

ORDINANCE 7633

An Ordinance to amend the Comprehensive Zoning Ordinance adopted by the Augusta, Georgia Commission effective September 16, 1997 by amending the following:

Amend the Comprehensive Zoning Ordinance for Augusta Georgia by amending Section 2 – Definitions, Section 4 – Off-Street Parking and Loading, Section 17 – R-3A (Multiple Family Residential), Section 17 – R-3B (Multiple Family Residential), Section 18 – (Multiple Family Residential), Section 21 – B-1 (Neighborhood Business), Section 22 (General Business) and Section 26-2 – Special Exceptions relating to Lodging House and Boarding House.

SECTION I. That the Comprehensive Zoning Ordinance amend the following language in Section 2 Definitions by deleting the following:

"LODGING" or "BOARDING HOUSE" shall mean a building designed or used for the more or less permanent occupancy with or without meals, of no more than five boarders if the owner or an employee resides on site. Such operations are allowed by Special Exception approval only.

SECTION II. That the Comprehensive Zoning Ordinance amend the following language in Section 2 Definitions by adding the following:

"LODGING OR "BOARDING HOUSE" - establishments providing temporary or longer-term accommodations, for compensation, at no less than thirty (30) days for 4 or more persons which, for the period of occupancy, may serve as a principal residence. These establishments also may provide complementary services, such as housekeeping, meals, and laundry services. No health related services may be provided, including but not limited to, dispensing of medications. The owner or an employee of the owner (resident manager) must reside on site and are counted toward the maximum occupancy. Such operations are allowed by Special Exception approval only in the R-3A, R-3B and R-3C Zones under defined performance standards. They are allowed by right in the B-1 and B-2 Zones under defined performance standards.

SECTION III. That the Comprehensive Zoning Ordinance amend the following language in Section 4 - Off-Street Parking and Loading by adding the following:

4-2 Off Street Parking Requirements for all Areas except Central Business District (CBD)

Lodging or Boarding House	One (1) space for each two (2) individuals in residence and one (1) space for the owner/resident manager
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SECTION IV. That the Comprehensive Zoning Ordinance amend the following language in Section R-3A - Multiple-Family Residential - Special Exception by amending the following:

16-2 Special Exception: The following may be permitted in the R-3A Zone by Special Exception.

- (c) Lodging house or Tourist house.

SECTION V. That the Comprehensive Zoning Ordinance amend the following language in Section R-3A - Multiple-Family Residential - Special Exception by adding the following:

16-2 Special Exception: The following may be permitted in the R-3A Zone by Special Exception.

- (g) Lodging or Boarding House – subject to performance standards established in Section 26-1 (u)

SECTION VI. That the Comprehensive Zoning Ordinance amend the following language in Section R-3B - Multiple-Family Residential – Permitted Uses by amending the following:

17-1 Permitted Uses:

- (c) Boarding and Tourist home.

SECTION VII. That the Comprehensive Zoning Ordinance amend the following language in Section R-3B - Multiple-Family Residential –Special Exception by adding the following:

17-2 Special Exception: The following may be permitted in the R-3B Zone by Special Exception:

- (b) Lodging or boarding home – subject to performance standards established in Section 26-1 (u)

SECTION VIII. That the Comprehensive Zoning Ordinance amend the following language in Section R-3C - Multiple-Family Residential – Special Exception by adding the following:

18-2 Special Exceptions: The following may be permitted in the R-3C Zone by Special Exception:

- (b) Lodging or boarding home - subject to performance standards established in Section 26-1 (u)

SECTION IX. That the Comprehensive Zoning Ordinance amend the following language in Section B-1 –Neighborhood Business – Permitted Uses by adding the following:

21-1 Permitted Uses:

- (g) Lodging or Boarding House – subject to performance standards established in Section 26-1 (u)

SECTION X. That the Comprehensive Zoning Ordinance amend the following language in Section 26-1 – Special Exception by adding the following:

(u) Lodging or Boarding House shall conform to the following performance standards:

(1) The Lodging or Boarding House (herein referred to as House) must meet all code requirements for health, safety, and welfare of the occupants. Plans must be submitted for review by the Building Department and Fire Department. Plans must conform to the following, but may not be limited to:

- a) International Building Code
- b) International Plumbing Code
- c) International Mechanical Code
- d) International Gas Code
- e) National Electric Code
- f) ADA
- g) Life Safety Codes
- h) International Energy Conservation Code

Proof of compliance must be submitted with the application for Certificate of Occupancy and/or business license.

- (2) The maximum number of residents allowed for the House is dependent upon the specifications in the Home Design Requirements Section below and compliance with Building and Fire Dept. occupancy and safety determination. Under no circumstances may the House exceed the determined occupancy.
- (3) Only the primary residential structure may be utilized for the purposes of this request. No accessory structure may be constructed or modified to accommodate residents.
- (4) Upon approval of the House an applicant shall make no alternations or additions to the structure for the purpose of increasing the occupancy unless an amended application is presented and approved.
- (5) If the House fails to maintain compliance with all building, safety, health, and zoning requirements it shall be grounds for termination of the Special Exception and/or business license and the owner/operate shall thereafter be required to discontinue the use of the premises as a Lodging House or Boarding House.
- (6) Home Design Requirements:

Home Design Spacing Requirements Summary Table

Category	Requirement
Living Room	3-5 persons in residence = 120 sq. ft.

	6 or more persons in residence =	150 sq. ft.
Dining Room	3-5 persons in residence =	80 sq. ft.
	6 or more persons in residence =	120 sq. ft.
Bedroom or private living spaces	Per person in residence =	80 sq. ft.
Functional toilet and lavatory *	Per 4 residents =	1 functional toilet
Showering facility *	Per 4 residents =	1 bathing or showering facility

*The House must comply with all ADA requirements.

(7) Off Street Parking Requirements:

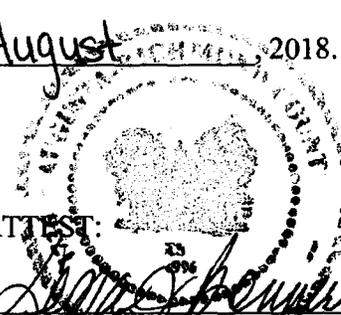
Off-Street parking must be provided at one (1) space for each two (2) beds and one (1) space for the owner/resident manager.

(Allowance may be made by the Planning and Development Staff, on a case by case basis, if public transportation is available/utilized by the residents and/or on-street parking is available.)

SECTION XI. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Duly adopted by the Augusta-Richmond County Commission this 21st day of

August, 2018.



ATTEST:

 LENA BONSER, CLERK



 MAYOR, AUGUSTA COMMISSION
 AUGUSTA, GEORGIA

AGM
 8/24/18

First Reading: August 21, 2018

Second Reading: WAIVED