

ORDINANCE NO. 517

AN ORDINANCE TO AMEND THE CLARKSTON ZONING ORDINANCE, APPENDIX A, ARTICLE III OF THE CITY CODE, TO PROVIDE HOUSING TYPOLOGY LAYOUTS FOR SINGLE-FAMILY DETACHED DWELLINGS, ACCESSORY DWELLING UNITS, COTTAGE HOUSING DEVELOPMENT, DUPLEX, TRIPLEX/QUADPLEX, AND TOWNHOUSE.

WHEREAS, the City’s Zoning Ordinance adopted in 2023 establishes certain zoning districts and includes certain requirements for the development of real property located within each City zoning district; and

WHEREAS, the City allows the following residential housing types in the NR-1, NR-2, and NR-3 zoning districts: single-family detached dwellings, accessory dwelling units, cottage housing development, duplex, triplex/quadplex, and townhouse; and

WHEREAS, the City Council finds it beneficial to include graphics depicting sample development layouts for the foregoing housing types in the City’s Zoning Ordinance as a guide, so that citizens and developers may better envision the typical lot layout for each of the permitted residential housing types; and

WHEREAS, the City Council desires to amend the Zoning Ordinance to include housing typology graphics, as described herein, to further facilitate appropriate development within the City; and

WHEREAS, the City has fully complied with the requirements of the Zoning Procedures Law in adopting this ordinance.

NOW THEREFORE, BE IT ORDAINED BY the City of Clarkston as follows:

SECTION 1. Appendix A, Article III, Division 2, Residential District, of the City of Clarkston Code of Ordinances is amended by adding a new Section 308.1 entitled “Residential housing typologies” as shown in Exhibit A, attached hereto.

SECTION 2. This ordinance is intended to be severable. Should any portion of this ordinance be judged invalid by a Court of competent jurisdiction, such order or judgment shall not invalidate the remainder of this ordinance.

SECTION 3. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

Notice Published in DeKalb Champion: May 15, 2025


Public Hearing Held by City Council: June 3, 2025

SO ORDAINED this 3rd day of June, 2025.

ATTEST:

CITY COUNCIL OF
CITY OF CLARKSTON, GEORGIA


Tomika R. Mitchell, City Clerk


Mayor Beverly H. Burks

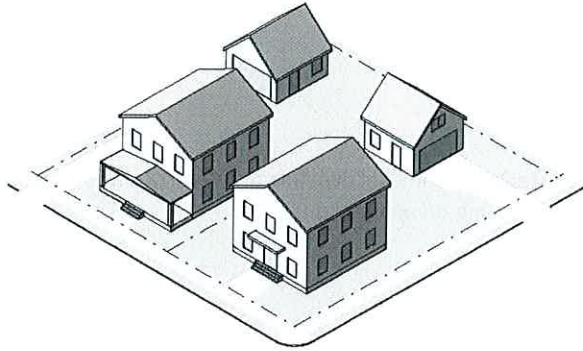
Approved as to form:

Stephen Quinn, City Attorney

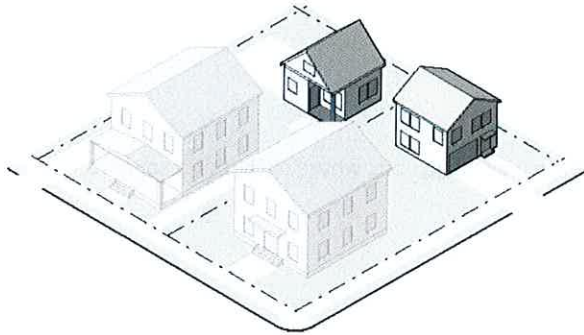
EXHIBIT A

Sec. 308.1. Residential housing typologies

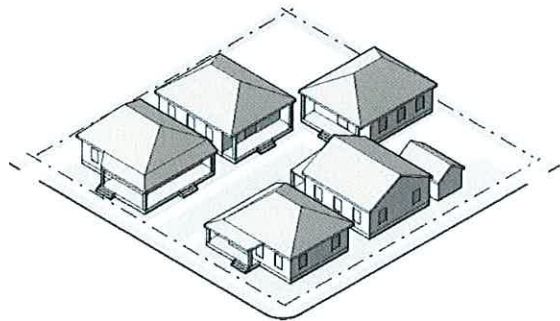
- (a) Purpose and intent. The residential housing typologies are to provide a general description of the allowed residential housing types. These typologies are provided solely for illustrative purposes and shall not be construed as actual design plans or intended design representations.
- (b) Single-family detached dwelling. A building type designed to accommodate one dwelling unit on an individual lot.



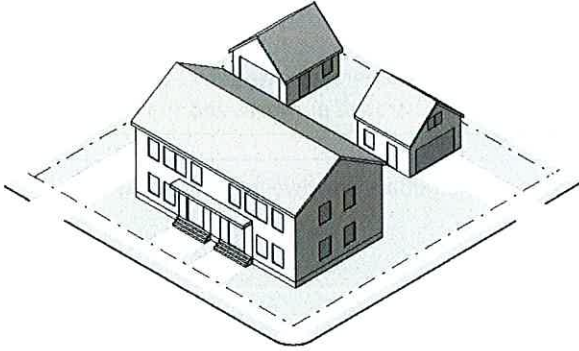
- (c) Accessory dwelling unit. A building type designed to accommodate a small, self-contained dwelling unit that is physically separated from the primary structure but located on the same lot.



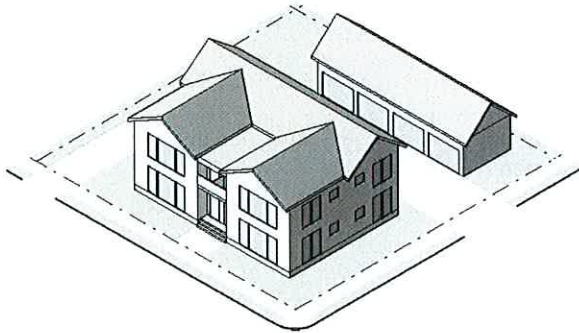
- (d) Cottage housing development. A building type designed to accommodate detached dwelling units organized around a shared, internal courtyard. Units cannot be vertically mixed.



- (e) Duplex. A building type designed to accommodate two principal dwelling units, vertically or horizontally integrated, that share a common wall, floor, or ceiling on an individual lot.



- (f) Triplex/Quadplex. A building type designed to accommodate 3 to 4 principal dwelling units, vertically and/or horizontally integrated, that share a common wall, floor, or ceiling on an individual lot.



- (g) Townhouse. A building type designed to accommodate 3 to 6 dwelling units where each unit is separated by a common side wall and units cannot be vertically mixed.

