

**BOARD OF COMMISSIONERS
SPALDING COUNTY, GEORGIA
TEXT AMENDMENT COVER PAGE**

Ordinance No: #A-21-01 BARNDOMINIUM AMENDMENT TO UDO (OR ZONING ORDINANCE), SECTION 202, HOUSING DEFINITIONS "BARNDOMINIUM;" ARTICLE 5 AR-1 AGRICULTURAL-RESIDENTIAL TO ADD SECTION 503(B)(25), BARNDOMINIUM AS PRINCIPAL USE SPECIAL EXCEPTION AND ARTICLE 6A AT AGRICULTURE TOURISM 604A(A)(6) BARNDOMINIUM AS PERMITTED USE

Planning Commission: March 30, 2021

First Reading: April 22, 2021

Second Reading (adopted and approved): May 3, 2021

**RESOLUTION AMENDING
THE ZONING ORDINANCE OF SPALDING COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Spalding County, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of Spalding County to provide for and enact zoning and developmental regulations;

WHEREAS, the Board of Commissioners of Spalding County, Georgia enacted the current Zoning Ordinance of Spalding County, Georgia on January 4, 1994 and therein adopted the Official Zoning Map of Spalding County, Georgia, in Article 23, Section 2301, et. seq.;

WHEREAS, the Board of Commissioners of Spalding County has determined that it is in the best interests of the citizens of Spalding County for certain text revisions and amendments to be made to the Zoning Ordinance of Spalding County;

WHEREAS, such text amendments to the Zoning Ordinance of Spalding County were reviewed by the Spalding County Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Spalding County was conducted by the Board of Commissioners of Spalding County, Georgia on April 22, 2021 pursuant to O.C.G.A. § 33-66-1, et. seq. in the Spalding County Hearing Room, Room 108, Spalding County Courthouse Annex, 119 East Solomon Street, Griffin, Spalding County, Georgia;

WHEREAS, the Board of Commissioners of Spalding County, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Spalding County Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Board of Commissioners of Spalding County, Georgia that an amendment to the Zoning Ordinance of Spalding County, Georgia and an amendment to the Official Zoning Map of Spalding County, Georgia is in conformance with the Spalding County Comprehensive Plan and sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Board of Commissioners of Spalding County, Georgia, that the Zoning Ordinance of Spalding County, Georgia shall be and is hereby amended as follows:

Section 1. The following provision shall be added to the Zoning Ordinance of Spalding County, Article 2, "Definitions of Terms Used" to appear as Section 202(BBB'):

Section 203: Housing Definitions

(E'). *Dwelling, Barndominium or Barn House*: a non-traditional single structure constructed with a common roof which includes:

- a. A dwelling, single-family detached, with heated floor area, minimum which must separately meet the requirement for the zoning district in which it is located; and
- b. A barn, garage or carport, private, workshop or storage space the square footage of which is not included in the calculation of the heated floor area, minimum of the dwelling, single-family detached, but which shall not exceed the heated floor area, minimum of the dwelling by a factor of three.

A barn (or other structure) detached from the dwelling is not included within this definition. Photographs of examples of barndominium or barn house exterior designs which meet this definition are available from the Department of Community Development and are available upon request. The design of any proposed bardominium or barn house shall substantially comply therewith.

Section 2: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 5, "AR-1 Agricultural and Residential C-1 Highway Commercial" to appear as Section 503(B)(25):

Section 503: Permitted Uses

(B) The following Principal Uses are permitted as Special Exceptions AR-1 districts:

(25) Bardominium that meets the following criteria:

- a. Minimum lot size: 5 acres;
- b. Minimum front yard setback: 200 feet;
- c. Roof pitch of the dwelling with a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run;
- d. A porch of a depth of at least 6 feet located on the front of the structure with a roof pitch with a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run;
- e. At least 25% of each side of the structure shall be constructed of conventional exterior materials;

- f. Exterior columns and/or posts must be at least 6" x 6" in size, or greater if required by an applicable building code;
- g. All industrial or garage bay doors must be located on the side or back of the structure;
- h. The roof of the structure may be finished with a type of shingle commonly used in conventional residential construction or a metal consisting of 26 gauge steel or 0.040 aluminum standing seam.

Section 3: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 6, "AR-2 Rural Reserve" to appear as Section 603(B)(17):

Section 603: Permitted Uses

(B) The following Principal Uses are permitted as Special Exceptions in AR-2 districts:

(17) Bardominium that meets the following criteria:

- a. Minimum lot size: 5 acres;
- b. Minimum front yard setback: 200 feet;
- c. Roof pitch of the dwelling with a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run;
- d. A porch of a depth of at least 6 feet located on the front of the structure with a roof pitch with a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run;
- e. At least 25% of each side of the structure shall be constructed of conventional exterior materials;
- f. Exterior columns and/or posts must be at least 6" x 6" in size, or greater if required by an applicable building code;
- g. All industrial or garage bay doors must be located on the side or back of the structure;
- h. The roof of the structure may be finished with a type of shingle commonly used in conventional residential construction or a metal consisting of 26 gauge steel or 0.040 aluminum standing seam.

Section 4: The following provision shall be added to the Zoning Ordinance of Spalding County, Article 6A, "Agriculture Tourism:" Section 604A(A)(6):

Section 604A: Permitted Uses

(A) The following Principal Uses are permitted in A-T districts:

(6) Bardominium that meets the following criteria:

- a. Minimum front yard setback: 200 feet;
- b. Roof pitch of the dwelling with a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run;
- c. A porch of a depth of at least 6 feet located on the front of the structure with a roof pitch with a minimum vertical rise of three (3) feet for each twelve (12) feet of horizontal run;
- d. At least 25% of each side of the structure shall be constructed of conventional exterior materials;
- e. Exterior columns and/or posts must be at least 6" x 6" in size, or greater if required by an applicable building code;
- f. All industrial or garage bay doors must be located on the side or back of the structure;
- g. The roof of the structure may be finished with a type of shingle commonly used in conventional residential construction or a metal consisting of 26 gauge steel or 0.040 aluminum standing seam.

Section 5: The foregoing amendments to the Zoning Ordinance of Spalding County shall become effective immediately upon adoption of this resolution.

Section 6: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.