

**NOTE: Ordinance 932 was erroneously recorded with incorrect wording requiring a variance for buildings exceeding 35 ft. in height. The Ordinance as presented to Council on 2/21/2008 and as signed reflected a requirement for a rezoning for buildings to exceed 35 ft. in height. The correct wording is reflected below:**

**Ordinance Number 932**

**AN ORDINANCE TO AMEND ARTICLE X, REQUIREMENTS BY DISTRICT, SECTION 1006.5 (f), MAXIMUM BUILDING HEIGHT, OF THE PEACHTREE CITY ZONING ORDINANCE, AS AMENDED, TO PROVIDE FOR MAXIMUM BUILDING HEIGHT RESTRICTIONS WITHIN THE GC GENERAL COMMERCIAL ZONING DISTRICT, AND FOR OTHER PURPOSES**

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the City Council of the City of Peachtree City that:

**Section 1.** Article X, Section 1006.5, Other requirements, paragraph (f), be amended as follows:

**Sec. 1006.5 Other requirements**

- (f) ~~Maximum building height: The height of all buildings shall be limited to no more than 35 feet above finish grade.~~
- (f) **Maximum building height:** The maximum height of all buildings shall not exceed 35' in height from finish grade to the ridge line or the tallest portion of the roof without first rezoning the property. In no case shall the maximum height of a building exceed 60' in height from finish grade to the ridge line or the tallest portion of the roof.

As part of the rezoning process, the proposed site access, site circulation and building design details regarding the overall building layout, proposed construction methods, and overall fire protection plan shall be reviewed and approved by the Fire Marshal and Building Official in accordance with current fire and building codes. The Fire Marshal and Building Official may impose additional or alternative requirements to the approval based on conditions to include, but not limited to, the type of building, construction type and/ or the planned occupancy and use of the building and overall life safety considerations.

In addition, City Staff and the Planning Commission shall review the building elevations in accordance with the city's Design Guidelines Ordinance.

**Section 2.** All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

**Section 3.** Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

**Section 4.** This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 21<sup>st</sup> day of February 2008.

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Harold Logsdon, Mayor

Attest:

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City Clerk