

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, SUBPART B, LAND DEVELOPMENT AND RELATED ORDINANCES, CHAPTER 119 - ZONING, ARTICLE IV. – DISTRICT REGULATIONS, SECTION 119-211. – RM-4 MULTIFAMILY RESIDENTIAL DUPLEX DISTRICT

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAIN AS FOLLOWS:

**ARTICLE I.**

The Code of Ordinances of the City of Loganville, Georgia, Subpart B, Land Development and Related Ordinances, Chapter 119 - Zoning, Article IV. – District Regulations, Section 119-211. – RM-4 Multifamily Residential Duplex District, is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added, stricken sections are being removed.

Sec. 119-211. RM-4 multifamily residential duplex district.

(a) *Scope and purpose.* The provisions of this section apply to the RM-4 district. The RM-4 district is intended to provide suitable areas for one and two-family dwellings at low to medium densities with access to both public water and sewer.

(b) *Permitted uses.*

(1) Two-family dwelling units including townhomes and condominiums (attached and detached units).

(2) Single-family detached dwellings, not including mobile homes so long as any portion of the parent parcel of the development prior to any subdivision is located within two thousand six hundred forty feet (2,640') from the centerline of the intersection of Main Street and Covington Street being measured by the shortest distance of direct measurement. In addition to all other requirements of this section, single-family detached dwellings must also meet the following requirements:

i. 10-foot front building setback from public right-of-way, green space, or access easements.

ii. 5-foot side building setback area between detached units.

iii. 10-foot minimum setback between detached units.

iv. Parking in front or side yards is prohibited.

v. Garages are optional, but if constructed, rear or alley-loaded garages are required.

vi. Alleys shall be a minimum of 15 feet wide.

vii. Dwellings shall have pitched roofs with a minimum of 8/12 pitch.

viii. Dwellings shall have roofing of an architectural-type asphalt shingle or metal roofing approved by the code office. Standard non-dimensional three-tab asphalt shingles are prohibited.

ix. Dwellings shall be constructed on crawl space foundations with foundation walls of brick veneer.

x. Dwellings shall be constructed with wood, hardiplank, or other similar type of masonry siding with all lap siding having a maximum exposure of five inches.

xi. Dwelling shall contain exterior door trim and shall be at least 3.5 inches wide on its face and all corner bards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of dwelling unit corners.

xii. Dwellings shall contain frieze boards with a width of at least 5.5 inches and rake moldings shall be used on all dwelling units.

xiii. No unpainted treated wood is allowed on any dwelling except on porch flooring.

xiv. Window styles shall be consistent and proportional on each dwelling.

xv. Dwellings shall contain roof overhangs with a minimum dimension of 12 inches.

xvi. Dwellings shall have a covered front entry with a minimum floor area of 60 square feet with no dimension measuring less than 6 feet in width or length the front of said covered front entrance must be located within twelve feet (12') of the public right of way.

xvii. Dwellings shall provide an area of private open space in both the front and rear yards. Private open space shall separate the main entrance to the dwelling from any common open space or right-of-way by use of small hedges, picket fences or other structural material to enable visual separation. The minimum usable private open space for each dwelling shall be no less than 200 square feet in size and no dimension measuring less than 8 feet in width or length.

(23) Home occupations.

(34) Noncommercial horticulture or agriculture.

(45) Signs. See chapter 111.

(56) Off-street parking for two-family dwellings. See section 119-380.

(c) *Space limits.* Following are the space limits for the RM-4 multifamily residential duplex district:

<del>Minimum</del> <u>Maximum</u> density	4 units per acre
Minimum lot width	N/A
Minimum front yard <u>for two-family dwellings</u>	50 feet for major collector streets 35 feet for minor collector streets
Minimum rear yard <u>for two-family dwellings</u>	40 feet from property line
Minimum side yard <u>for two-family dwellings</u>	20 feet
Minimum between buildings <u>for two-family dwellings</u>	20 feet
Maximum building height	35 feet
Minimum floor area (excluding garages, carports, porches, patios and basements)	The minimum heated floor space (in square feet) per unit for multiple-family dwelling units shall be as follows: One bedroom—800 Two bedrooms—1,000 Three bedrooms—1,200

## ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

## ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

**READ AND ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, 2024.**

**CITY OF LOGANVILLE, GEORGIA**

**By: \_\_\_\_\_ (SEAL)**

**Skip Baliles, Mayor**

**Attest:** \_\_\_\_\_ **(SEAL)**

**Kristi Ash, Deputy Clerk**