

Ordinance Number ORD-2023-29

AN ORDINANCE

To amend article 4 of the Unified Development Ordinance to add section 4.10 and to amend subsection 2.02 C for a Town Center Mixed-Use zoning classification.

BE IT ORDAINED by the Mayor and City Council of Douglasville, Georgia, and it is hereby ordained by the authority thereof as follows:

SECTION ONE

Subsection 4.10 of the Unified Development Ordinance of the City of Douglasville is hereby added to read as follow:

4.10. TCMU Town Center Mixed Use.

A. The purpose and intent of the Town Center Mixed Use (TCMU) zoning district is to encourage a creative mixture of small scale residential and commercial uses that are immediately accessible to neighborhood amenities, retail space, and institutional facilities.

B. Development Plan Required.

The Development Standards shall be determined by a Development Plan. The Development Plan must be reviewed and approved by both the City Engineer and Community Development Director or their designees. The Development Plan will be evaluated as part of the rezoning process and before any Land Disturbance Permits may be issued. The Development Plan will be approved as a condition of zoning. At minimum, the Development Plan shall include the following elements:

1. Analysis of existing conditions.

The analysis of existing conditions shall include a boundary survey and topographic map of the site at minimum 1 inch=40 feet scale. It shall include all-natural features, all manmade features, bodies of water, riparian areas, easements, and adjacent rights of way to be moved, altered, or retained. It shall also include a narrative indicating past and present uses of the site and the incidences of any historic or cultural landmarks either on site or adjacent to the site.

2. Overall Site Plan.

The Overall Site Plan shall be a minimum scale of 1 inch=40 feet. It shall include, at minimum, building footprints, ingress, egress, density, location and number of parking spaces, open space, height, rights of way, building setbacks, buffers, landscape strips, location of overhead and underground utilities, amenity areas, water retention/detention areas, designated land use mix, distance between the proposed development and community facilities, and proposed amenities.

3. Phasing Plan.

Should a Town Center Mixed Use zoning district require two (2) years or longer to complete, the applicant shall provide a phasing plan to be approved by the Community Development Director or his or her designee.

4. Architectural Pattern Book.

An Architectural Pattern Book shall be approved as a condition of zoning. The Architectural Pattern Book shall include elevations of all proposed buildings with a narrative description of building materials, fencing, and screening guidelines, proposed public furniture and/or art, and a photometric lighting plan with sample fixtures. Elements of the pattern book will be evaluated based on compatibility with the character of the Downtown area.

C. Lot Development Standards.

Lot Dimensions	
Minimum Lot Area	1 Acre
Maximum Lot Area	9.99 Acres
Minimum Lot width	As established by an approved design concept plan
Minimum Lot Frontage	
Maximum Density	

Minimum Setbacks	
Principal Structures	
Front	As established by an approved design concept plan
Side	
Rear	
Accessory buildings	
Front	As established by an approved design concept plan
Side	
Rear	

Maximum Height	
Principal	As established by an approved design concept plan
Accessory	

Impervious Surface Coverage	
Minimum building Separation	As established by an approved design concept plan
Residential Density	

- D. Land Use Mix. A Town Center Mixed-Use development must contain at least two types of land uses or housing densities as identified in the table below that are not otherwise allowed together in another zoning district. The intent is to create a node of neighborhood-oriented

retail, commercial, and residential services that work together to provide community needs. Non-residential developments must be of a scale and type that is compatible with the residential component of the development and the surrounding areas.

Land Use	Percentage of Land	
	Minimum	Maximum
Residential	50%	80%
Civic and Institutional	0%	50%
Commercial and Service	20%	50%
Industrial	Not permitted	

E. Public Facility Requirement.

The Town Center Mixed-Use development must be within one-quarter (¼) mile of a public facility. Applicable public facilities include open space used for passive and active parks, walking trails, playgrounds, public schools, libraries, and community centers. To be considered a public facility, the space must be existing and must contain a minimum of 500 continuous square feet of space which is accessible for public use.

If the proposed development is not already within a one-quarter (¼) mile radius of a public facility, open space must be provided as part of the development that is a minimum of 500 square feet of continuous pervious surface open for recreational use and which shall be maintained by a mandatory property owners association.

F. Residential Density.

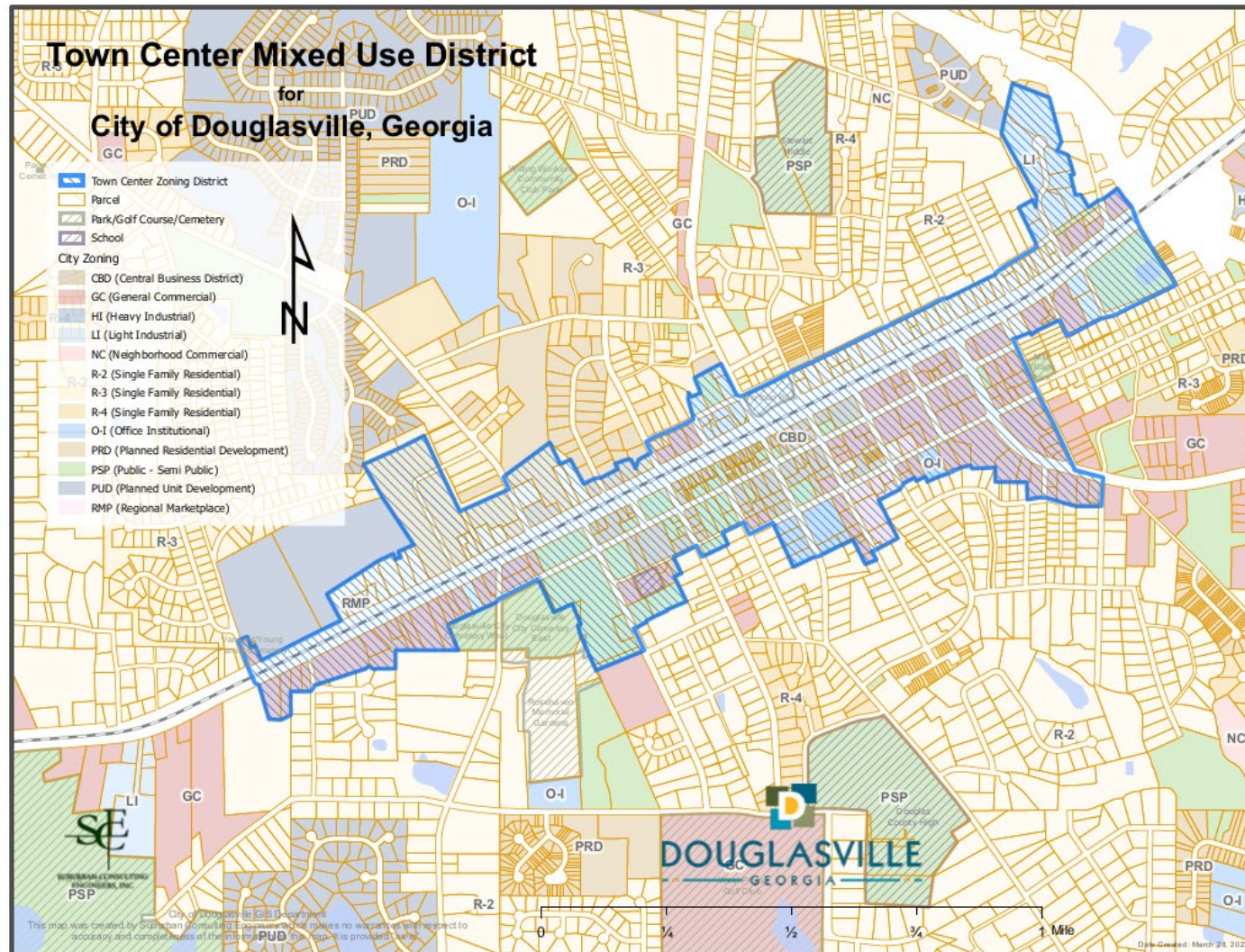
The total number of dwelling units permitted within a TCMU shall be computed by multiplying the maximum permitted density (dwelling units per acre) by the total acreage of the TCMU property, excluding land within public or private road rights-of-way and public easements, flood-plain and wetland areas, and areas permanently inundated by water. The maximum density shall not exceed 35 units per acre.

G. Access Control.

1. Traffic study required. The applicant shall submit a traffic study which complies with Section 10.06.H of the Unified Development Ordinance (traffic study) along with the zoning application for any property which is being considered for the TCMU zoning designation.
2. All automotive ingress and egress to residential and commercial uses must be from public streets.
3. There shall be pedestrian access available between the adjacent civic, recreational, or commercial uses and the residential uses.

4. All interior streets shall have sidewalks of not less than 15 feet in width.
 5. Cul-Du-Sacs shall be limited as much as possible, and connections to neighboring streets and sub-divisions is encouraged to support multi-modal accessibility.
 6. All modes of transportation (rideshare, bicycle, automobile, bus routes etc.) shall be accommodated to the greatest extent possible.
- H. TCMU perimeter compatibility.
Land uses developed at the perimeter of the site shall be developed in a manner that is compatible with adjacent off-site land uses or zoning, or a 50-foot-wide buffer shall be provided between the uses in the TCMU district and the perimeter of the site. Compatibility shall be judged on the basis of similar land uses, average lot sizes, setbacks, and other development standards.
- I. Building Standards.
1. For single family attached units (duplex, triplex, quadraplex, townhomes), differences between units must be clearly articulated. Articulation may be accomplished using differences in color, building materials, or fenestration. Differences may also be articulated by adding roof gables, columns, or porches.
 2. For multi-family units, no two stories on the same building shall have an identical façade.
 3. Single family homes must have a minimum 5-foot stagger for front yards, and townhome units must have a minimum 2-foot stagger for front yards.
- J. Supplemental regulations.
1. Supplemental use regulations shall be as established in article 2, use regulations and restrictions as based on section 2.02, allowed uses.
 2. Lots in the historic district shall comply with the requirements of the historic district pursuant to chapter 48 of the City of Douglasville Code of Ordinances.
 3. No changes in the Development Plan shall be allowed in any approved Development Plan, except as subsequently approved pursuant to a rezoning of the property.
 4. To the extent that the approved concept plan and development standards for a TCMU contradict the UDO, the contradictory provisions of the UDO are inapplicable to that TCMU.

- K. The TCMU zoning district will only be permitted in the designated area in and adjacent to downtown as illustrated on the map labeled “Table 4.10.” Table 4.10. Town Center Mixed Use District Map.



SECTION TWO

Subsection 2.02 C of the Unified Development Ordinance of the City of Douglasville is amended to read as follow:

C. Allowed Principal Uses Tables.

NAICS Code	Key P = Permitted Use S = Special Use T = Temporary Use [Blank] = Prohibited	R-2	R-3	R-4	R-5	PRD	O-I	NC	TCMU	CBD	RMP	GC	PSP	O-D	LI	HI	Additional Regs. \$2.04 or \$2.05
Residential																	
Family Living																	
814	Single-Family Detached Dwelling, Site Built	P	P	P	P	P			P	S							2.04 A 2.04 A 8
814	Single-Family Detached Dwelling, Class A	P	P	P	P	P											2.04 A
814	Single-Family Detached Dwelling, Class B	S															2.04 A
814	Duplex Dwelling			P		P			P								2.04 A
814	Triplex Dwelling			P	P	P			P								2.04 A
814	Quadrplex Dwelling			P	P	P			P								2.04 A
814	Townhouse Dwelling			P	P	P			P	S							2.04 A, L
814	Multi-Family Dwelling			P		P			P	S	P						2.04 A
814	Mixed-Use Dwelling					P			P	S							2.04 A

Group Living																	
6232	Congregate Personal Care Home (13 or more)					S	S		S								2.04 J
6233 6243	Convalescent Home			S		S	S		S								
6233 6243	Family Child Care Learning Home	S	S	S		S			S								2.04 C
6233 6243	Family Personal Care Home (2 to 6)	S	S	S		S			S								2.04 D, J
6232	Group Day Care Home						S	S	S		P	P					
6233 6243	Group Personal Care Home (7 to 12)					S			S								2.04 J
7211	Short Term Rental	S	S	S	S	S			S	P							2.04 F
7213	Membership Dwelling (Fraternity, etc.)					S			S								
6233	Nursing Home			S		S	P		S								
6233	Retirement Community			S		S			S								
72131	Rooming and Boarding House			S	S	S			S	P							
Commercial and Services																	
5412	Accounting, Auditing or Bookkeeping Office						P	P	P	P	P	P			P		
	Adult Entertainment										S						
5418	Advertising Agency						P		P	P		P			P		

7111 - 7131	Amusement or Recreational Attraction— Indoor							P	S	P	P	P				
	(except Fortune Teller)															
7111 - 7131 7139	Amusement or Recreational Attraction— Outdoor (except Special Outdoor Events)										P	P				
713110	Amusement Park										S				S	S
713120	Amusement Parlor								S	P	P	P				
448	Apparel and Accessory Stores							P	P	P	P	P				
7115	Artist's Studio						S	P	P	P	P	P		P	P	P
425120	Automobile Broker (No outdoor storage)						P			P		P				2.05 X
447	Automobile Service Station										P	P			P	P
4413	Automotive Parts and Supply Store										P	P			P	
53211	Automotive Rental Agency Cars										P	P			P	P
53212	Automotive Rental Agency Trucks or Trailers											S			P	P
8111	Automotive Repair Shop											P			P	P

4411	Automotive Sales and Service: New and Used Cars											S			S		2.05 C,V
811111	Automotive Sales and Service: Trucks and Heavy Equip.														P	P	2.05 C
81111	Automotive Tune- Up Service											P			P	P	2.05 C
81299	Bail Bondsmen											P					2.05 D
45111	Bait and Tackle Shop											P					
445291	Bakery, Retail						P	P	P	P	P	P					
52211 - 52213	Bank, Savings and Loan or Credit Union						P	P	P	P	P	P		P			
812111	Barber Shop						P	P	P	P	P	P					
812112	Beauty Shop, Hairdresser						P	P	P	P	P	P					
721191	Bed and Breakfast Inn	S	S	S	S	S			S	S		P					2.05 E
42481	Beer and Ale Wholesales											S			P	P	
44121	Boat Dealers											P			P	P	
451211	Book Store						P	P	P	P	P	P					
71213 71219	Botanical or Zoological Gardens, Nonprofit						S			S		S		S			
71395	Bowling Center								P		P	P					
52311 - 52314 52321 - 52393	Brokerage for Securities or Commodities						P		P	P		P		P			

523991																	
523999																	
5617	Building Maintenance or Pest Control Service									S		S			P	P	
6114 - 6115	Business or Vocational School						P		P	P		P			P		
511 - 519 541	Business Service Establishment, Miscellaneous						P	P	P	P	P	P			P		
813	Business, Professional or Trade Membership Organization Office						P	P		P	P	P			P	P	
515 517	Cable Television Operation											P			P	P	P
4431	Camera and Photographic Supply Stores							P		P	P	P					
56174	Carpet and Upholstery Cleaners											P			P	P	P
811192	Carwash							S			P	P				P	
4541	Catalog Sales or Direct Selling Office							P		P	P	P			P		
72232	Catering Service						P	P		P	P	P			P		
81222	Cemetery, Commercial or Animal	S	S	S		S	S				S	S			S	S	S
62441	Child Care Learning Center (13 or more)						S	S			P	P					

54143	Commercial Art or Graphic Design Service						P	P		P	P	P		P	P	
442 - 446 448	Commercial Sales and Services							P		P	P	P				
—	Community Garden	S	S	S	S	S		S								2.04 B
7139	Community Recreation Facility	S	S	S	S	P		S	S		S	S		S	S	
5415	Computer Programming, Repair or Data Processing Service						P	P	P	P	P	P		P		
23	Construction Contractor—Office Only (No machinery, equipment or storage)						P	P		P		P		P	P	
44711	Convenience Gas Station						S	P			P	P		P	P	
71391	Country Clubs	S	S	S	S	S	S				S	S		S	S	
52229	Credit Agency or Loan Establishment						P		P	P	P	P				
56145	Credit Reporting or Collection Agency						P		P	P		P		P		
61161	Dance Studios or Schools						S	S	S	S	P	P				
54186	Direct Mail Advertising Service											P		P		

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5411	General Business Office						P		P	P	P	P		P			
452	General Merchandise Store							P	P	P	P	P					
45322	Gift, Novelty and Souvenir Shops							P	P	P	P	P					
71391	Golf Course, Commercial	S	S	S		S	S				S	P		S	S	S	
44511	Grocery or Specialty Food Store, except Bakery							P	P	P	P	P					
812910	Grooming, Pet							P	P	P	P	P			P	P	
62441	Group Day Care Home, Group (7 to 12)						S	S	S		P	P					
44413	Hardware Store							P	P	P	P	P		P			
71394	Health Club or Fitness Center						S	P	P	P	P	P					
621	Health Services Facility						P	P	P	P	P	P		P			
45112	Hobby, Toy and Game Shops							P	P	P	P	P					
44221 44229	Home Furniture or Furnishings Store, except Floor Coverings								P	P	P	P		P			
62161	Home Health Care Company						P	P	P	P		P		P			
72111	Hotel or Motel (except Bed and Breakfast Inn)								S	S		P					2.05 P

443141	Household Appliance Store									P	P	P					
52421	Insurance Agent, Broker and Service							P	P	P	P	P					
524	Insurance Company or Carrier							P	P	P	P	P					
551111	Investment Company or Trust							P	P	P	P	P					
44831	Jewelry Store								P	P	P	P					
62431	Job Training and Vocational Rehabilitation Services							S							S		
42393	Junk and Salvage Yards															S	
81291	Kennel											S			P	P	2.05 R
23721	Land Developer's Office							P			P	P	P				
54132	Landscape Architecture and Services									P	P	P	P		P	P	P
81231	Laundry and Dry Cleaning, Coin-Operated								P	P	P	P	P				
56173	Lawn and Garden Services											P	P			P	P
54111	Legal Services Office							P	P	P	P	P	P				
812331	Linen Supply											P			P	P	P
44531	Liquor Store								S			P	P				
—	Lockbox Retailer							P	P	P	P	P	P		P		

448320	Luggage and Leather Goods Stores							P	P	P	P	P				
44411	Lumber and Other Building Materials Dealers											P			P	P
54182	Management and Public Relations Service							P		P	P	P				
45393	Manufactured Home Sales Lot														P	P
6215	Medical or Dental Laboratory							P					S		P	P
6211 - 6212	Medical or Dental Offices or Clinics (not veterinary)							P	P	P	P	P				
735	Miscellaneous Leasing and Equipment Rental Establishment										P	P			P	P
51211	Motion Picture or Video Tape Production											P			P	P
512131	Motion Picture Theater (except Drive-in)							P			P	P	P			
441228	Motor Vehicle Dealers, Miscellaneous											P				2.05 V
441228	Motorcycle Sales and Service											P				2.05 V
5611	Offices							P	P	P	P	P			P	

44412	Paint, Glass or Wallpaper Store							P	P	P	P	P		P			
522298	Pawnshop									S		S					2.05 Y
71111	Performing Arts Theater (privately owned)							S	S	S	S	S					
6114 - 6117	Personal Enrichment School or Tutoring						P	P	P	P	P	P					
81149	Personal Household Goods Repair Shops,							P				P	P				
812199	Personal Services—Massage Only						S	S	S		S	S					
812199	Personal Services—Tattoo studios and body piercing Only											S					2.05 EE
812199	Personal Services—Other						P	P	P	P	P	P					
561439	Photocopying and Duplicating Services						P	P	P	P	P	P		P	P	P	
541921	Photographic Studio, Portrait						P	P	P	P	P	P		P	P		
541922	Photography Service, Commercial						P		P	P		P		P			
44420	Plant Nursery, Lawn and Garden Supplies										P	P			P	P	
81394	Political Organization Office						P	P	P	P	P	P					
711212	Racetrack														S	P	
5151	Radio or TV Broadcast Station-Studio									P		P		P	P	P	

443142 45114	Radio, Television, Consumer Electronics and Music Store							P	P	P	P	P				
53121	Real Estate Office						P	P	P	P	P	P		P		
44121	Recreational Vehicle Dealer											P			P	
722511 722514	Restaurant, Custom Service (not fast food)						P	P	P	P	P	P		P	P	P
722513	Restaurant, Fast Food, Drive-in						S	P			P	P			P	P
713990	Restaurants, providing Hookah, or smoking									P		P				2.05 BB
453998	Retail Stores, Miscellaneous							P	P	P	P	P				
48711	Scenic and Sightseeing Transportation									P		P				2.05 II
561492	Secretarial or Court Reporting Service						P			P		P				
45113	Sewing, Needlework and Fabric Stores							P	P	P	P	P				
81143	Shoe Repair Shop						P	P	P	P	P	P		P		
453991	Smoke Shop - Retail						P	P		P	P	P				
62431	Social Services, Other						P					S				

45111	Sporting Goods Store or Bicycle Shop, except bait shops								P	P	P	P	P				
71399	Sports and Recreation Clubs (Members Only)								S	S			S				
711211 71399 81399	Sports Facility, Commercial (except Racetracks)												P			P	
45321	Stationery Store							S	P	P	P	P	P		P		
81149	Tailors and Other Garment Services								P	P	P	P	P				
517311	Wired Telecommunications Carriers									P	P		P				
23611	Temporary Sales Office for a Subdivision	P	P	P			P			P							2.05 FF
7113	Theatrical Production Agencies									P	P	P	P		P	P	P
5615	Travel Agency, Tour Operator or Airline Ticket Office							P	P	P	P	P	P				
45331	Used Merchandise (except Pawnshop), Flea Market										P		P			P	P
54194	Veterinarian							P					P			P	2.05 JJ
44831	Watch, Clock or Jewelry Repair Shop								P	P	P	P	P				

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31213	Wines, Brandy and Brandy Spirits Production Plant							S		S		S			P	P	
321991-321992	Wood Buildings and Manufactured Homes Plant															P	
321920	Wood Containers Mfg.														S	P	
321114	Wood Preserving Mfg.															S	
321999	Wood Product Manufacturing, Miscellaneous															S	
Public or Semi-Public																	
81311	Religious Institution or Place of Worship	S	S	S	S	S	P	P	P	P	P	P	S	S	S		
81341	Civic, Social or Fraternal Association	S	S	S		S		S	S	S		S	S				
2211 - 2212	Electric or Gas Utility Office						P		P	P		P	P	P	P	P	
2211 - 2212	Electric or Gas Utility Substations	S	S	S		S	S	S	S	S	S	S	P	P	P	P	
62211	Hospital, except Drug Addiction Rehabilitation						P					S					
51912	Library						P		P	S	S	S	P				
71211	Museum or Art Gallery, Non-profit						P		P	S	S	S	P				
92	Office, Quasi-Public												P				

92	Public Administration						P	R	R	R	R	R	P				
61111	School (Charter—Private)					S	P	R	R	R	R	S	S	S			
61121 61131	School, College (Private)					S	P	R	R	R	R	S	S	S			
61121 61131	School, College (Public)							R	R	R	R	R	P				
61111	School, Kindergarten, Elementary and Secondary (Private)			S		S	P	S	R	R	R	S					
624	Social Services, Individual and Family						P	R	R	R	R	P	P		S		
6115	Vocational Schools, Non-profit						P	R	R	R	S	S	P				
Transportation and Communication								R	R	R	R	R					
4812	Air Charter and Other Air Services, Nonscheduled							R	R	R	R	R			P	P	
492	Air or Ground Courier Drop-Off Station						P	P	P	P	P	P		P	P	P	
481112	Airline or Air Courier Company—Storage, Transfer or Maintenance Facility							R	R	R	R	R			P	P	
48811	Airport							R	R	R	R	R				S	

81293	Automobile Parking Lot, Garages, Commercial						P		P	S		P		P	P	
488410	Automobile Towing														P	P
48521	Bus Terminal									S		S			S	S
488510	Freight Agency or Shipping Coordinator													P	P	P
488119	Private Use Heliport						S					S		S	S	S
48899	Services Incidental to Transportation, Misc.														S	P
485310	Taxicab Dispatch Services									P	P	P			P	P
517	Transmission Tower-Radio, TV and Telecommunications	S	S	S	S	S	P	P	S	S	P	P	S	P	P	P

D. Allowed accessory uses tables.

NAICS Code	Key P = Permitted Use S = Special Use T = Temporary Use [Blank] = Prohibited	R-2	R-3	R-4	R-5	PRD	O-I	NC	TCMU	CBD	RMP	GC	PSP	O-D	LI	HI	Additional Regs. \$2.04 or \$2.05
Accessory Uses																	
7115	Artist Studio (no sales)	P	P	P	P	P	P	P	P	P	P	P			P	P	
52211 - 52213	Bank, Savings and Loan, Credit Union							P	P	P	P	P					
62441	Child Learning Care Center					S			P				S	S	S		2.04 C

—	Customary Accessory Uses to Principal Use	P	P	P	P	P		P	P	P	P	P	P	P	P	P	
—	Customary Accessory Uses to a Religious Institution	S	S	S		S			P	S	S		S		S		
—	Donation Bins								P	P		P	P				2.05 I
62441	Family Child Learning Care Home	S	S	S		S			P								2.04 C
72233	Food Truck/Mobile Food Vendor							T	T	T	T	T	T	T	T	T	2.05 L 2.05 II
6232	Group Day Care Home							S	S		P			S	S	S	
731199	Guest House	S	S	S					S								2.05 N
56111	Home Occupation	P	P	P	P	P			P								2.05 O
—	Hunting	S	S	S		S		S		S		S	S	S	S	S	2.05 Q
—	Lockbox Retailer							P		P	P	P	P	P	P		
31-33	Manufacturing or Fabrication Uses—Accessory											P	P	P			
51211	Motion picture or video tape production												P	P	P	P	
561612	Night Watchman Residence													S	S	S	2.05 U
—	Outdoor Display Area											P	P		P	P	2.05 V
—	Outdoor Storage Area												S		P	P	2.05 X

812199	Personal Services— Massage							S	S	P		P	P				
71399	Private Recreation Facility, including pools	S	S	S		P			S	S	P	P					
488991	Private Use Heliport— Accessory							S				S	S	S	P	P	
56111	Residential Business	S	S	S	S	S			P								
7225	Restaurant							P	P	P	P	P	P	P	P	P	
—	Yard Sale	P	P	P	P	P			P				P				2.05 KK

SECTION THREE

This ordinance shall become effective on the date after its enactment.

SECTION FOUR

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

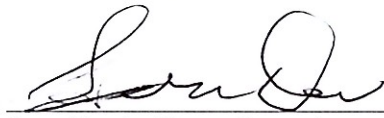
SO, RESOLVED this the 20th day of June, 2023.


Rochelle Robinson, Mayor


Terry Miller, Mayor Pro Tem


Mark Adams, Councilmember

Dr. LaShun B. Danley, Councilmember


Sam Davis, Councilmember


Howard M. Estes, Councilmember


Nycole N. Miller, Councilmember


Chris "Coach" Watts, Councilmember

Attest:


Candyce James, Assistant City Clerk