

ORDINANCE NO. 13-05

RESOLUTION OF APPROVAL FOR THE REQUEST TO AMEND CHAPTER 2 PERMITTED USES AND SUPPLEMENTAL STANDARDS, TABLE 2.03.02 AND CHAPTER 4 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES OF THE HENRY COUNTY UNIFIED LAND DEVELOPMENT CODE

WHEREAS, Henry County Board of Commissioners, Henry County, GA (ULDC-AM-13-05) requests to amend *Chapter 2 Permitted Uses and Supplemental Standards, Table 2.03.02 and Chapter 4 Supplemental Standards for Specific Uses* of the *Henry County Unified Land Development Code (ULDC)*, in accordance with *Sections 12.02.11 and 12.03.00* of the ULDC; and

WHEREAS, *Chapter 2 Permitted Uses and Supplemental Standards, Table 2.03.02 and Chapter 4 Supplemental Standards for Specific Uses of the ULDC* do not currently provide permitted uses and standards for private membership recreational facilities located within residential zoned districts outside of a subdivision; and

WHEREAS, Henry County Board of Commissioners, Henry County, GA requests to amend *Chapter 2 Permitted Uses, Table 2.03.02 (Exhibit A); and Supplemental Standards and Chapter 4 Supplemental Standards for Specific Uses* to read as follows; and

4.03.32 Private membership recreational facilities (not in a subdivision)

- A. It is the intent of this section to provide citizens with large residential properties the opportunity to operate types of businesses that are compatible within larger tracts of land. A private membership recreational activity is defined as a facility open only to members and guests of the private organization operating the facility.
- B. Private membership recreational facilities are permitted in all residential zoning districts outside of a platted subdivision with an approved Conditional Use subject to the standards of the zoning district and the supplemental standards of this section. The permitted uses are outdoor activities that include swimming, court sports, archery and similar outdoor uses. Prohibited uses include commercial recreation activities wherein the principal use is an indoor activity consisting of exercise and/or training rooms, equipment, etc. The regulations provided are to protect, maintain and preserve the agricultural and/or rural character of the area by not creating a nuisance in exceeding traffic, smoke, noise, dust or be a fire hazard.

C. The following site design standards are required:

Table 4.03.32(C). Standards for Private Membership Recreational Facilities.

Development Feature	Standard
Minimum site area	10 acres (outside of a subdivision)
Minimum lot width	400 feet
Minimum setback from any residential zoning district for any buildings or structures	100 feet
Maximum accessory building height	25 feet
Access requirements	Paved Collector Road
Buffers (sides and rear)	20 feet
Hours of operation	7 a.m. to 8 p.m.
Parking	Aisles may be paved Spaces may be paved, grass, dirt, or gravel

D. The Zoning Advisory Board may require additional requirements and restrictions as conditions of approval, such as, but not limited to more restrictive hours of operation, number of classes per day and/or students per session.

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, Henry County Planning & Zoning Staff has reviewed the request and submitted a report that is part of the public record; and

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners approves the request to amend *Chapter 2 Permitted Uses and Supplemental Standards, Table 2.03.02 and Chapter 4 Supplemental Standards for Specific Uses.*

BE IT SO RESOLVED, THIS 16 **DAY OF** April, 2013.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA


Reid A. Bowman, Vice-Chairman

ATTEST:


Shay Mathis, County Clerk

Exhibit A

Zoning Districts: P= Permitted S=Supplemental Blank cell = Prohibited	RA-1 4.03.17	R-1 4.03.32	R-2 4.03.32	R-3 4.03.32	R-4 4.03.32	R-5 4.03.32	RS 4.03.28	RD 4.03.32	RM 4.03.32	RMH 4.03.32	MU 4.03.28	OI 4.03.29	C-1 4.03.29	C-2 4.03.29	C-3 4.03.29	IAC 4.03.17	M-1 4.03.17	M-2 4.03.17
Recreational Vehicle Parks and Campgrounds	S 4.03.17															S 4.03.17		
Bed and Breakfast (not in subdivisions)	S 4.03.28						S 4.03.28				S 4.03.28							
Private membership recreational facility (not in subdivisions)	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32	S 4.03.32								
INSTITUTIONAL LIVING																		
Boarding and Rooming Houses	S 4.03.29											S 4.03.29	S 4.03.29	S 4.03.29	S 4.03.29			
Nursing Homes, Group Homes, Care Homes, Assisted Living and Hospice Care Facilities	S 4.03.18										P	P				P		
Personal Care Homes	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19	S 4.03.19								

Single-family, duplex, multi-family, and/or institutional living may be permissible where the development within the RA zoning district is proposed as a Traditional Neighborhood Development, pursuant to Section 6.01.00.