

**ORDINANCE  
CITY OF WOODSTOCK, GEORGIA**

**AN ORDINANCE AMENDING CHAPTER VII OF THE LAND DEVELOPMENT  
ORDINANCE OF THE CITY OF WOODSTOCK, GEORGIA**

Whereas, the City of Woodstock, Georgia (hereinafter sometimes referred to as the "City") is a municipality duly formed and existing pursuant to Georgia Law; and

Whereas, the 1983 Constitution of the State of Georgia provides for the self-government of municipalities without the necessity of action by the General Assembly<sup>1</sup>; and

Whereas, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general laws, and which are not inconsistent with the Constitution or any charter provision applicable thereto<sup>2</sup>;

Whereas, the City Council of the City of Woodstock, Georgia desires to replace the existing **Chapter VII, Section 7.301 ESTABLISHMENT OF DISTRICTS** of the Land Development Ordinance, City of Woodstock, Georgia with a new Section 7.301 as set forth herein;

Whereas, the purpose of this revision is to remove the requirement for the first twenty feet of street level space within DT-RO (Residential/Office) district to be habitable for non-residential use; and

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL ORDAINS, by the lawful authority vested in them as follows:

**Section 1.**

**Chapter VII Sec. 7.301 Establishment of Districts** of the Land Development Ordinance of the City of Woodstock, Georgia is hereby repealed in its entirety and a new **Chapter VII Section 7.301 Establishment of Districts** as more particularly set forth on Exhibit "A" attached hereto and made a part hereof by reference is hereby inserted in lieu thereof.

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<sup>1</sup> Ga. Const. 1983, Article IX, Section II, Paragraph II provides in pertinent part as follows:

"The General Assembly may provide by law for the self-government of municipalities and to that end is expressly given the authority to delegate its power so that matters pertaining to the municipalities may be dealt with without the necessity of action by the General Assembly."

<sup>2</sup> O.C.G.A. §36-35-3(a) provides as follows:

"(a) The governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable hereto. Any such charter provision shall remain in force and effect until amended or repealed as provided in subsection (b) of this Code Section. This Code Section, however, shall not restrict the authority of the General Assembly, by general law, to define this home rule power further or to broaden, limit, or otherwise regulate the exercise thereof. The General Assembly shall not pass any local law to repeal, modify or supersede any action taken by a municipal governing authority under this Code section, except as authorized under Code Section 36-35-6."

## **Section 2.**

The City Clerk is hereby authorized and directed to incorporate the provisions of the **new Chapter VII Sec 7.301** as set forth on Exhibit "A" attached hereto into the Land Ordinance for the City of Woodstock, Georgia replacing the existing **Chapter VII Section 7.301**.

## **Section 3.**


**Repeal of conflicting Ordinances.** Any and all ordinances, resolutions, or regulations, or parts thereof, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Severability.** If any sentence, clause, part, paragraph, section, or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, the validity of the Ordinance as a whole or any other part hereof shall not be affected.

**Effective Date.** This Ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF  
WOODSTOCK, GEORGIA, THIS 28 DAY OF July, 2014.

First Reading Date: 7-28-14  
Public Hearing Date: 7-28-14  
Public Hearing Advertised: -  
Final Adoption Date: 7-28-14

  
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DONNIE HENRIQUES,  
MAYOR CITY OF WOODSTOCK,  
GEORGIA

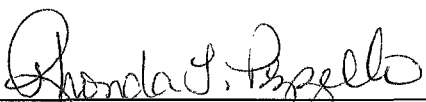
  
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RHONDA L. PEZZELLO, CLERK  
CITY OF WOODSTOCK

EXHIBIT "A"  
CHAPTER VII SECTION 7.301  
OF LAND DEVELOPMENT ORDINANCE

## **7.301. Establishment of Districts.**

For the purpose of this Ordinance, the City of Woodstock, Georgia, is divided into the following districts:

### *R-1 Single Family Residential District*

Single family detached residential development at the lowest density and moderately high minimum heated area requirements with or without central sewer.

### *R-2 Single Family Residential District*

Single family residential development, at a low density and moderately low minimum heated area requirements. Central sewer system is required.

### *R-3 Medium Density Residential District*

Residential development at moderate density and moderately low minimum heated area requirements. Central sewer system is required.

### *R-4 High Density Residential District*

Residential development at high density and moderately low minimum heated area requirements. Central sewer system is required.

### *PUD Planned Unit Development*

This zone classification has been discontinued for future rezonings.

### *DT Downtown District*

This district is intended to allow continuation of traditional development patterns. The uses allowed in this district are those that will benefit from close proximity of uses and foster a pedestrian oriented environment.

### *GC General Commercial District*

This district is intended to provide suitable areas for a variety of commercial sales and service activities which generally serve the wide area uses, located along the major thoroughfares to concentrate commercial activities. Strip development is discouraged.

### *NC Neighborhood Commercial District*

Limited retail activities, personal services and professional offices are encouraged to serve the general needs of a residential neighborhood. Development in this zone is regulated for compatibility with surrounding residential areas. Strip development is discouraged.

### *LI Light Industrial District*

Light industrial operations, limited to business parks and warehouses, but prohibiting residential uses. Limited manufacturing establishments that do not use large

quantities of water or emit excessive noise, odors, dust, vibrations, or fumes may be permitted.

*HI Heavy Industrial District*

Industrial operations of all types that do not pose a liability for the community are permitted. This district should be accessible to railroads and major highways. Residential and retail uses are prohibited. Natural barriers or buffers are required to separate these uses from residential districts.

*OSI Office Space and Institutional District*

Office parks, including medical or professional buildings and institutions, such as a college or university are permitted. Limited related retail business and service activities maybe permitted. Residential, industrial and manufacturing uses are prohibited.

*RR Railroad District*

This district includes all of the railroad right-of-way. The only allowable uses within this district are railroad infrastructure and signage, which signage is required by Federal, State or City law or regulation, utility infrastructure and easements and transportation infrastructure.

*RD Rural District*

This district is intended to protect existing agricultural, farming and forestry uses and to preserve the peace and quiet. Any uses which would bring frequent patrons or traffic are prohibited. Very low residential use, limited to one (1) dwelling unit per five (5) acres may be permitted.

*SL Senior Living*

This district is intended to allow for the development of detached, attached and multi-family dwelling units and associated services limited to those persons age fifty-five (55) and older.

*SL-A Senior Living A*

Permits single-family detached residential units with a base density of no more than four (4) dwelling units per acre.

*SL-B Senior Living B*

Permits single-family attached residential units with a base density of no more than six (6) dwelling units per acre.

*SL-C Senior Living C*

Permits multi-family residential units and limited uses with a base density of no more than twelve (12) dwelling units per acre.

*DT-CBD Central Business District*

Permits a mix of retail, office, and residential uses in mixed-use buildings. Maximum of twelve (12) dwelling units per acre. Individual restaurant and retail uses shall be limited to eight thousand (8,000) square feet; some exceptions apply and are listed in the Principal Permitted Uses Table.

*DT-CMU Commercial Mixed-Use*

Permits a mix of retail, office, and residential uses in mixed-use buildings at a scale and intensity greater than that permitted in the DT-CBD.

*DT-GC General Commercial*

Permits a mix of uses that are a scale and character compatible with regional serving and highway-oriented developments.

*DT-RO Residential/Office*

Permits primarily office and residential uses. Non-office and non-residential establishments are limited to the first floor and a maximum of three thousand six hundred (3,600) square feet, except athletic club and facilities. Maximum of eight (8) dwelling units per acre. Uses located within historic residential structures within the historic zone are exempt from size limits requirements.

*DT-MR-A Medium-density Residential A*

Permits single-family and multifamily residential uses and limited uses. Maximum of nine (9) dwelling units or single-family lots per acre. Minimum lot size of one thousand-two hundred (1,200) square feet.

*DT-MR-B Medium-density Residential B*

Permits single-family and multifamily residential uses and limited uses. Maximum of twelve (12) dwelling units or single-family lots per acre. Minimum lot size of one thousand (1,000) square feet.

*DT-LR Low-density Residential*

Permits single-family residential uses and accessory dwelling units. No dwelling units shall be located above or below another dwelling unit. Maximum of six (6) residential lots per acre. Minimum lot size of 3,500 square feet.

*DT-VLR Very Low-density Residential*

Permits single-family residential uses and accessory dwelling units. No dwelling units shall be located above or below another dwelling unit. Maximum of two (2) residential lots per acre. Minimum lot size of 7,500 square feet.