
STATE OF GEORGIA
FULTON AND COWETA COUNTIES
CITY OF PALMETTO

ADOPTED BY THE GOVERNING BODY THIS ___ DAY OF _____, 2025.

ORDINANCE NO. 2026-03-ORD

AN ORDINANCE OF THE CITY OF PALMETTO'S MAYOR AND COUNCIL AMENDING APPENDIX B ZONING; TO AMEND SECTIONS 4-6, ARTICLE 9, SECTION 11-2, SECTION 12-3, SECTION 13-1, SECTION 13-2, SECTION 13-4, SECTION 14-5, SECTION 14-18, SECTION 14-20, SECTION 14-21, SECTION 17-2, SECTION 17-3, SECTION 18-3, SECTION 18-4, SECTION 18-5, SECTION 19-2, SECTION 19-3, SECTION 19-4, SECTION 19-5, SECTION 20-4, SECTION 20-5, ARTICLE 25; TO ADD A NEW SECTION 14-13 PARKING AS AN ACCESSORY USE; TO PROVIDE FOR SEVERABILITY; TO REPEAL ANY CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City of Palmetto (hereinafter "City") is governed by the Mayor and Council;

WHEREAS, the current Zoning Code requires amending to address the concerns raised in the moratorium on industrial uses, zones and structures; and

WHEREAS, said revisions would allow ensure that the current zoning code is consistent with the City's comprehensive plan and vision for the City's industrial districts.

Section 1. NOW THEREFORE IT IS HEREBY RESOLVED that the following Sections of Appendix B Zoning be amended or added so that Appendix B at the listed section shall read as follows:

Sec. 4-6. Uses not listed.

- A. A use that is not listed, either by right or by special approval, in a zoning district shall not be permitted in that district and shall only be permitted in a district where it is specifically listed as either a use by right or by special approval.
- B. ~~If a proposed use of land or building is not specified by this ordinance in any district, the city manager or designee shall determine if the use is similar to a permitted or special land use authorized in the district in which the land or building is located. If the use is found to be similar, it may be established in accordance with the requirements and procedures established in the ordinance for the similar use. The city manager or designee shall notify the planning and zoning board of this action, who shall then determine if the ordinance should be amended to specifically include the use.~~
- C. Alternatively, the city manager or designee may refer the determination to the planning and zoning board in the first instance.
- D. The determination by the city manager or Zoning Administrator designee, ~~or the planning and zoning board~~, may be appealed to the zoning board of appeals.

Sec. 9-1. Purpose.

- A. "M-1," Light Industrial District. The M-1 District is established for light industries such as light manufacturing or processing of previously refined materials and other industrial uses that have little or no adverse impact upon neighboring districts. This district also allows certain commercial uses of an industrial character or that are necessary to provide services to employees within the district. Limitations regarding the degree of noise, smoke, glare, odor and vibration are placed upon M-1 uses to preclude or minimize adverse effects upon nearby commercial or residential districts. It is intended that this district act as a transition between heavier manufacturing and non-industrial areas. Its purpose is to provide jobs for citizens of the community and surrounding area, establish a sustainable tax base and create value for property owners and the community.
- B. "M-2," Heavy Industrial District. The M-2 District is established to accommodate intense industrial uses that are primarily of a manufacturing, assembling and fabricating character. These tend to be large-scale or specialized industrial operations more likely to produce external physical effects impacting to some degree surrounding districts. This district is intended to be located in areas where the allowed uses can most efficiently utilize major roadways, utilities and other infrastructure, while minimizing potentially incompatible influences upon neighboring districts. Like the M-1 district, the M-2 district is also intended to support the economic vitality of the city through job creation and tax revenues.

Sec. 9-2. Schedule of uses.

Buildings or land shall not be used and buildings shall not be erected except for one or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 9-2 may be used for the purposes denoted by the following abbreviations:

- A. Permitted Use (P). Land and/or buildings in this district may be used by right.
- B. Conditional Use (C). Land and/or buildings in this district may be used by right, provided the specific conditions related to that use, as found in Article 14 are met.
- C. Special Use (S). Land and/or buildings may be permitted only if special land use approval is granted upon a finding that all applicable requirements in Article 15, Special Use Requirements.
- D. Specific Conditions. Indicates requirements or conditions applicable to conditional uses, as listed in Article 14, Conditional Use Requirements and Special Uses, as listed in Article 15.

Use	M-1	M-2	Specific Conditions
Accessory Uses			
Dwelling units of watchmen and operating personnel and their families	C	C	14-12
Cafeteria facilities located within a principal use	P C	P C	
Corporate offices incidental to the principal use	P C	P C	
Child care facilities located within a principal use	C	C	14-7
Outdoor storage related to a principal use	C	C	14-18
Vehicle wash facilities for trucks and trailers	P C	P C	
Agriculture, Food and Animal-related Uses			
Agribusiness	P C	P C	
Breweries, distilleries and bottling plants	P C	P C	
Farm implement dealers	P C	P C	
Food processing plants	P C	P C	
Greenhouse/nursery (not including retail sales)	P C		

Kennels	C	C	14-17
Livestock yards		S	
Produce and other food products terminals	P C	P C	
Slaughter houses		S	
Commercial Establishments			
Auction houses	P C		
Business machine sales and service	P C		
Central dry cleaning or laundry	P C	P C	
Glass sales and service	P C	P C	
HVAC sales and service	P C	P C	
Machinery and equipment sales and service	P C	P C	
Mail order businesses and Fulfillment centers	P C	P C	
Petroleum products sales	P C	P C	
Sexually oriented businesses	S	S	15-33
Services			
Cleaning services	P C	P C	
Dry cleaning plants and commercial laundries	S	P C	
Locksmith shops	P C	P C	
Pest control services	P C	P C	
Tool and equipment rental	P C	P C	
Repair shops (non-automotive)	P C	P C	
Motor Vehicle Services			
Automobile rental	P C		
Auto parts and tire stores	P C	P C	
Tire retreading plant	C	P C	14-28
Truck and trailer rental	P C	P C	
Truck sales (new/used)	P C		
Truck stops	P C	P C	
Vehicle auctions	P C	P C	
Vehicle repair, major	S	S	15-35
Vehicle repair, minor	P C	P C	
Vehicle salvage yards		S	15-30
Vehicle service stations	S	S	15-36
Vehicle wash facilities	S	S	15-37

Food Services			
Restaurants (either freestanding or within multi-tenant building, but not including drive-through)	S	S	15-29
Taverns	S	S	
Offices, Research and Technical Facilities			
Blueprinting and photocopying establishments	P C	P C	
Offices, general and professional	P C	P C	
Printing and publishing facilities	P C	P C	
Radio, television and recording studios	P C		
Research and development laboratories	P C	P C	
Health Care and Social Assistance			
Child care centers	C	C	14-6
Churches and customary related uses	C		14-9
Laboratory serving professional requirements, e.g. medical, dental, etc.	P C	P C	
Medical and dental clinics	P C		
Educational Services			
Schools, commercial and trade	P C	P C	
Schools, driving	P C		
Training centers, engineering or sales	P C	P C	
Public Facilities			
Correctional facilities	S	S	
Government buildings	P C	P C	
Transportation and Warehousing			
Airports	S	S	
Bottled gas storage and distribution	S	S	
Bus and passenger rail terminals	P C	P C	
Cartage, express and parcel delivery facilities	S	P C	
Freight and intermodal terminals	S	S	
Heliports and helipads	S	S	14-22
Moving companies	P C	P C	
Parking garage, structure or lot (as principal use)	P C	P C	
Railroad marshalling and repair yard		S	
Self-storage facilities (indoor)	P C	P C	
Self-storage facilities (outdoor)	S	P C	
Taxicab dispatching	P C	P C	

Warehouses and distribution centers	P	C	P	C	
Wholesale businesses	P	C	P	C	
Manufacturing					
Manufacturing, compounding, processing, packaging, treating or assembly from previously prepared materials	P	C	P	C	
Manufacture or assembly of automotive, electrical fixtures and hardware			S		
Building material manufacturing including milling, planning and joining	S		P	C	
Chemical manufacturing and storage	S		S		15-13
Explosive manufacturing and storage			S		
Foundries			S		
Machine, sheet metal and welding shops	P	C	P	C	
Metal stamping, pressing and buffing	S		P	C	
Paint, rust proofing and rust coating	S		P	C	
Petroleum tank farms	S		S		15-26
Sawmills	S		P	C	
Structural and steel fabrication	S		P	C	
Tool and die shops	P	C	P	C	
Utilities					
Power generating plants	S		S		
Public utility buildings	P	C	P	C	
Sewage treatment plants	C		C		14-27
Solar Farms	P	C	P	C	
Telephone exchange buildings	P	C	P	C	
Utility substations	P	C	P	C	
Wind energy conversion systems (single accessory)	C		C		14-30
Wind energy conversion systems (commercial)	S		S		15-39
Wireless communication facilities and towers	S		S		15-40
Construction					
Building materials and lumber supply	S		S		
Concrete and gravel crushing			S		15-17
Contractors' offices and shops (not including outdoor storage)	P	C	P	C	
Landscaping services	P	C	P	C	
Waste Processing and Disposal					
Processing, storage, transfer, disposal or incineration of solid waste, hazardous waste or medical waste	S		S		
Recycling collection and/or processing facility (non-hazardous)	P	C	P	C	

Salvage yards		S	15-30
Sanitary landfills	S	S	15-31
Mining			
Mineral extraction operations	S	S	15-23
Data Centers	-	-	

Sec. 9-3. Spatial requirements.

- A. All lots and buildings shall meet the minimum area and width requirements listed below. New lots shall not be created, except in conformance with these requirements. In addition, all structures and their placement on a lot shall conform to the minimum dimensional requirements listed below.
- B. There shall be only one (1) building per lot. The maximum square footage of a building shall be 800,000 square feet.
- C. No variance shall be considered for the requirements herein.

M-1 Light Industrial

Building Height
Max Stories 3
Max. Height (ft.) 35 ~~40~~

Setbacks (Min.)
Front (ft.) 50
Side (ft.) 20 ~~20~~
Rear (ft.) 50 ~~20~~

Lot/Width Requirements (Min.)
Lot Area 5 1/4 acre
Lot Width (ft.) 300 ~~150~~
Lot Coverage 70%

M-2 Heavy Industrial

Building Height

Max Stories
Max. Height (ft.)

3
~~40~~
35

Setbacks (Min.)

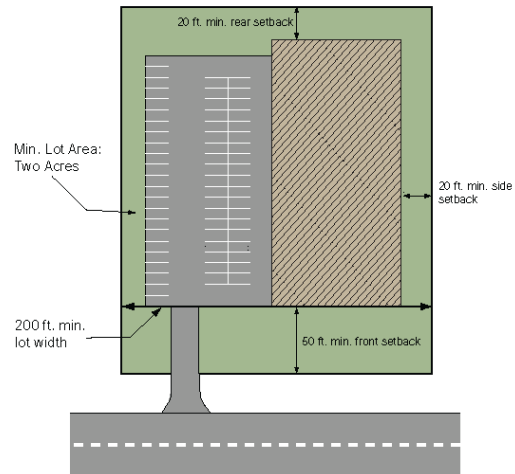
Front (ft.)
Side (ft.)
Rear (ft.)

50 50
20
50 20

Lot/Width Requirements (Min.)

Lot Area
Lot Width (ft.)
Lot Coverage

5.2 acres
~~3000~~
70%



Sec. 9-4. Site development requirements.

In addition to the requirements of this article, all development in the industrial districts shall meet the applicable requirements as listed elsewhere in this ordinance:

- A. General Provisions, see Article 13.
- B. Conditional Use Requirements, see Article 14.
- C. Special Use Requirements, see Article 15.
- D. Parking and Loading, see Article 17.
- E. Landscaping and Buffering Requirements, see Article 19.
- F. Building Design and Material Requirements, see Article 18.
- G. Site Plan Review Requirements, see Article 20.
- H. Overlay Zone Requirements, see Article 11.

In addition, development shall meet the applicable requirements of the Palmetto Sign Ordinance.

Sec. 11-2. Arterial corridor overlay.

- A. *Purpose.* Certain arterial roadways within the city have been **may be** identified in the comprehensive plan as important gateways and areas of economic opportunity. **In addition, tThese** streets serve a vital traffic-carrying function for Palmetto and the surrounding communities. Studies by transportation organizations nationally have found a direct correlation between the number of access points and vehicle crashes. Therefore, protection and improvement of these corridors is of significant public benefit. The intent of the Arterial Corridor Overlay District is to establish specific requirements to preserve roadway capacity and safety; ensure that development does not inhibit future improvements to these roadways; protect property values along the corridors; promote economic development; minimize distractions and establish a high-quality and inviting image at the entrances to the city.
- H. *Access Management.*
 - 6. *Commercial Driveway Design.*
 - a. All commercial driveways shall be designed according to the standards of the City of Palmetto or Georgia Department of Transportation, as applicable.

- b. For high traffic generators, or for commercial driveways along streets experiencing or expected to experience congestion, the reviewing authority may require two egress lanes.
- c. Where a boulevard entrance is proposed by the applicant or required by the reviewing authority, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will use the driveway. The minimum area of the island shall be 180 square feet. The reviewing authority may require landscaping, tolerant of street conditions, on the section outside the public right-of-way.
- d. Commercial driveways shall be hardscaped and shall have a base, pavement and curb with gutter in the same manner as the city standards for public streets.
- e. Sidewalks shall be required along the frontage of the property.

Sec. 12-3. PUD requirements.

- A. Permitted Uses. In order to achieve the stated purposes of providing flexibility and promoting variety of use and/or housing type, a range of uses may be permitted within a PUD, based on the district(s) in which the PUD site is located at the time of the application. Table 12-3 identifies the permitted uses and related requirements relevant to each zoning district. If the subject property lies within more than one zoning district, the mix of uses shall be proportionate to the land area within each zoning district.

Table 12-3. PUD Permitted Uses by District¹

Existing Zoning District	Permitted Uses	Maximum Mix (% acreage) of Uses	Maximum Residential Density	Minimum Open Space	Maximum Lot Cover
RR, R-1, R-2	Single-family dwellings, plus all "Permitted," "Conditional" and "Special" uses in the R-5 district and "Permitted" and "Conditional" uses in the C-1 district	75% single-family; 30% two-family or townhomes; 10% allowed C-1 uses; 15% institutional, recreation and/or public/quasi-public uses. There is no limit to the area devoted to golf courses.	4 units per acre	40%	40%
R-4, R-5, R-6	Single-family dwellings, plus all "Permitted," "Conditional" and "Special" uses in the R-6 district and "Permitted" and "Conditional" uses in the C-1 district	50% single-family; 70% two-family, townhome or multiple family; 15% allowed C-1 uses; 15% institutional, recreation and/or public/quasi-public uses. There is no limit to the area devoted to golf courses.	8 units per acre	40%	60%
C-1, C-3, C-4	Single-family dwellings, plus all "Permitted," "Conditional" and	30% single-family, 50% two-family, townhome or multiple family; 100%	12 units per acre	25%	60%

	"Special" uses in the R-6 district and "in the C-2 and C-3 districts	allowed C-2 and C-3 uses; 15% institutional, recreation and/or public/quasi-public uses. There is no limit to the area devoted to golf courses.			
M-1, M-2	All "Permitted," "Conditional" and "Special" uses in the M-1 and M-2 districts, plus all "Permitted" and "Conditional" uses in the C-1 district	100% allowed M-1 and M-2 uses; 20% allowed C-1 uses	0	20%	80%

Sec. 13-1. Buildings and structures.

A. *Fences and Walls.*

1. Fences and walls in any Residential District shall not exceed six feet in height, measured from the natural grade to the uppermost portion of the fence.
2. Fences and walls erected within the required front yard in any residential district shall not exceed four feet in height. This shall also apply to each front yard of a corner lot.
3. Fences and walls shall not be erected within any public right-of-way.
4. In the residential districts, if both sides of the fence are not identical, the finished side shall face the adjoining properties.
5. Chain link fences shall not be erected in any front yard within a residential district, unless enclosing a retention pond that has been approved by the city.
6. No barbed wire or above-ground electrified fence shall be located in any residential district, except where surrounding crops, orchards, pastures, or similar land devoted to a bona fide farm or garden.
7. An eight-foot high, non-sight obscuring, security fence may be permitted around the perimeter of governmental or public utility service buildings and storage yard, towers, and approved outdoor storage areas in the commercial or industrial districts. The security fence may also include a maximum of two additional feet of barbed wire.
8. Required walls shall be located inside the property line. The design of all walls, including openings for vehicular traffic or other purposes, shall only be as permitted by the zoning administrator.
9. Chain link fences shall not be allowed in M-1 or M-2 zoning districts.
10. No sign or banner shall be affixed to a fence unless it is the numerical portion of the address which must be maximum 2x3 in height.
11. Paint, including spray painting or handwriting shall be prohibited on any fence.
12. This section shall not apply to natural or landscape buffers.

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13. All fences and walls must be maintained in good condition.

Sec. 13-2. Dimensional provisions.

- E. *Height Exceptions.* Farm buildings and related structures such as barns, silos, and grain elevators shall be exempt from height regulations in all districts **only when used for agricultural purposes**. Other buildings and structures shall not exceed the maximum height limitations of the zoning district in which they are located; provided structures appurtenant to non-residential buildings including, but not limited to, parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks, elevated water towers, stage towers, scenery lofts, monuments, cupolas, domes, spires, penthouses housing necessary mechanical appurtenances, and HVAC or similar equipment on the roof of the building may exceed the district height limitations.

Sec. 13-4. Parking and storage.

- C. *Storage and Repair of Vehicles.*
1. The repair, restoration and maintenance of vehicles in any residential district, shall be conducted entirely within an enclosed building **or carport**, except for those activities that can be and are completed in less than 24 hours. All such repair shall take place on private property and may not be conducted within the public right-of-way.
 2. It shall be unlawful for the owner, tenant or lessee of any building or lands within the city to permit the open storage or parking of any inoperable motor vehicle, machinery or equipment, or parts thereof, outside of an enclosed garage or enclosed building, for a period of more than 48 hours. An inoperable motor vehicle for purposes of this subsection shall include motor vehicles which, by reason of dismantling, disrepair or other cause, are incapable of being propelled under their own power, or are unsafe for operation on the streets and highways of this state because of the inability to comply with the State Motor Vehicles and Traffic Code, or do not have a current license and registration as required for operation by the State Motor Vehicles and Traffic Code.
 3. It shall be unlawful for the owner, tenant or lessee of any lot or building in a residential district to permit the open storage or parking outside of a building of semi-truck tractors and/or semi-truck trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless parked for purposes of construction being conducted on that lot.
 4. In the RR District, however, the owner, tenant or lessee of any lot may openly store or park semi-truck tractors and/or semi-truck trailers outside of a building for up to 20 days within any 30-day period. Those vehicles shall be parked so as to not block vision of drivers on or entering any adjacent street.
 5. **In the M-1 and M-2 districts, open storage or parking of any inoperable motor vehicle, machinery or equipment, or parts thereof shall only be permitted if open storage or parking of any inoperable motor vehicle, machinery or equipment, or parts thereof is the principal use.**

Sec. 14-5. Building and lumber supply, fence material, rental and related construction oriented retail establishments.

- A. ~~All~~ **No** outdoor storage areas shall be ~~fenced with a minimum six-foot high opaque fence~~ **permitted**.
- B. Junk or discarded material shall not be stored or stacked outdoors.

Sec. 14-18. Outdoor storage related to a principal use.

- A. The sale or outdoor display of merchandise shall not be permitted within the required setback areas, **provided however, outdoor storage shall be prohibited in M-1 and M-2 zoning districts.**
- B. **Where outdoor storage is permitted by this ordinance,** a fence or wall **shall be required** to be constructed along the rear and/or sides of the lot to **conceal storage and to** keep trash, paper, and other debris from blowing off the premises.
- C. The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water.
- D. All lighting shall be shielded from adjacent residential areas.

Sec. 14-20. Personal care home, family.

- A. All licensing and permitting shall be obtained from the State of Georgia.
- B. All rules and regulations from the State of Georgia shall be adhered to.
- C. **The dwelling shall be the permanent, legal and primary residence of the owner, who must be a person listed on the tax records of Fulton or Coweta counties.**
- D. A personal care family home shall not be located within **1,320** feet from any other personal care family home **as measured from property line to property line using the most direct path.**
- E. The occupants of all properties within ~~300~~ **500** feet of the boundary of the lot where the personal care family home is proposed shall be notified by the applicant, by certified mail, of the request to establish the proposed use. Proof of mailing shall be provided to the city zoning administrator.
- F. Monthly inspections shall be performed by the city to determine whether or not said facility is in compliance with these conditions.
- G. **Parking must be in rear yard. For corner lots, parking may also include one side yard.**
- H. **There must be a least one private bathroom for the owner of the premises. Additionally, there must be at least one bathroom for every two residents.**

Sec. 14-21. Personal care home, group.

- A. All licensing and permitting shall be obtained from the State of Georgia.
- B. All rules and regulations from the State of Georgia shall be adhered to.
- C. **The dwelling shall be the permanent, legal and primary residence of the owner, who must be a person listed on the tax records of Fulton or Coweta counties.**
- D. A personal care group home shall not be located within **1,320** feet from any other personal care group home.
- E. The occupants of all properties within ~~300~~ **500** feet of the boundary of the lot where the personal care group home is proposed shall be notified by the applicant, by certified mail, of the request to establish the proposed use. Proof of mailing shall be provided to the city zoning administrator.

- F. Monthly inspections shall be performed by the city to determine whether or not said facility is in compliance with these conditions.
- G. Parking must be in rear yard. For corner lots, parking may also include one side yard.
- H. There must be a least one private bathroom for the owner of the premises. Additionally, there must be at least one bathroom for every two residents.

ADD Sec. 14-31. Parking as accessory to a principal use.

The sale, lease or sublease of parking spaces is prohibited.

Sec. 17-2. Off-street parking facility design.

F. *Limitations on Use of Parking Lots.*

- 1. It shall be unlawful for any person, firm, or corporation to use private property for vehicle parking without the express consent, authorization, or ratification of the owner, holder, occupant, lessee, agent or trustee of the property and the lot is compliant with Sec. 14-19 and Sec. 14-31.

Sec. 17-3. Off-street loading requirements.

- A. *Uses Requiring Loading Area.* On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, retails sales, consumer services or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets, alleys and parking spaces.
- B. *Loading Area Requirements.* Loading and unloading spaces shall be paved and, unless otherwise adequately provided for, shall be ten feet by 50 feet, with 15-foot height clearance, according to the following schedule:

Table 17-3. Minimum Off-street Loading Requirements

Building Net GFA	Minimum Truck Loading Spaces
0—1,400 sq. ft.	None
1,401—20,000 sq. ft.	1 space
20,001—100,000 sq. ft.	1 space plus 1 space for each 40,000 sq. ft. in excess of 20,000 sq. ft.
100,001—500,000 sq. ft.	5 spaces plus one 1 space for each 40,000 sq. ft. in excess of 100,000 sq. ft.
Over 500,000 sq. ft.	15 spaces plus 1 space for each 80,000 sq. ft. in excess of 500,000 square feet.

- C. *Orientation of Overhead Doors.* Overhead doors for truck loading areas shall not face a public right-of-way and shall be screened to not be visible from a public street or an adjacent residential district. This provision shall not apply to industrial uses located in the M-1 and M-2 districts where the building is set back at least

200 feet and a landscaped greenbelt "*" in compliance with Section 19-4 is provided along the front property line.

Sec. 18-1. Building appearance.

- A. *Purpose.* The purpose of this section is to provide exterior building wall material standards to enhance the visual environment of the city, thereby improving property values, stimulating investment in various business districts, encouraging quality industrial, and research and development projects, and enhancing the quality of life for city residents. The provisions of this section are to ensure that quality architecture is used to ensure that buildings retain their value, protect the investment of adjacent landowners, blend harmoniously into the streetscape, and create a positive image for business and employment districts.
- B. *Applicability.* This section shall apply to all new construction, except single-family detached and two-family residential structures, and shall consist of those materials and combinations of materials specified in this section. Architecture shall be reviewed by the zoning administrator or planning and zoning board, as applicable, as a part of site plan review under the requirements of Article 20.
- C. *Building Materials.* Minimum requirements for building materials are as follows. Calculations for material wall percentages do not include areas of the façade used for doors and windows.
 - 1. *Residential.* All multiple-family, townhouse, continuing care, retirement, nursing care and other residential buildings, except single family detached and two-family, located in any district shall meet the following elevation material requirements:

Elevation	Permitted Elevation Materials
Front façade and other elevations facing a street	50% minimum brick, brick face or natural stone Up to 50% may be wood or fiber cement (hardy board) siding, stucco, or other similar quality material approved by the reviewing authority
Side and rear facades that do not face a street	Brick, brick face, natural stone, wood or fiber cement (hardy board) siding, stucco or other similar quality material approved by the reviewing authority
Basements and foundations	Concrete block, including split face, and scored block, precast concrete, concrete formed in place

- 2. *Commercial, Office, and Institutional.* All non-residential buildings located in a residential zoning district and all buildings located in the C-1, C-3 and C-4 zoning districts shall meet the following elevation material requirements. Sites in the C-2 for-based district shall meet the character requirements in Article 10.

Elevation	Permitted Elevation Materials
Front façade and other elevations facing a street, a parking lot or an adjacent residential zoning district	75% minimum brick, brick face or natural stone Up to 25% may be split face block, scored block, metal, EIFS, wood or fiber cement (hardy board) siding, stucco, or other similar quality material approved by the reviewing authority
Side and rear facades that do not face a street, a parking lot or an adjacent residential zoning district	Any masonry material or other similar quality material approved by the reviewing authority

- 3. *Industrial.* All buildings located in the M-1 and M-2 zoning districts shall meet the following elevation material requirements:

Elevation	Permitted Elevation Materials	
Front façade and other elevations facing a street, a parking lot or an adjacent residential zoning district All sides excluding the rear (75)	75-50% minimum brick, brick face or natural stone, cast stone or C-brick LEED required	Up to 25 50% may be any other suitable fire-resistant material that meets the building and fire codes, which may include biofiber materials
Side and rear facades that do not face a street, or an adjacent residential zoning district	Any suitable fire-resistant material that meets the building and fire codes and that is compatible with the front façade	

- a. For buildings over 80,000 square feet that are set back more than 100 feet from the front lot line, split face cleft or tilt-up panels may be substituted for the 50 percent brick required on the building's front façade; provided the amount of required landscape material within the frontage greenbelt is increased by 50 percent.
 - b. The building material requirements of this section shall not apply to the façade of a building of any size that is set back more than 300 feet from the front line; provided the amount of required landscape material within the frontage greenbelt is increased by 50 percent.
 - c. Overhead doors for truck loading areas shall meet the requirements of Section 17-3C.
- D. *Allowance for Other Materials.* Except for buildings in the M-1 and M-2 zoning districts, the reviewing authority may waive or modify the material requirements of this section if it finds that a proposed building design and the materials or combinations of materials are in keeping with the purpose of this section. The reviewing authority shall also consider the desired character of the area, site visibility, proposed landscaping, building scale and design recommendations of the comprehensive plan. Acceptable substitute materials may include tilt-up panels, split-face block and similar high quality, durable and aesthetically compatible materials. However, metal siding, vinyl siding, and plain concrete block shall not be permitted.

Sec. 18-3. Mechanical equipment.

Ground-, building-, and roof-mounted mechanical equipment and utility structures including, but not limited to, heating units, cooling units, air handling units, refrigeration units, blowers, ventilating fans, water and gas meters, elevator housing, tanks, generators, and utility transformers are subject to the following regulations:

- A. *Ground- and Building-Mounted Equipment.*
 - 1. Mechanical equipment and utilities visible to the public and located on or around any non-residential building shall be screened by landscaping or by decorative walls compatible with the material used on the building.
 - 2. Mechanical equipment may not be located within the required yard setback area, except as may otherwise be permitted by this ordinance. However, in a non-residential district, ground-mounted mechanical equipment shall not be located under any circumstances within 20 30 feet of a residential district boundary. At no time shall the equipment be placed within the buffer or setback.

Sec. 18-4. Lighting.

- A. *Purpose.* The purpose of this section is to permit reasonable uses of outdoor lighting for night-time safety, utility, security, productivity, enjoyment, and commerce while minimizing the effects of excessive or uncontrolled light to:

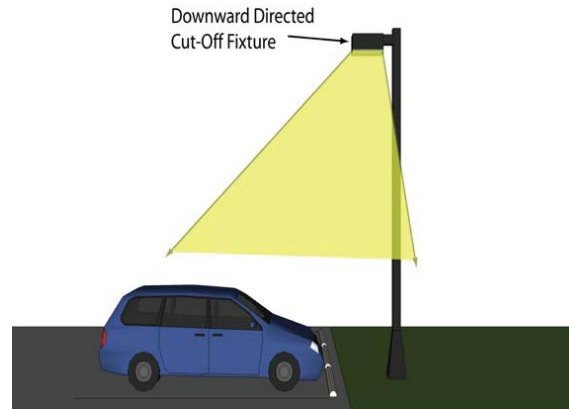
1. Maintain consistent and uniform light levels for traffic and pedestrian safety along roadways, sidewalks, and in parking lots.
 2. Ensure uniform lighting for security and law enforcement.
 3. Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is ~~misdirected~~, excessive, or unnecessary **as determined by the zoning administrator**.
 4. Minimize light pollution and light trespass from light sources onto adjacent properties.
 5. Preserve the restful quality of nighttime by eliminating intrusive artificial light and lighting that unnecessarily contributes to "sky glow."
 6. Curtail and reverse the degradation of the nighttime environment and the night sky.
 7. Preserve the dark night sky for astronomy.
 8. Conserve energy and resources to the greatest extent possible.
- B. *Light Levels.* All outdoor lighting for non-residential uses shall be fully shielded to reduce glare and shall be arranged to reflect light away from adjacent residential districts or uses. Light levels on a site that is subject to site plan approval shall meet the following minimum and maximum requirements for the developed portion of the site containing buildings, drives, and parking lots. In addition, the uniformity ratio between the average and minimum illumination within the developed portion of the site shall not exceed four to one.

Table 18-4. Required Site Illumination

	Min. Illumination (footcandles) ¹	Max. Illumination (footcandles)
Parking lots, loading areas, sidewalks and building entrances	3 fc ²	10 fc ³
Under canopies such as gas stations, drive-thru banks, porte-cochere	3 fc	20 fc
Along front lot line adjacent to the street frontage	0.5 fc	3 fc ⁴
Along a property line adjoining a non-residential use or district	0.5 fc	3 fc ⁵
Along a property line adjoining a residential use or district	0 fc	0.1 fc

1. Lighting levels ~~may~~ **shall** be reduced to one-half footcandle with a uniformity ratio of not more than ten to one after 11:59 p.m., or after established hours of operation.
 2. ~~The minimum illumination levels shall not apply to portions of the site that are fenced to restrict public access, such as storage yards.~~
 3. For automobile dealerships and other types of outdoor sales areas the maximum illumination may be increased to 15 footcandles, provided the limits at the property line are not exceeded.
 4. These regulations shall not apply to ornamental street lighting, public street lights, or driveway/intersection lighting necessary for pedestrian and traffic safety.
 5. The light level along a non-residential property line may be increased to up to five footcandles where there is shared access/vehicular connection with the adjacent use or the adjacent use is a similar use (e.g. commercial adjacent to commercial).
 6. **Light levels may not be increased in the M-1 and M-2 zoning districts.**
- C. *Light Fixtures.* Outdoor lighting on all non-residential sites shall be directed downward, **shall not exceed the height of the building** and be confined to the ground areas of lawns or parking lots except as noted elsewhere in this section. Lighting shall utilize full cutoff fixtures that are recessed sufficiently so the light

source is not visible from off site. Bollard lights are permitted to light driveways and pedestrian areas. All lamps shall be metal halide LED, unless otherwise approved by the city. Motion lighting shall be allowed and not a violation of this code.



- D. *Fixture Height.* Light fixtures shall not be higher than 20 feet ~~within 300 feet of a residential district.~~ ~~Otherwise, fixtures shall be no higher than 30 feet.~~ Height shall be measured from the parking lot grade.
- E. *Ornamental Lighting.* The requirement for downward directed lighting may be waived for street lighting and ornamental lighting which is part of an overall architectural theme.
- F. *Floodlighting Prohibited.* Floodlight type fixtures shall be used only for building accent, landscaping, and sign lighting.
- G. *Sign Lighting.* Illumination of signs shall comply with the requirements of the city sign ordinance. Internally illuminated signs shall be permitted and light fixtures directed at a sign may be permitted where the fixtures are shielded so not to cause visible glare to persons on adjacent streets or adjacent property.
- H. *Photometric Plan.* A photometric plan is required to permit the city to determine potential adverse effects that site lighting may have on adjoining properties and motorists. Any site plan application for new or revised lighting shall include a photometric plan overlaid on the site plan illustrating the planned layout and footcandles of site lighting. The following are required for review:
 - 1. Lighting plan showing light pole and fixture locations and type designations;
 - 2. Photometric plan showing horizontal luminance levels in a point by point format with contour lines. Canopy lighting will also be included in luminance levels;
 - 3. Lighting manufacturers' equipment specifications and data sheets on the photometric plan; and
 - 4. Any other presentations required to convey the intent of the design.

Sec. 18-5. Trash receptacle enclosures.

- A. Trash receptacle enclosures shall be required for all sites, except single-family detached and two family dwellings, in the R-4, R-5 R-6, C-1, C-3, C-4, M-1 and M-2 districts and for all non-residential uses in any residential district and shall meet the requirements of this section. Trash receptacle enclosure locations and construction details shall be shown on site plans.
 - 1. *Location.* Trash receptacle enclosures shall not be located in any buffer or setback. Rather, trash receptacle enclosures shall be located in the rear yard or non-required side yard, unless otherwise approved by the site plan reviewing authority. Trash receptacle enclosures for commercial and industrial sites shall be as far as practical from an adjoining residential district boundary in a location

determined by the zoning administrator so long as the trash receptacle is not placed within the buffer or setback.

2. *Access.* Access to the trash receptacles by refuse vehicles shall be designed to prevent damage to automobiles in designated parking spaces; provided the enclosure doors shall not be highly visible from traffic entering the site from a public road.
 3. *Base.* The trash receptacle base shall be at least nine feet by nine feet, constructed of six inches of reinforced concrete pavement. The base shall extend six feet beyond the dumpster pad or gate to support the front axle of a refuse vehicle. Where grease disposal receptacles are used, curbing shall be provided around the enclosure base to contain any spillage.
 4. *Screening.* Trash receptacles shall have a lid or cover and be enclosed by a wall on three sides with a wood gate on the fourth side. The enclosure shall be constructed of brick or split face block that matches the building color with a height of six feet or at least one foot higher than the dumpster, whichever is greater. Other decorative masonry material may be approved if it matches the material used on the principal building. Poured concrete with false brick design or plain concrete slag blocks are not permitted.
- B. *Exceptions.* The site plan reviewing authority may waive the requirement for a trash receptacle enclosure for businesses, such as banks, that store all waste material indoors or other uses that provide alternate means of handling waste disposal.

Sec. 19-2. Buffer zones.

A. *Buffer Zones Required.*

1. A buffer zone shall be required along common property lines between abutting zoning districts, as specified in table 19-2. The buffer shall be placed on the property within the less restrictive zoning district and shall be required even if the abutting property is undeveloped.

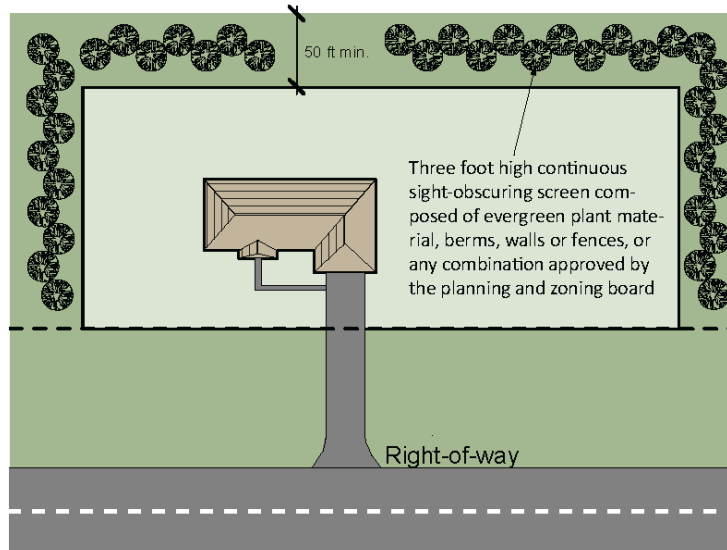
Table 19-2. Required Buffer Zones

Districts	Required Buffers					
	C-1	C-2	C-3	C-4	M-1	M-2
RR	B	B	A	A	A	A
R-1	B	B	A	A	A	A
R-2	B	B	A	A	A	A
R-3	B	B	A	A	A	A
R-4	C	C	B	B	A	A
R-5	C	C	B	B	A	A
R-6	C	C	B	B	A	A
C-1			C	C	B	B
C-2			C	C	B	B
C-3					C	C
C-4					C	C
M-1	A	A	A	A		
M-2	A	A	A	A		

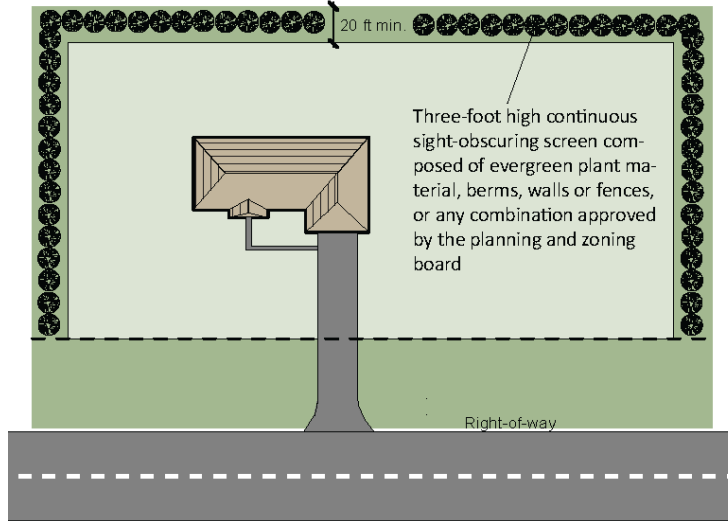
2. A buffer zone shall be required even if the adjacent parcel is unimproved land.

3. When any developed parcel changes to a less restrictive zoning district, a buffer zone shall be provided, if applicable and as required by Table 19-2.
4. If existing conditions are such that a parcel cannot comply with the buffer zone requirements, the zoning administrator shall determine the character of the buffer based on the following criteria:
 - a. Traffic impacts,
 - b. Building and parking lot coverage,
 - c. Outdoor sales, display, or manufacturing area,
 - d. Physical characteristics of the site and surrounding area such as topography, vegetation, etc.,
 - e. Views and noise levels,
 - f. Health, safety, and welfare of the City of Palmetto, and
 - g. Proximity or potential proximity of residential uses.

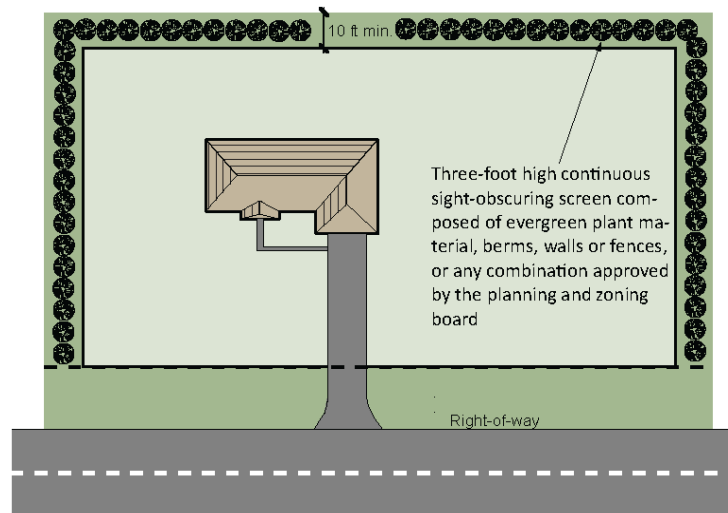
B. *Buffer Zone Development Standards.*



1. Buffer Zone Level A shall meet the following requirements:
 - a. Fifty-foot minimum width.
 - b. Six foot high continuous sight-obscuring screen composed of evergreen plant material, berms, walls or fences, or any combination approved by the planning and zoning board.
 - c. If berms are used for any part of the buffer, all required plant material shall be placed on the top and side slope facing the exterior property line.
 - d. All areas within the buffer zone which do not contain trees or planting beds shall be planted and maintained with grass or other living ground cover.
 - e. All plant material shall meet the minimum requirements of Chapter 23.5 of the City of Palmetto Code of Ordinances.
 - f. All other applicable standards of this ordinance shall be met.
2. Buffer Zone Level B shall meet the following requirements:



- a. Twenty-foot minimum width.
- b. Three-foot high continuous sight obscuring screen composed of plant material, berms, walls or fences, or any combination approved by the planning and zoning board.
- c. If berms are used for any part of the buffer, required plant material shall be placed on the top and side slope facing the exterior property line.
- d. All areas within the buffer zone which do not contain trees or planting beds shall be covered with grass or other living ground cover.
- e. All plant material shall meet the minimum requirements of Chapter 23.5 of the City of Palmetto Code of Ordinances.
- f. All other applicable standards of this ordinance shall be met.



3. Buffer Zone Level C shall meet the following requirements:
 - a. Ten-foot minimum width.

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- b. Three-foot high continuous sight obscuring screen composed of plant material, berms, walls or fences, or any combination approved by the planning and zoning board.
 - c. If berms are used for any part of the buffer, required plant material shall be placed on the top and side slope facing the exterior property line.
 - d. All areas within the buffer zone which do not contain trees or planting beds shall be covered with grass or other living ground cover.
 - e. All plant material shall meet the minimum requirements of Chapter 23.5 of the City of Palmetto Code of Ordinances.
 - f. All other applicable standards of this ordinance shall be met.

Sec. 19-3. Screening.

A. Screening Required.

1. Screening shall be required as follows, except as may be provided elsewhere in this section:
 - a. Around all trash dumpsters in all districts.
 - b. Around designated outdoor storage areas ~~in the C-3, C-4, M-1, and M-2 districts~~ **only where outdoor storage is permitted in this ordinance.**
 - c. Around any loading/unloading area or hospital emergency area.
 - d. Around heating and ~~cooling~~ **cooling** units for all developments, including single-family dwellings.
 - e. Around non-amenity detention ponds and other related storm water management facilities.
2. Screening shall be required even if the surrounding area or adjacent parcels are unimproved.
3. When any developed parcel changes to a more intense land use or a conditional or special land use approval or site plan review is required, screening shall be provided in compliance with this ordinance.
4. If existing conditions on the subject parcel are such that a parcel cannot comply with the screening requirements, the zoning administrator shall determine the character of the screen based on the following criteria:
 - a. Traffic impacts,
 - b. Building and parking lot coverage,
 - c. Outdoor sales, display, or manufacturing area,
 - d. Physical characteristics of the site and surrounding area such as topography, vegetation, etc.,
 - e. Views and noise levels,
 - f. Health, safety, and welfare of the City of Palmetto, and
 - g. Proximity or potential proximity of residential uses.

- B. *Screening Standards.* All required screens shall meet the requirements of Section 23.5-30 of the City of Palmetto Code of Ordinances.

Sec. 19-4. Greenbelts.

- A. *Greenbelts Required.* Greenbelts shall be required in the following situations, except as may be provided elsewhere in this article:

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1. Within the front setback area of any non-residential property ~~abutting a public right of way.~~
 2. Around any nonresidential parking lot ~~abutting or within 100 feet of a residential district.~~
 3. Within any parking lot containing ten spaces or more.
- B. *Greenbelt Standards for Front Setbacks.* Greenbelts shall meet the requirements of Section 23.5-28 of the City of Palmetto Code of Ordinances.
- C. *Parking Lot Greenbelts.* Where greenbelts are required within parking lots, they shall meet the requirements of Section 23.5-27 of the City of Palmetto Code of Ordinances.

Sec. 19-5. General requirements.

All required buffers, screens and greenbelts shall comply with the following requirements, in addition to all other applicable requirements of this article:

- A. *Minimum Plant Material Standards.*
1. All plant materials shall be hardy to ~~Fulton County~~ **the State of Georgia**, be free of disease and insects, and conform to the approved plant list contained in Appendix A of Chapter 23.5 of the City of Palmetto Code of Ordinances.
 2. Artificial plant material shall not be used within any required landscaped area. This shall not preclude the use of stone, shredded bark, wood chips, lava rock or similar accent materials within planting beds.
 3. All plant material shall be installed in such a manner so as not to alter drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
 4. All plant material shall be planted in a manner so as to not cause damage to utility lines (above and below ground) and public roadways.
 5. Existing plant material which complies with the standards and intent of this ordinance and the provisions of Chapter 23.5 may be credited toward meeting the landscape requirements **if approved by the zoning administrator.**
 6. The overall landscape plan shall not contain more than 33 percent of any one plant species.
 7. Plant material shall not be placed closer than four feet to any fence or property line.
 8. Where trees are placed in two or more rows, planting shall be staggered in rows.
- B. *Minimum Standards for Berms.*
1. Where possible, berms shall be constructed so as to maintain a side slope not to exceed a one foot rise to a three foot run ratio. When topography or other site conditions prevent construction of berms at this ratio, retaining walls or terracing may be permitted. If a berm is constructed with a retaining wall or by terracing, the earthen slope shall face the exterior of the site.
 2. Berm areas not containing planting beds shall be covered with grass or other living ground cover maintained in a healthy condition.
 3. Berms shall be constructed in such a manner so as not to alter drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- C. *Minimum Standards for Screen Walls and Fences.*

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1. All walls and fences required for screening shall be constructed with new, durable, weather resistant, and easily maintainable materials. Chain link and barbed wire fences are not permitted ~~to serve as screen fencing.~~
 2. Unless otherwise prohibited, the wall or fence may be constructed with openings that do not exceed 20 percent of the wall or fence surface. These openings shall not reduce the intended obscuring effect of the wall or fence.
 3. Screen walls or fences shall not be constructed so as to alter drainage on site or adjacent properties, or obstruct vision for safety or ingress or egress.

Sec. 20-4. Application and review.

The process of reviewing a site plan shall be as follows:

- A. Level "A" reviews shall be performed by the zoning administrator as follows:
 1. Five copies of a complete site plan and an electronic version, in a format specified by the city, shall be submitted to the zoning administrator along with an application for that purpose and a fee, as established by the city council.
 2. The zoning administrator shall review the site plan for completeness, and shall obtain comments, as he considers necessary, from city departments or consultants.
 3. The zoning administrator shall consider the site plan, any comments received, and the applicable standards of this ordinance and shall either approve the site plan, as submitted, if all applicable requirements and standards have been met; approve the site plan with conditions; or deny approval of the site plan, if applicable requirements and standards have not been met.
 4. The reasons for the zoning administrator's action, along with any conditions that may be attached, shall be stated in writing and provided to the applicant.
 5. If approved, two copies of the final site plan shall be signed and dated by the zoning administrator and the applicant. One copy shall be kept on file with the city and one copy shall be returned to the applicant or his designated representative. If the plan is approved with conditions, a revised plan shall be submitted reflecting those conditions and signed by the applicant and zoning administrator prior to issuance of any permits.
- B. Level "B" reviews shall be performed by the planning and zoning board as follows:
 1. Ten copies of a complete site plan and an electronic version, in a format specified by the city, shall be submitted to the zoning administrator along with an application for that purpose and a fee, as established by the city council.
 2. The zoning administrator shall review the site plan for completeness, and shall obtain comments, as he considers necessary, from the city departments or consultants.
 3. Once the zoning administrator determines that the site plan is complete, he shall transmit the site plan, along with comments from city departments and consultants to the planning and zoning board for consideration at its next meeting. The zoning administrator shall not be required to submit any site plan for review which was submitted less than 20 days prior to the next regularly scheduled planning and zoning board meeting.
 4. The planning and zoning board shall consider the site plan and shall recommend that the city council either approve the site plan, as submitted, if all applicable requirements and standards have been met; approve the site plan with conditions; or deny approval of the site plan if applicable requirements and standards have not been met. The planning and zoning board

review shall be based on the requirements of this article and, specifically, the review standards of Section 20-6.

5. The reasons for the planning and zoning board's recommendation, along with any proposed conditions shall be forwarded to the city council for final action on the request. The city council shall makes its decision based on the standards of Section 20-6.
6. If approved, two copies of the final site plan shall be signed and dated by the mayor and the applicant. One copy shall be kept on file with the city and one copy shall be returned to the applicant or his designated representative. If the plan is approved with conditions, a revised plan shall be submitted reflecting those conditions and signed by the applicant and the mayor, prior to issuance of any permits.

C. Submission of as-built plans are required before the issuance of a certificate of occupancy.

Sec. 20-5. Site plan requirements.

- A. *Required Content.* Each site plan submitted shall contain the following information, as applicable:

Table 20-5. Required Site Plan Content

Required Information	Level "A"	Level "B"
General Information		
Date, north arrow, and scale	X	X
Name and firm address of the professional individual responsible for preparing site plan	X	X
Name and address of the property owner or petitioner	X	X
Location sketch	X	X
Legal description of the subject property	X	X
Size of subject property in acres	X	X
Boundary survey	X	X
Preparer's professional seal	X	X
Existing Conditions		
Existing zoning classification of subject property		X
Property lines and required setbacks (dimensioned)	X	X
Location, width and purpose of all existing easements	X	X
Location and dimension of all existing structures on the subject property	X	X
Location of all existing driveways, parking areas and total number of existing parking spaces on subject property	X	X
Abutting street right-of-way width		X
Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary		X
Existing water bodies (lakes, rivers, creeks, wetlands, etc.)	X	X
Existing landscaping and vegetation on the subject property	X	X
Size and location of existing utilities	X	X
Location of all existing surface water drainage facilities	X	X
Proposed Development		

Location and dimensions of all proposed buildings	X	X
Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas		X
Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use		X
Flood plain areas and basement and finished floor elevations of all buildings	X	X
Landscape plan (showing location of proposed materials, size and type)	X	X
Layout and typical dimensions of proposed parcels and lots		X
Number of proposed dwelling units (by type), including typical floor plans for each type of unit		X
Number and location (by code, if necessary) of efficiency and one or more bedroom units		X
All deed restrictions or covenants	X	X
Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	X	X
Lighting plan, per Section 19-3 H.	X	X
Engineering		
Proposed method of handling sanitary sewage and providing potable water	X	X
Location and size of proposed utilities, including connections to public sewer and water supply systems	X	X
Location and spacing of fire hydrants	X	X
Location and type of all proposed surface water drainage facilities	X	X
Grading plan at no more than two foot contour intervals	X	X
Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)		X
Building Details		
Typical elevation views of all sides of each building type		X
Gross and net floor area	X	X
Elevation views of building additions	X	X
Building height	X	X
Water/sewer provider letter (required before Land disturbance permit)	X	X
As-builts (required before the issuance of a certificate of occupancy.	X	X
Lighting Plan	X	X
Traffic Study	X	X
Additional Information		
Any other information required by the zoning administrator or planning and zoning board to demonstrate compliance with other applicable provisions of this ordinance	X	X

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- B. *Information Waiver.* Specific requirements of either a Level "A" or "B" site plan may be waived by the respective reviewer, zoning administrator or planning and zoning board, where it is determined that such information is not applicable to the subject request.

Sec. 25-3. Definitions: C-D.

Data Center. A building, a dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems. A data center shall not be defined as a warehouse.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Palmetto.

Section 4. This Ordinance shall take effect immediately upon adoption by the Mayor and Council. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Palmetto, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

Section 5.

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent

of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this ___ day of _____, ____.

Attest:

THE CITY OF PALMETTO, GEORGIA

Jarvis Ridges, City Clerk

Teresa Thomas-Smith, Mayor

Approved as to form:

L’Erin Barnes Wiggins, City Attorney