

STATE OF GEORGIA

CITY OF UNION CITY

ORDINANCE

NO. 2018-03

AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR THE CITY OF UNION CITY, GEORGIA; TO REVISE PROVISIONS PERTAINING TO PERMITTED USES IN THE TCMU TOWN CENTER MIXED USE DISTRICT; TO REVISE PROVISIONS PERTAINING TO DENSITY REQUIREMENTS IN THE TCMU TOWN CENTER MIXED USE DISTRICT; TO REVISE PROVISIONS PERTAINING TO DENSITY REQUIREMENTS IN THE TCMF TOWN CENTER MULTI-FAMILY DISTRICT; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE CITY OF UNION CITY AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT THE ZONING ORDINANCE OF UNION CITY AS IT PERTAINS TO DISTRICT REGULATIONS (ARTICLE VI) BE AMENDED AS FOLLOWS:

**Section 1.** By deleting Subparagraph b of Paragraph 1 of Subsection B of Section 6-15, pertaining to “TCMU Town Center Mixed Use”, of Article VI, in its entirety, and by replacing it with a new Subparagraph b in Paragraph 1 of Subsection B of Section 6-15 of Article VI, to be numbered and read as follows:

- b. Single-family attached and detached dwellings

**Section 2.** By deleting Subparagraph a of Paragraph 1 of Subsection E of Section 6-15, pertaining to “TCMU Town Center Mixed Use”, of Article VI, in its entirety, and by replacing it with a new Subparagraph a in Paragraph 1 of Subsection E of Section 6-15 of Article VI, to be numbered and read as follows:

- a. Density. For the purposes of this section, “net lot area” shall equal the total gross acres multiplied by 43,560 square feet (a gross acre equals 43,560 square feet) less the total combined square footage of street rights-of-way, both public and private, all land located within the 100 year flood plain, all water impoundments, and all lands proposed to be dedicated to a governing authority. The following density requirements shall apply:
  - i. Non-residential density. For institutional and commercial uses, density shall not exceed an amount equal to one (1) unit per 7,000 square feet of net lot area.
  - ii. Residential density. For single-family dwellings, density shall not exceed an amount equal to one and one-half (1.5) units for each acre contained in the net lot area. For multi-family dwellings and townhomes, density shall not exceed an amount equal to six (6) units for each acre contained in the net lot area.
  - iii. Mixed uses. In mixed use developments, the following density requirements shall apply:
    - a. For commercial and institutional uses, density shall not exceed an amount equal to one (1) unit per 3,500 square feet of net lot area.

- b. For single-family dwellings, density shall not exceed an amount equal to three (3) units for each acre contained in the net lot area.
- c. For multi-family dwellings and townhomes, density shall not exceed an amount equal to twelve (12) units for each acre contained in the net lot area.

**Section 3.** By deleting Subparagraph a of Paragraph 2 of Subsection E of Section 6-15, pertaining to “TCMU Town Center Mixed Use”, of Article VI, in its entirety, and by replacing it with a new Subparagraph a in Paragraph 2 of Subsection E of Section 6-15 of Article VI, to be numbered and read as follows:

- a. Density. For the purposes of this section, “net lot area” shall equal the total gross acres multiplied by 43,560 square feet (a gross acre equals 43,560 square feet) less the total combined square footage of street rights-of-way, both public and private, all land located within the 100 year flood plain, all water impoundments, and all lands proposed to be dedicated to a governing authority. For industrial uses, density shall not exceed an amount equal to one (1) unit per 20,000 square feet of net lot area.

**Section 4.** By deleting Paragraph 1 of Subsection E of Section 6-16, pertaining to “TCMF Town Center Multi-Family”, of Article VI, in its entirety, and by replacing it with a new Paragraph 1 in Subsection E of Section 6-16 of Article VI, to be numbered and read as follows:

- 1. Density. For the purposes of this section, “net lot area” shall equal the total gross

acres multiplied by 43,560 square feet (a gross acre equals 43,560 square feet) less the total combined square footage of street rights-of-way, both public and private, all land located within the 100 year flood plain, all water impoundments, and all lands proposed to be dedicated to a governing authority. The following density requirements shall apply:

- a. Residential density. For single-family and two-family dwellings, density shall not exceed an amount equal to two and one-half (2.5) units for each acre contained in the net lot area. For multi-family dwellings and townhomes, density shall not exceed an amount equal to ten (10) units for each acre contained in the net lot area.
- b. Non-residential density. For all permitted nonresidential uses, density shall not exceed an amount equal to one (1) unit per 4,200 square feet of net lot area, provided that such nonresidential uses shall be restricted in floor area to a maximum of five (5%) percent of the total development.

**Section 5.** This ordinance shall become effective immediately upon its adoption by the Mayor and Council for the City of Union City.

**Section 6.** All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 7.** In any event any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall

in no manner affect other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not a part thereof. The Council hereby declares that it would have passed the remaining parts of this Ordinance if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

SO ENACTED this 17<sup>th</sup> day of July, 2018.

MAYOR AND COUNCIL OF THE  
CITY OF UNION CITY

By:   
Vince R. Williams, Mayor

(SEAL)

ATTEST:

  
Shandrella Jewett, City Clerk

Approved as to form:

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City Attorney

