

**AN ORDINANCE TO AMEND THE RURAL MILTON OVERLAY, SINGLE FAMILY TYPE USES,
HEIGHT (SECTION 64-1141(c)) IN THE CITY OF MILTON ZONING ORDINANCE (CHAPTER 64
OF THE CITY CODE OF ORDINANCES)**

BE IT ORDAINED by the City Council of the City of Milton, GA while in a regularly called council meeting on January 30, 2017 6:00 p.m. as follows:

SECTION 1. That the amendment of Section 64-1141(c) of the City of Milton Zoning Ordinance is hereby adopted and approved; and is attached hereto as if fully set forth herein, and;

SECTION 2. All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

SECTION 3. That this Ordinance shall become effective upon its adoption.

ORDAINED this the 30th day of January, 2017.

Joe Lockwood, Mayor

Attest:

Sudie AM Gordon, City Clerk

Sec. 64-1141. - Single-family type uses.

(a) Landscaping.

- (1) Clear cutting is prohibited, however, land clearing, timber harvesting, tree farming and agricultural clearing may be allowed within the context of a development clearing permit.
- (2) No removal of protected trees (chapter 60, article II) is permitted on the site prior to the issuance of a land disturbance permit, building permit, development clearing permit, or tree removal permit.

(b) Stormwater management facilities.

- (1) All facilities shall be in compliance with the Stormwater Management Manual (chapter 20, article IV of the City Code).
- (2) All facilities shall be designed to create a natural look.
- (3) Stormwater better site designs and nonstructural stormwater management practices shall be required unless allowed by the director of public works.
- (4) All detention facilities shall have a minimum ten-foot-wide landscape strip planted to buffer standards with evergreen plantings exterior to any required fence and/or required access area.
- (5) Detention facilities shall be located in the least conspicuous area of the site as engineering standards will allow.
- (6) The creation of shared stormwater management facilities are encouraged.

(c) Height.

- (1) There shall be a maximum height limit of two stories with the maximum height of 28 feet from average finished grade to the bottom of the roof eave.
- (2) Notwithstanding the height limit in subparagraph (1) above, the maximum height may be increased in an amount based on the calculations shown as examples in Table 1; however, in no event shall the height be increased more than eight feet (8') pursuant to this subsection (2).

Table 1 – Examples of Increased Height.

Building Type	Drop in Grade (Feet)	Credit (Feet)	Maximum Wall Height (Grade to Soffit in Feet)
Slab House	0'	0'	28'
Basement House: 50% Exposed	10'	5'	$28' + 5' = \mathbf{33'}$
Basement House: 25% Exposed	10'	7.5'	$28' + 7.5'' = \mathbf{35.5'}$
Basement House: 50% Exposed	15'	7.5'	$28' + 7.5' = \mathbf{35.5'}$

(d) Lot coverage.

- (1) Lot coverage for each individual lot zoned AG-1, R-1, R-2 and CUP shall not exceed:
 - a. 25 percent for lots that front on private streets; and
 - b. 20 percent for lots that front on public streets.

- (2) Lots that are both (a) located within the Birmingham Crossroads Overlay District and (b) not zoned AG-1 are exempt from the lot coverage requirements of subsection (d)(1) above.
- (e) Prohibited building components.
 - (1) The following building components shall be prohibited: metal gates, burglar bars, chain link fence, metal roll down curtains.
- (f) Retaining walls.
 - (1) Retaining walls shall be constructed of block or poured concrete with natural stone veneer or solid stucco and brick only. If viewed from the street, walls shall provide a 360-degree veneer as described above. Retaining walls above three feet high shall have a continuous planting of evergreens or as approved by the city arborist.