AMENDMENTS TO TEXT OF ZONING ORDINANCE
OF THE CITY OF WATKINSVILLE, GEORGIA

AMENDMENTS TO ZONING ORDINANCE OF CITY OF WATKINSVILLE, TO AMEND ARTICLE 13 (USE REGULATION) OF THE ZONING ORDINANCE, TO ALLOW ACCESSORY DWELLING UNITS AS CONDITIONAL USE (CU) IN SOUTH MAIN STREET SCENIC CORRIDOR, AND RELATED AMENDMENTS TO ARTICLE 4 (DEFINITIONS).

WHEREAS, Council finds the following Amendments are authorized by the Charter, and promote the health, safety, order, prosperity and welfare of Watkinsville; and

WHEREAS, proper notice has been published in the legal organ at least 15 days prior to the public hearing, providing notice of said public hearing and of the availability to the public of the Text Amendment; and

WHEREAS, a public hearing was conducted by Mayor and Council, as required by law, with public input opportunity via public hearing; and

WHEREAS, Council has complied with applicable requirements of OCGA 36-66-1, et seq., "The Zoning Procedures Law"; and

WHEREAS, Council finds this Zoning Text Amendment is authorized by Georgia Law, and promotes the health, safety, order, prosperity and welfare of Watkinsville; and

WHEREAS, after consideration of the Zoning Text Amendment and after the public hearing, Council has determined that these Zoning Text Amendments are in the best interest of the citizens of the City.

The Mayor and Council of the City of Watkinsville, Georgia hereby ordains:

Section 1. Amendment. That Article 4 entitled "Definitions" and Article 13, entitled "Use Regulation," of The Zoning Ordinance for the City of Watkinsville, Georgia are hereby amended to expand the definitions at Article 4 and the use chart at Section 13.01, entitled "Permitted Uses," to allow Accessory Dwelling Unit as a Conditional Use in the South Main Street Scenic Corridor (SM) District and to add language as follows:

At Article 4. Definitions, add (shaded areas are added):

"ACCESSORY DWELLING UNIT. A separate, single unit providing, complete ~~housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities~~, independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation which is an attached or detached extension to an existing ATTACHED or DETACHED RESIDENTIAL structure, with a separate entrance and dedicated parking facilities as per zoning requirements, and is constructed to meet the International Building Code as adopted and as may be amended. In South Main Street Scenic Corridor (SM) zoning district, the following applies:

At Article 5. Building Standards C. South Main Street Scenic Corridor 5. Accessory Units, add (shaded areas are added):

a. Accessory units shall be located behind the rear building line for the existing structure.

b. Architectural elements and standards for the *ACCESSORY UNIT* shall be compatible with the principal structure.
c. Either the primary dwelling or ADU must be owner-occupied.
d. ADUs may not be allowed if they require demolition of a contributing historic structure (garage, carriage house, etc.).
e. Adaptive reuse of existing historic outbuildings is encouraged.
f. Maximum Size. The square footage of accessory units shall not exceed 50% of the square footage of the *GROUND FLOOR* of the principal unit.
g. Height Limits. Maximum height lower than or equal to the primary structure.
h. Visibility. If detached, located behind the primary structure so it is not prominently visible from the street. If visible from the street, must meet enhanced design standards as set forth in the Corridor Ordinance.

At Chapter 13.01 Permitted Uses, add as a Conditional use in the South Main Street Scenic Corridor (SM) Zoning District:

"Accessory Dwelling Unit, (requires a Conditional Use permit under 14.12 and 14.13)."

Section 2. Severability. If any section, provision, or clause of any part of this Amendment shall be declared invalid or unconstitutional, or if the provisions of any part of this Amendment as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Amendment not so held to be invalid, or the application of this Amendment to other circumstances not so held to be invalid.

It is hereby declared as the intent that this Amendment would have been adopted had such invalid portion not been included herein.

Section 3. Repeal of Conflicting Provisions. All ordinances or parts of ordinances in conflict herewith, and not preserved hereby, are hereby repealed.

Section 4. Effective Date. This Amendment shall take effect and shall be enforced from and after the date of its adoption.

Adopted this April 15, 2026, after a newspaper advertisement between 15 and 45 days prior to the public hearing of this date.

CITY OF WATKINSVILLE, GEORGIA

Brian Brodrick, Mayor

ATTEST:

Julie Klein, City Clerk