, duration of the permit, the utility connections for electricity and gas and the sanitary system for water and sewage, and their decision shall be final.

SECTION 2504-B. PARKS FOR MANUFACTURED HOMES, MOBILE HOMES OR MODULAR HOMES.

Parks referenced in section 2503 shall comply with the following requirements:

1. A site plan shall be prepared and approved by the mayor and city council prior to development or expansion. The site plan shall be prepared by an architect, engineer, land surveyor or landscape architect, who currently holds state registration in Georgia and whose seal shall be affixed to the plan. Four copies of the site plan shall be submitted at a scale not to exceed one inch equals 100 feet, showing:
 - (1) The name and address of the applicant.
 - (2) The location and legal description of the park.
 - (3) The area and exterior dimensions of the proposed park.
 - (4) A layout of interior streets and driveways referenced to exterior thoroughfares. Right-of-way pavement widths shall be depicted.

- (5) The location of all dwelling pads.
 - (6) The proposed location of all utility lines, easements, and fire hydrants.
 - (7) A preliminary drainage plan prepared and stamped by a professional engineer registered in the State of Georgia.
 - (8) The location and dimensions of all buffers, recreation areas, office structures and support facilities.
2. The minimum area for a park shall be five contiguous acres. Each mobile home park shall have a minimum frontage of 150 feet on a street having minimum classification of major collector. The park shall be connected to and utilize the city sanitary system for water and sewage, if available; however, if unavailable, any septic or other individual waste disposal methods used by the park must have approval by the Bulloch County Health Department and the City of Statesboro.
3. The maximum overall park density shall not exceed seven units per gross acre.
4. Each individual dwelling pad shall be clearly delineated and shall abut a paved street of not less than 22 feet in width.
5. Each mobile home space shall contain a minimum of 6,000 square feet.
6. Minimum setback and locational requirements for dwelling pads shall be as follows:
 - (1) Front yard—20 feet except when adjacent to a city or state street, in which case front yard setback shall be 50 feet.
 - (2) Side yards—20 feet on each side of the dwelling.
 - (3) Rear yard—20 feet.
 - (4) No mobile home shall be located closer than 25 feet to any permanent principal structure.
 - (5) No mobile home shall be located closer than 25 feet to any park property boundary.
 - (6) No additions shall be made to a dwelling that will violate setback requirements.
 - (7) All dwelling spaces shall be served by an all-weather surface walkway of not less than two feet in width.
 - (8) All driveways and walkways shall be lighted at night by not less than 25 watt fixtures spaced not more than 100 feet apart.
7. Each dwelling unit shall be installed on a concrete block foundation, of which the base block shall be solid and equal in size to the pier block size (a minimum of eight inches by eight inches by 16 inches). Top course of said parts of foundation shall be a solid cap block with a minimum dimension of four inches by eight inches by 16 inches. The dwelling unit shall be installed true and plumb.
8. All streets and driveways shall be laid out and paved, and shall have a minimum pavement width of 22 feet.

9. All structures within the park shall meet the Manufactured Home Tie Down Standards as contained in section H105 of the Standard Building Code.
10. All private streets or driveways within the park shall be lighted between sunset and sunrise with electric lights emitting light at an intensity of at least 5,000 lumens, and the light poles shall be not more than 250 feet apart.
11. No dwelling unit shall be admitted to any park unless it can be demonstrated that it meets the State of Georgia and federal mobile home, manufactured home and modular home standards and requirements.
12. The following utilities are required:
 - (1) An electrical outlet supplying both 60 and 150 amperes of service shall be provided for each dwelling space. All such outlets shall be weather proof, and installations shall meet the requirements of the National Electrical Code.
 - (2) An adequate supply of pure, potable water for drinking and domestic purposes shall be supplied by pipes to all buildings and dwelling lots within the park. Each dwelling stand shall be provided with an approved cold water connection and a tap, constructed in accordance with the plumbing standards adopted by the city.
 - (3) Approved fire hydrants with isolation value shall be located at least every 500 feet and at every intersection or as designated by fire officials of the City of Statesboro.
 - (4) Waste from shower, bathtubs, flush toilets, urinals, lavatories, slop sinks and laundries in service and other buildings within the park shall be discharged into a public or private sewer and disposal plant or septic tank system of such construction and in such manner as will meet with the approval of the Bulloch County Health Department and the City of Statesboro.
 - (5) Each dwelling space shall be provided with a trapped sewer at least four inches in diameter, which shall be connected to receive the waste from the shower, bathtub, flush toilet, lavatory, and kitchen sink of the mobile home harbored in such dwelling space. The trapped sewer in each space shall be connected to discharge the dwelling waste into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system of such construction and in such manner as will meet with approval of the Bulloch County Health and the City of Statesboro.
13. The following conditions regarding sanitation shall be complied with:
 - (1) The area around and underneath each dwelling unit shall be kept clean and free from collections of refuse, rubbish, glass bottles, or other unsightly material.
 - (2) Each dwelling space shall be provided with an approved metal garbage container with a tight-fitting cover. The container shall be kept in a sanitary condition and shall be stored at least three inches off the ground, preferably on a metal rack or hanger for such purpose. Waste shall be removed from the premises and disposed of often enough to prevent creating a nuisance or health hazard and to insure that the garbage containers shall not overflow. With the approval of the building inspector the use of a central garbage collection system may be permitted as an alternative.

- (3) Each dwelling shall be provided with sanitary sewage lateral of at least four inches in diameter, which shall be fitted with accessible connections to receive waste from the shower, bathtub, flush toilet, lavatory, and kitchen sink of the dwelling stand and shall be connected to discharge the waste into a sewer system which meets the health requirements of the State of Georgia and the City of Statesboro, Georgia.
 - (4) The sewage laterals shall be made of approved semi-rigid four inch SDR 35 PVC sewer pipe. While a dwelling stand is unoccupied or the drain not in use, the sewer opening shall be closed with an approved closure plug or cap.
 - (5) No park shall be served by a privy.
 - (6) Every park shall be equipped at all times with fire equipment in good working order and of such type, size, number and location as to satisfy applicable fire regulations of the City of Statesboro. No open fires or burning of leaves or other refuse shall be permitted within the boundaries of the park.
- 14. A minimum of ten percent of the gross acreage of the park shall be set aside for the recreational use by residents of the park, and maintained by the park owner, transferee or assign. Said recreational park shall be one contiguous tract or several tracts each no smaller than one-half acre and located within the mobile home park in such manner as to be convenient to all its residents. The recreational park shall be located on land suitable for park development and shall contain a sufficient amount of play equipment designed for pre-school and elementary school age children.
- 15. Planted buffers shall be required and shall be installed as follows:
 - (1) Parks shall be surrounded by planted buffers at least 15 feet in depth on the sides and rear and 25 feet in depth along the front of any structure contained therein, provided, however, that no side and rear buffer is required between adjacent developments.
 - (2) The buffer shall be densely planted with shrubs and/or trees at least three feet high at the time [and] of such a nature as to produce a dense, compact evergreen planting screen capable of growing to a height of at least six feet within three years. A site plan identifying all plants to be incorporated in the buffer strip must be approved by the mayor and the city council prior to any site construction. The mayor and city council may require additional planting to acquire a uniform buffer strip.
 - (3) Such screenings shall be erected and maintained by the owners of the park property.
- 16. Dwellings shall not be elevated higher than three feet from the ground at any point.
- 17. Coin-operated laundries for the use of the residents of the park shall be permitted within enclosed buildings inside the park. Building structures containing said laundries may also contain vending machines and recreational rooms and activities. More intensive commercial uses than these specified herein are strictly prohibited.
- 18. The regulations governing parks prescribed by the Health Department, as well as other city or state regulations, shall be complied with.

19. Before the dedication of any street, water or sewer line or system, or other utility within any park will be accepted by the City of Statesboro, said facility, work or utility must be manufactured and installed in compliance with all then existing specifications and standards of the City of Statesboro. Further, the owner of the property making the dedication will issue a one-year warranty and indemnification for all design, materials, workmanship, and equipment associated with the dedication.
20. Before any park for mobile homes, manufactured homes or modular homes which is in existence at the time of the enactment of this ordinance [article] may subsequently expand the limits of the existing park or substantially alter the internal design of the existing park, the existing park must be brought into compliance with all requirements for parks for mobile homes, manufactured homes or modular homes established by this section and ordinance [article].

SECTION 2505-B. STRUCTURES IN NONRESIDENTIAL ZONES.

No mobile home, manufactured home or modular or industrialized building will be allowed in CBD, O, CR, HOC, LI, H-I or PUD Zoning Districts unless it meets the following requirements:

1. An application for placement is filed with the Zoning Administrator or his designee, said application containing the following:
 - (A) Applicant's name and address and his representative, and the name and interest of every person represented in the application, and having an interest in the business or enterprise which shall use the structure, and in the land on which the structure shall be located.
 - (B) A written metes and bounds description of the property on which the structure is to be placed, together with a recent plat of the property prepared by an architect, engineer, land surveyor or landscape architect, whose state registration is valid and whose seal shall be affixed to the plat. The plats must contain property lines, bearings, distances, adjoining streets with right-of-way and paving width, location of existing structures, creeks, easements, north arrow and scale.
 - (C) A statement of circumstances in the proposed district and the abutting districts.
 - (D) A plat or sketch plan showing the configuration of the land on which the structure is to be placed and the location of placement, including measurements of distances of the structure from the property lines.
 - (E) Specifications or pre-design plans which contain a complete description of the structure to include square footage, siding material, roof material and pitch, foundation and other evidence of the general aesthetic appearance required by the Zoning Administrator or designee and necessary to make a determination of compliance and compatibility as required by this ordinance [article].
 - (F) Documents certifying that the structure is in compliance with the Standard Building Code and any other codes, regulations or manufacturing standards as required by this ordinance [article].
 - (G) It shall be violation of this ordinance [article] to occupy or commence activity from any structure without first obtaining a Certificate of Occupancy from the Zoning

Code Administrator or his designee, who shall before issuing a Certificate of Occupancy determine that the structure is in compliance with the terms of this ordinance [article] and all other zoning requirements and city ordinances. In the event the Zoning Code Administrator or his designee is unable to determine whether the applicant meets the criteria established by this ordinance [article], the Zoning Code Administrator may refer the matter to the City Council for a final determination of applicability.

2. Mobile homes, manufactured homes or buildings or modular or industrialized buildings will not be permitted in the above-referenced districts unless the structure meets the following criteria:
 - (A) Placement of said dwelling complies with the requirements and limitations set forth in this ordinance [article] as applying generally to use in such zoning classifications, including but not limited to minimum lots, yard and building spacing, square footage requirements, percentage of lot coverage, off-street parking requirements and approved foundations as described herein;
 - (B) The structure compares favorably to site built and other structures in the immediate general area within the same zoning or residential district or area. Approval to place the structure shall be granted by the Zoning Administrator or designee upon application and determination that the structure is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to:
 - (1) Site-built or other forms of structures which may be permitted in the same general area under this ordinance [article], or
 - (2) Existing development, or
 - (3) Proposed development in the same zoning classification or area, or as envisioned in the Comprehensive Plan of the City of Statesboro.
 - (C) In making a determination the Zoning Administrator or designee shall consider such factors as exterior materials, square footage, foundation type and other factors as deemed necessary for compliance and compatibility as required by this ordinance [article]. The Zoning Administrator or designee shall further consider:
 - (1) The possible negative effect of the structure on the property values of other businesses or facilities in the immediate area, and
 - (2) The possible effect the structure could have on the surrounding area in the event of inclement weather or high winds.
 - (D) All towing devices, wheels, axles and hitches must be removed.
 - (E) At each exit door there must be a landing that is a minimum of 36 inches by 36 inches. The structure has a minimum width in excess of 16 feet.
 - (F) The structure shall be attached to a permanent foundation, to include foundation walls. Skirting of structures is not sufficient to comply with the requirements of this section.

- (G) The structure shall be constructed according to the standards established by the Standard Building Code adopted by the city and in effect at the time of erection or placement. A manufactured building unit must bear the label or seal of compliance with the Federal Manufactured Home Construction and Safety Standards issued by the Department of Housing and Urban Development. Any mobile home or manufactured home unit manufactured before June 15, 1976, shall not be allowed within the city. Any mobile home, or manufactured home or building unit manufactured after June 15, 1976, not bearing such seal or label shall be reported to the State Administrative Agency having jurisdiction and shall not be granted a certificate of occupancy. Any modular or industrialized home must bear any labels, stamps or seals of compliance required by the Department of Community Affairs or the City of Statesboro.
- 3. The city council may approve a variance or deviation from one or more of the development or architectural standards provided herein on the basis of finding that the material to be utilized or the architectural style proposed for the dwelling will be compatible and harmonious with existing structures in the vicinity.

The applicant must apply for the variance and carry the burden of proof to establish that the home is compatible with surrounding structures. The criteria should include such factors as exterior materials, square footage, foundation type and other factors as deemed necessary for compliance and compatibility as required by this ordinance [article]. The city council shall further consider the possible negative effect of the structure on the property values of other properties in the immediate area and the possible effect the structure could have on the surrounding area in the event of inclement weather or high winds.

- 4. No provision in this ordinance [article] shall preempt or preclude any protective or restrictive covenants which may attach to any property within the City of Statesboro.

Section 8: Amended Parking Requirement

That Sec. 1600 of the Zoning Ordinance is hereby amended (new language underlined), so that, as amended, said section shall read as follows:

SECTION 1600. OFFSTREET PARKING FACILITIES.

Except with respect to lots in the CBD district, there shall be provided offstreet parking for motor vehicles, and the minimum number of parking spaces to be provided shall be as shown in the following list:

Use	Parking Spaces Required
Single-Family Residential	
Single-family residence/Manufactured home	2 per dwelling unit
Multifamily Residential	
Duplexes/Condominiums/Single-family attached	1 per bedroom
<u>Townhouse dwellings</u>	<u>2 per dwelling unit + 1 visitor space per 10 dwelling units</u>
Multiple-family uses	1 per bedroom + 1 per 10 dwelling units
Lodging Facilities/Health Care Lodging Facilities	
Hotel/Motel/other lodging facilities.	1 per guestroom + spaces required for additional uses (ex. Restaurants, meeting areas etc...)
Health care facilities (including Hospitals, Group Homes and Nursing Homes)	1.4 for each 4 beds
Commercial Retail, Services, and Entertainment:	
Retail Establishments	1 per every 500 square feet of retail sales area
Furniture, home furnishing, hardware and equipment store	1 per every 500 square feet of retail sales area
Shopping/strip center	2.5 per every 1,000 square feet of customer service area
Restaurant, cafeteria, fast food (with seating)	1 per every 1,000 square feet of retail sales area
Restaurant, fast food w/drive-in facility (no seating)	2.5 per every 1,000 square feet of customer service area
Garden store/produce stand	2.5 per every 1,000 square feet of retail sales area
Funeral home/mortuary	1 for every 4 seats in chapel
Dry Cleaning/Laundromat	1 for every 1,000 square feet of customer service area
Business and Professional Offices	1 per every 1,000 square feet of area
Banks and Financial Institutions	1 for every 500 square feet of area
Agencies, studios, schools	1 per every 500 square feet of area accessible to patrons
Personal service facilities	1 per every 500 square feet of area accessible to patrons
Vehicle and machinery sales, service, and repair	1 per every 1,000 square feet of retail sales area or customer area

Industrial Storage/Warehousing/Wholesale Trade:	
Mini-warehouse (self-service storage facilities)	1 for every 30 storage units
Warehouse	1 for each employee during a maximum working shift plus space for storage of truck or vehicle used
Junkyard, salvage yard	1 per every 1,000 square feet of office space
Wholesale, trade establishments	1 per every 1,000 square feet of sales floor area
Industrial Manufacturing Establishment/Processing:	
Manufacturing and industrial uses	1 for each employee during a maximum work shift
Public Assembly/Institutional:	
Auditorium, assembly hall, civic center, religious facility, spectator sport facilities, theatre	1 for every 5 seats
Places of public assembly or amusement without fixed seating	1 space for each 1,000 square feet of floor space devoted to public use
Childcare facilities	Spaces equal 25 percent of capacity
Clubs and lodges, noncommercial	1 for every 1,000 square feet
Park/Recreation/Conservation:	
General outdoor recreational areas, parks, etc.	1 for each 5,000 square feet of land area
General indoor amusement or place of recreation	1 for each 500 square feet of general customer service area (not to include dedicated recreation area such as bowling alleys, skating rinks, etc.)