

AN ORDINANCE OF CITY OF SENOIA, GEORGIA, REPEALING TABLE 6.4 OF SECTION 74-98, TABLE 6.1 OF 74-96, 74-287, 74-2, 74.235 AND RE-ESTABLISHING SAID SECTIONS, ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Article 1: Table 6.4 Permitted Uses, of Section 74-98, which states:

Table 6.4 Permitted Uses

Permitted Uses	Zoning District							
	R-40/c	R-20	MR	OI	HT	GC	GI	PR
ACCESSORY USES - subject to requirements in Article 12	X	X	X	X			X	
Advertising Display						X	X	
Agriculture Equipment Sales, Supply and Storage						X	X	
Ambulance Services						C	X	
Amusement Park – provided that facilities are not located closer than 1000 feet to a residential district						C	X	
Animal Care Facility – provided animal hospital or clinic shall be located at least one hundred (100) feet from any property zoned for residential use				C		C	X	
Antique Shop						X		
Apparel and Accessory Store						X		
Appliance Sales and Repair						X	X	
Art Gallery				C		X		
Athletic / Health Club & Facilities				C		X		
Assembly Hall, Civic Center				C		X	X	X
Auto/Motor Vehicle Race Track – Provided that facilities are not located closer than 1000 feet to a residential district							C	
Automobile and Truck Sales, Service and Repair						C	X	
Automobile Repair and Body Shop						C	X	
Bait Shop						X		
Bakery/Pastry Shop				C		X		
Bank or Financial Institution, Full Service				X		X	X	
Bank Auto Teller				X		X	X	
Bar, Tavern, Night Club						X		

Barber Shop				C		X	X	
Baseball Batting Cages						C	X	
Beauty Shop				C		X	X	
Billiard Hall						C		
Bed and Breakfast Home – Provided that rooms for rent are within a single family dwelling occupied by the owner as his/her principle residence; the same rental occupants shall not reside at the bed and breakfast for more than seven (7) consecutive days; breakfast is the only meal served and only to registered overnight guests, no person not a resident on the premises is employed at the business; the exterior appearance of the dwelling is not altered from its residential character except for safety purposes; and, the identification sign shall be no longer than two (2) square feet and not internally lighted.	C			X		X		
Boat Storage						C	X	
Boat Sales, Service & Repair						C	X	
Books, Cards & Stationary Stores				X		X		
Bottling Plant							X	
Bowling Alley						C		
Builder Supplies & Storage						C	X	
Building Material Sales, Supplies & Storage						C	X	
Bus Station						X		
Campground - public non-commercial								X
Car Wash Manual or Automatic						X	X	
Carpet Cleaning Store						X		
Carpet & Rug Sales, Floor Covering and Storage						X		
Cemetery, Private – Any plot of ground, building, mausoleum, or other enclosure used for the burial of persons of one collateral line of descent	C	C	C	C	C	C	C	C
Cemetery, Religious Institution – A plot of ground, building, mausoleum, or other enclosure owned by or adjacent to a religious institution but used for the burial of persons who are generally members of that religious institution	C	C	C	C	C	C	C	C
Cemetery, Public – A plot of ground, building, mausoleum, or other enclosure not located on property owned by or adjacent to a religious institution but used for the burial of persons.	C	C	C	C	C	C	C	C
Child Care Facility				C		X	C	
Child Care Home	C					C		
Churches	C		C	C		X	X	
Cinema, Movie Theater						X		
Clinic, Public or Private				X		X		

Clubs and Lodges				X		X		
College, University or Junior College				X		X	X	
Concrete/Stone Cutting, Fabrications							X	
Congregate Personal Care Home				X		X		
Contractor Equipment – Material Storage						C	X	
Convenience Stores without Fuel Pump Service						X	X	
Convenience Stores with Fuel Pump Service - provided that all fuel pumps shall be at least (15) feet from the street Right of way.						C	X	
Curio & Souvenir Shop						X		
Distillery/Brewery w/ pouring license						X		
Distillery/Brewery w/out pouring license							X	
Drug Store, Pharmacy				X		X		
Dwelling, Multi-Family			X			C		
Dwelling Single-Family Detached	X	X	X					
Dwelling, Vertical Mixed Use						X		
Equipment Rental, Industrial						C	X	
Equipment Supplies (Business & Industrial)						C	X	
Farming, Horticulture For Personal Use	X	X						
Flea Market						X	X	
Florist Shop				C		X	X	
Funeral Home, Mortuary						X		
Furniture, Home Furnishings & Equipment Store						X		
Garden landscaping Supplies						X	X	
Gasoline Station w/Auto Service – Provided all fuel pumps shall be at least fifteen (15) feet from the street right of way.						C	X	
Golf Courses & Club Houses	C	C	C			X	X	
Golf Driving Range						C	X	
Government Buildings	C	C	C	X		X	X	X
Grocery/General Merchandise Store						X		
Group Care Personal Home			X			X		
Hardware, Paint and Wallpaper Store						X		
Hobby, Toy & Game Store						X		
Home Occupation – Subject to Article 12	X	X	X					
Hospital, Health & Medical Institution				X		X		
Hotel						X		
Jewelry Store						X		
Junk Yard, Salvage Yard							C	
Landfill								
Laundry, Commercial Service						C	X	
Laundry Pick up and Dry Cleaning Service						X	X	
Laundry, Coin Operated						X		
Library				X		X		X

Liquor-Beer, Package Store						X		
Machine Shop, Fabrication, Welding, Sales, etc.							X	
Machinery Sales, Service and Repair						C	X	
Manufacturing Facility involving the mechanical or chemical conversion of raw materials into semi-finished or finished products							C	
Manufacturing Facility involving only the assembly of pre-manufactured component parts.							X	
Mini-Warehouse (Self-Storage Facility)						C	X	
Motel						X		
Museum				X		X		X
Nursery and Greenhouse – provided that no structure shall be located closer than one hundred (100) feet to any adjoining residential property.						X	X	
Office, Business, Professional				X		X		
Office Supply				C		X		
Parking Lot or Garage, Commercial				C		X	X	
Parks & Recreation Facilities	C	C	C	C		C	C	X
Pet & Dog Grooming Shop						C		
Planned Center: Industrial							X	
Planned Center: Office & Institutional				X		X		
Planned Center: Shopping, General Commercial						X		
Print Shop						X	X	
Railroad Station						X	X	
Recycling Center w/ processing facilities							C	
Recycling Collection Station							X	
Repair Service, General Merchandise						C		
Repair Service, Heavy Equipment							X	
Restaurant – Drive In						C	C	
Restaurant - Non Drive In				C		X	C	
Retail Store Offering Common Merchandise						X		
Rooming and Boarding House	C					X		
School, Public, Private, Parochial	C	C	C	C		X	X	
Sewerage Treatment Facilities, Public or Private	C	C	C				X	
Shoe Repair						X		
Shopping Center						C		
Taxidermy						X	X	
Tire Sales and Service						C	X	
Transfer Station, Solid Waste							X	
Truck terminals, Freight Handling							X	
Utility Facilities (gas, electric, telephone, transformer stations)	C	C	C	C		C	X	

Veterinary Clinic/Animal Hospital/Grooming				C		X		
Video Sales and Rental						X		
Vocational School				C		C	X	
Water Treatment Facilities							X	
Wholesale Trade/Warehouse/Distribution Facilities						C	X	
Wrecker Services, Temporary Storage							C	
<i>X - permitted</i>								
<i>C - Conditional approval required</i>								

Shall be removed and replaced with:

Table 6.4 Permitted Uses

Permitted Uses	Zoning District							
	R-40	R40/C*	R-20	MR	OI	HT	GC	GI
ACCESSORY USES - subject to requirements in Article 12	X	X	X	X	X			X
Advertising Display							X	X
Agriculture Equipment Sales, Supply and Storage							X	X
Ambulance Services							C	X
Amusement Park – provided that facilities are not located closer than 1000 feet to a residential district							C	X
Animal Care Facility – provided animal hospital or clinic shall be located at least one hundred (100) feet from any property zoned for residential use					C		C	X
Antique Shop							X	
Apparel and Accessory Store							X	
Appliance Sales and Repair							X	X
Art Gallery					C		X	
Athletic / Health Club & Facilities					C		X	
Assembly Hall, Civic Center					C		X	X
Auto/Motor Vehicle Race Track – Provided that facilities are not located closer than 1000 feet to a residential district								C
Automobile and Truck Sales, Service and Repair							C	X
Automobile Repair and Body Shop							C	X
Bait Shop							X	
Bakery/Pastry Shop					C		X	

Bank or Financial Institution, Full Service					X		X	X
Bank Auto Teller					X		X	X
Bar, Tavern, Night Club							X	
Barber Shop					C		X	X
Baseball Batting Cages							C	X
Beauty Shop					C		X	X
Billiard Hall							C	
Bed and Breakfast Home – Provided that rooms for rent are within a single family dwelling occupied by the owner as his/her principle residence; the same rental occupants shall not reside at the bed and breakfast for more than seven (7) consecutive days; breakfast is the only meal served and only to registered overnight guests, no person not a resident on the premises is employed at the business; the exterior appearance of the dwelling is not altered from its residential character except for safety purposes; and, the identification sign shall be no longer than two (2) square feet and not internally lighted.	C				X		X	
Boat Storage							C	X
Boat Sales, Service & Repair							C	X
Books, Cards & Stationary Stores					X		X	
Bottling Plant								X
Bowling Alley							C	
Builder Supplies & Storage							C	X
Building Material Sales, Supplies & Storage							C	X
Bus Station							X	
Campground - public non-commercial								
Car Wash Manual or Automatic							X	X
Carpet Cleaning Store							X	
Carpet & Rug Sales, Floor Covering and Storage							X	
Cemetery, Private – Any plot of ground, building, mausoleum, or other enclosure used for the burial of persons of one collateral line of descent	C		C	C	C	C	C	C

Cemetery, Religious Institution – A plot of ground, building, mausoleum, or other enclosure owned by or adjacent to a religious institution but used for the burial of persons who are generally members of that religious institution	C		C	C	C	C	C	C
Cemetery, Public – A plot of ground, building, mausoleum, or other enclosure not located on property owned by or adjacent to a religious institution but used for the burial of persons.	C		C	C	C	C	C	C
Child Care Facility					C		X	C
Child Care Home	C	C					C	
Churches	C			C	C		X	X
Cinema, Movie Theater							X	
Clinic, Public or Private					X		X	
Clubs and Lodges					X		X	
College, University or Junior College					X		X	X
Concrete/Stone Cutting, Fabrications								X
Congregate Personal Care Home					X		X	
Contractor Equipment – Material Storage							C	X
Convenience Stores without Fuel Pump Service							X	X
Convenience Stores with Fuel Pump Service - provided that all fuel pumps shall be at least (15) feet from the street Right of way.							C	X
Curio & Souvenir Shop							X	
Distillery/Brewery w/ pouring license							X	
Distillery/Brewery w/out pouring license								X
Drug Store, Pharmacy					X		X	
Dwelling, Multi-Family				X			C	
Dwelling Single-Family Detached	X	X	X	X				
Dwelling, Vertical Mixed Use							X	
Equipment Rental, Industrial							C	X
Equipment Supplies (Business & Industrial)							C	X
Farming, Horticulture For Personal Use	X	X	X					
Flea Market							X	X
Florist Shop					C		X	X
Funeral Home, Mortuary							X	
Furniture, Home Furnishings & Equipment Store							X	
Garden landscaping Supplies							X	X

Gasoline Station w/Auto Service – Provided all fuel pumps shall be at least fifteen (15) feet from the street right of way.							C	X
Golf Courses & Club Houses	C	C	C	C			X	X
Golf Driving Range							C	X
Government Buildings	C	C	C	C	X		X	X
Grocery/General Merchandise Store							X	
Group Care Personal Home				X			X	
Hardware, Paint and Wallpaper Store							X	
Hobby, Toy & Game Store							X	
Home Occupation – Subject to Article 12	X	X	X	X				
Hospital, Health & Medical Institution					X		X	
Hotel							X	
Jewelry Store							X	
Junk Yard, Salvage Yard								C
Landfill								
Laundry, Commercial Service							C	X
Laundry Pick up and Dry Cleaning Service							X	X
Laundry, Coin Operated							X	
Library					X		X	
Liquor-Beer, Package Store							X	
Machine Shop, Fabrication, Welding, Sales, etc.								X
Machinery Sales, Service and Repair							C	X
Manufacturing Facility involving the mechanical or chemical conversion of raw materials into semi-finished or finished products								C
Manufacturing Facility involving only the assembly of pre-manufactured component parts.								X
Mini-Warehouse (Self-Storage Facility)							C	X
Motel							X	
Museum					X		X	
Nursery and Greenhouse – provided that no structure shall be located closer than one hundred (100) feet to any adjoining residential property.							X	X
Office, Business, Professional					X		X	
Office Supply					C		X	

[illegible]

Article 2: Table 6.1 Zoning District Area, Yard and Height Requirements, of Section 74-96, which states:

[illegible]

Johnson Street									
GC General Commercial Corridor Overlay	See Article 9								
OI Office / Institutional	½ acre	100	50	25	30 w/ 10 ft buffer	20 w/ 10 ft buffer	40 w/ 20 ft buffer	30 w/ 15 ft buffer	40
GC General Commercial	1-acre	100	75	30	50 w/ 30 ft buffer	20 w/ 10 ft buffer	80 w/ 40 Ft Buffer	30 w/ 15 ft buffer	40
GC General Commercial on Main St. from Railroad to Johnson Street	no minimum provided that no lot shall be less than 30 feet in width	30	none	none	none	none	none	none	40
GC General Commercial Corridor Overlay	See Article 9								
I General Industrial	1-acre	150	50	25	50 w/ 30 ft buffer	20 w/ 10 ft buffer	60 w/ 30 ft buffer	30 w/ 15 ft buffer	
RH	See section 74-85	80	60	20	20	20	40	40	35

Shall be removed and replaced with:

Table 6.1

Zoning District	Minimum Lot Area	Minimum Lot Width at Setback line	Front Yard Width (feet)		Side Yard (feet)		Rear Yard (feet)		Max. Building Height (feet)
			Arterial and Collector	Local Street	Arterial and Collector	Local Street	Arterial and Collector	Local Street	
R40 Single-Family Residential	1-acre	110	60	40	20	20	40	40	35
R40 Conservation Subdivision District	See Article 7								

MR Multi-family Duplex	1-acre	150	50	25	20	20	20	20	35
MR Multi-family All Others	2-acres	150	50	20	20	20	20	20	40
HN	See Historic Preservation Ordinance								
WP	Watershed Protection Overlay			See article 8					
IIR	Intown Infill Redevelopment			See article 7A					
RH	See section 74-85	80	60	20	20	20	40	40	35
OI Office Institutional	1/2 acre	100	50	25	30 w/ 10 ft buffer	20 w/ 10 ft buffer	40 w/ 20 ft buffer	30 w/ 15 ft buffer	40
GC General Commercial	1-acre	100	75	30	50 w/ 30 ft buffer	20 w/ 10 ft buffer	80 w/ 40 Ft Buffer	30 w/ 15 ft buffer	40
GC General Commercial on Main St. and Broad Street from Morgan Street to Johnson Street	no minimum provided that no lot shall be less than 30 feet in width	30	none	none	none	none	none	none	40
GC General Commercial Corridor Overlay	See Article 9								
I General Industrial	1-acre	150	50	25	50 w/ 30 ft buffer	20 w/ 10 ft buffer	60 w/ 30 ft buffer	30 w/ 15 ft buffer	

Article 3. The Code of Senoia, Georgia is hereby amended at Chapter 74 ZONING, SECTION 287 OFF STREET AUTOMOBILE PARKING, PART (G) LOCATION AND SURFACE OF PARKING AREAS by repealing this section in its entirety and enacting in lieu thereof the following:

“Sec. 74-287 (g). Location and Surface of Parking Areas.

The parking of any vehicle on any lot in any district on other than a surface treated and hardened to accommodate this vehicle is prohibited. Parking areas in all districts shall be connected to a public roadway by a driveway built

according to the policies and ordinances of the City of Senoia. In addition, parking of vehicles in the front yard or in front of the principal building line in an R district shall be prohibited except on a hard-surfaced driveway or in a carport or garage. Driveway extensions and second curb cuts shall be of the same material as the existing driveway. At a minimum all driveways in an R district shall have an apron, define in this section the driveway from the paved road way to the right-of-way line, of concrete or asphalt. Second curb cuts shall be approved by the City Manager. ”

Article 4. The following definitions shall be added to the list of definitions in Section 74-2

- (a) Church: a structure built for the religious worship.
- (b) School: structure built for educational purposes.

Article 5. The Code of Senoia, Georgia is hereby amended at Chapter 74 ZONING, SECTION 265 ACCESSORY STRUCTURES AND USES – GENERALLY, PART (A) INCIDENTAL TO PERMITTED USES, SUBSECTION (9) LOCATION AND SURFACE OF PARKING AREAS by repealing this section in its entirety and enacting in lieu thereof the following:

“Sec. 74-265 (a) (9): When an accessory structure is attached to the principal building by a breezeway, passageway or similar means, the accessory structure shall comply with the yard requirements of the principal building to which it is accessory. No breeze way or passageway that connects a primary structure to an accessory structure or detached garage shall extend further than twenty (20) feet.”

Article 6. The Code of Senoia, Georgia is hereby amended at Chapter 74 ZONING, SECTION 235 USE AND CONSTRUCTION OF TEMPORARY BUILDINGS, by repealing this section in its entirety and enacting in lieu thereof the following:

These regulations are designed to allow short-term and seasonal commercial uses and activities that are temporary in nature, will not adversely impact the surrounding areas and land uses and that can be terminated and/or removed immediately. Non-commercial uses and activities are not intended to be regulated hereafter.

1.

Temporary uses are characterized by their short-term or seasonal nature and by the fact that permanent improvements are not made to the site. Provided that proper applications are filed and approved, temporary commercial activities include activities such as leasing offices, carnivals and fairs, parking lot sales and seasonal sales such as landscape materials and equipment, patio and lawn furniture, Christmas trees, pumpkin sales and produce stands. Provided that proper applications are filed and approved, temporary private uses are

constructed for a specific project and removed at the end of the project. These include but are not limited to construction and film trailers and equipment.

- a. Temporary commercial uses shall not to exceed 60 days and not to return for a minimum of 90 days and meet the following regulations:
 1. No temporary use structure shall be located within a public right-of-way;
 2. Adequate and safe ingress and egress to the site, such that the normal traffic pattern is not disrupted and parking for the intended activity shall be provided on site. Parking or stopping on the public right-of-way shall be prohibited;
 3. No structure or improvement of a permanent nature shall be constructed.
 4. No temporary structures shall be permitted within the historic district without authorization of the Mayor and Council. Temporary vending and concession trailers are not permitted in the City of Senoia Historic District without authorization of the Mayor and Council in coordination with an authorized event.
 5. All temporary uses shall have access to sanitary facilities for customers and employees.

2.

Where allowed by zoning, outdoor promotional and/or seasonal sales events at retail stores, whether freestanding or in shopping centers, provided that the sales area is located on the same lot as the store holding the sales event and selling their own merchandise and goods normally used in the outdoors, including but not limited to, lawnmowers, wheelbarrows, lawn furniture, plants, barbecue grills, play sets, manufactured outdoor storage buildings, etc., do not require a temporary use permit if the business holds a current occupational tax certificate registered with the City of Senoia and is occurring on the same lot as the address of the certificate.

Temporary use permits shall be issued in accordance with the following standards:

- a. Real estate sales office located within a subdivision under current development, provided there are no cooking or sleeping accommodations, for a period not to exceed 12 months;
- b. Contractor's office and equipment sheds in any district for a period not to exceed 12 months, provided that such office is placed on the property to which it is appurtenant, a final site plan has been approved and a land disturbance permit has been issued;
- c. Seasonal produce and concessions for a period not to exceed six months, provided the applicant submits written authorization from the property owner of the site including the proposed activity, date(s) activity is to operate and availability of adequate sanitary and parking facilities. The sale must be conducted within a commercial zoned district, outside of the Historic District, unless approved by the

Mayor and Council; the applicant must purchase or provide proof of an occupational tax certificate registered within the State of Georgia and City of Senoia;

d.

Carnivals, fairs, circuses, craft fairs, concerts, flea markets, car shows and sales, temporary sales of goods, and similar activities shall be allowed one event per quarter per location for a period not to exceed 14 consecutive days. The applicant must provide written authorization from the property owner and have a Special Events Permit approved by the City Manager. If applicable, inspections will be conducted by the building division and fire marshal;

e.

Temporary activities, structures and other requirements deemed necessary as a result of a natural disaster or other public health and safety emergency do not require a temporary use permit and may be authorized by the city manager for the duration of the emergency;

f.

Tents used in conjunction with temporary commercial uses shall be permitted in all zoning districts. Any tent erected under this section which has an area of 200 square feet or more, requires a temporary use permit and submission of a flame retardant or flame resistant certificate; and

g.

Temporary uses associated with existing businesses registered in the City of Senoia and all businesses sanctioned by the State of Georgia to conduct business in the state are exempt from permitting and fees. The maximum number of temporary use events to a single fixed business location shall be four per year.

Article 7. All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.

Article 8. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Article 9. Except as modified herein, The Code of Senoia, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter.

Article 10. This ordinance shall become effective immediately upon adoption on second and final reading.

Approved: August 3, 2015

Larry M. Owens, Mayor