

ORDINANCE NO. 2021-005

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE, GEORGIA, AS AMENDED, SO AS TO AMEND THE REQUIREMENTS REGARDING LOT SIZE, BUILDING SIZE, AND BUILDING PLACEMENT ON THE LOT IN THE CITY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE;

BE IT AND IT IS HEREBY ORDAINED by the Mayor and Council of the City of Greenville, Georgia, and by the authority thereof:

Section 1. That APPENDIX A- ZONING of the Code of Ordinances of the City of Greenville, Georgia, as amended, is hereby further amended to include minimum heated floor area for dwellings.

ARTICLE 7. ZONING DISTRICT STANDARDS AND PERMITTED USES

7.1. District, Lot, and Height Standards.

The requirements regarding lot size, building size, and building placement on the lot for each zoning district shall be met as indicated in Table 7.1: Zoning District Area, Yard and Height Requirements.

Table 7.1: Zoning District Area, Yard and Height Requirements

Zoning District	Minimum Lot Area	Minimum Lot Width At setback line (feet)	Front Yard (feet) From Local Street right-of-way line	Side Yard (feet)	Rear Yard (feet)	Max. Building Height (feet)	Minimum Heated Floor Area (sq. feet)
RR -Rural Family	2 acres	200'	50'/45'	20'	35'	35'	1375
R-20 Single Family	.60 acres	100'	50'/45'	15'	30'	35'	1375
R-40 Multi- Family	.92 acres	100'	40'/35'	15'	30'	35'	1250
Duplex & Four Family Unit (750 sq. ft per unit)	Each 750 S/F Floor Space	100'	45'/35'	15'	30'	40'	750 per unit
GC General Commercial	None- subject to Health Dept Approval	Building Width Plus 60 feet	60'	30'	30'	40'	N/A
I Industrial	None- subject to Health Dept Approval	Building Width Plus 60 feet	60'	30'	30'	75'	N/A

Section 2. Should any phrase, clause, sentence or section of this ordinance be declared unconstitutional by a court to of competent jurisdiction, such determination shall not affect the remaining provision of this ordinance, which provision shall remain in full force and effect.

Section 3. All ordinances or resolutions, or parts thereof, which conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

Section 4. This Ordinance shall become effective with August 2021 billing cycle.

Passed and adopted by the Mayor and City Council this 6th day of July, 2021.

ATTEST:

Everlene W. Brooks, City Clerk (SEAL)

Charlene R. Glover, Mayor

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed as the regular meeting of the Mayor and City Council, held on 6thday of July 2021.
