

AN ORDINANCE

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF GRIFFIN, GEORGIA AT ARTICLE 7, ZONING DISTRICTS, SECTION 724, MEDICAL OVERLAY DISTRICT, BY REVISING THE DEVELOPMENT STANDARDS CONTAINED IN SAID SECTION; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO RESTATE AND REAFFIRM THE UNIFIED DEVELOPMENT CODE OF GRIFFIN, GEORGIA, AS MODIFIED HEREBY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. The Unified Development Code of Griffin, Georgia, is hereby amended at Article 7, ZONING DISTRICTS, Section 724, MEDICAL OVERLAY DISTRICT, by deleting the present text of said section in its entirety and enacting, in lieu thereof, the following:

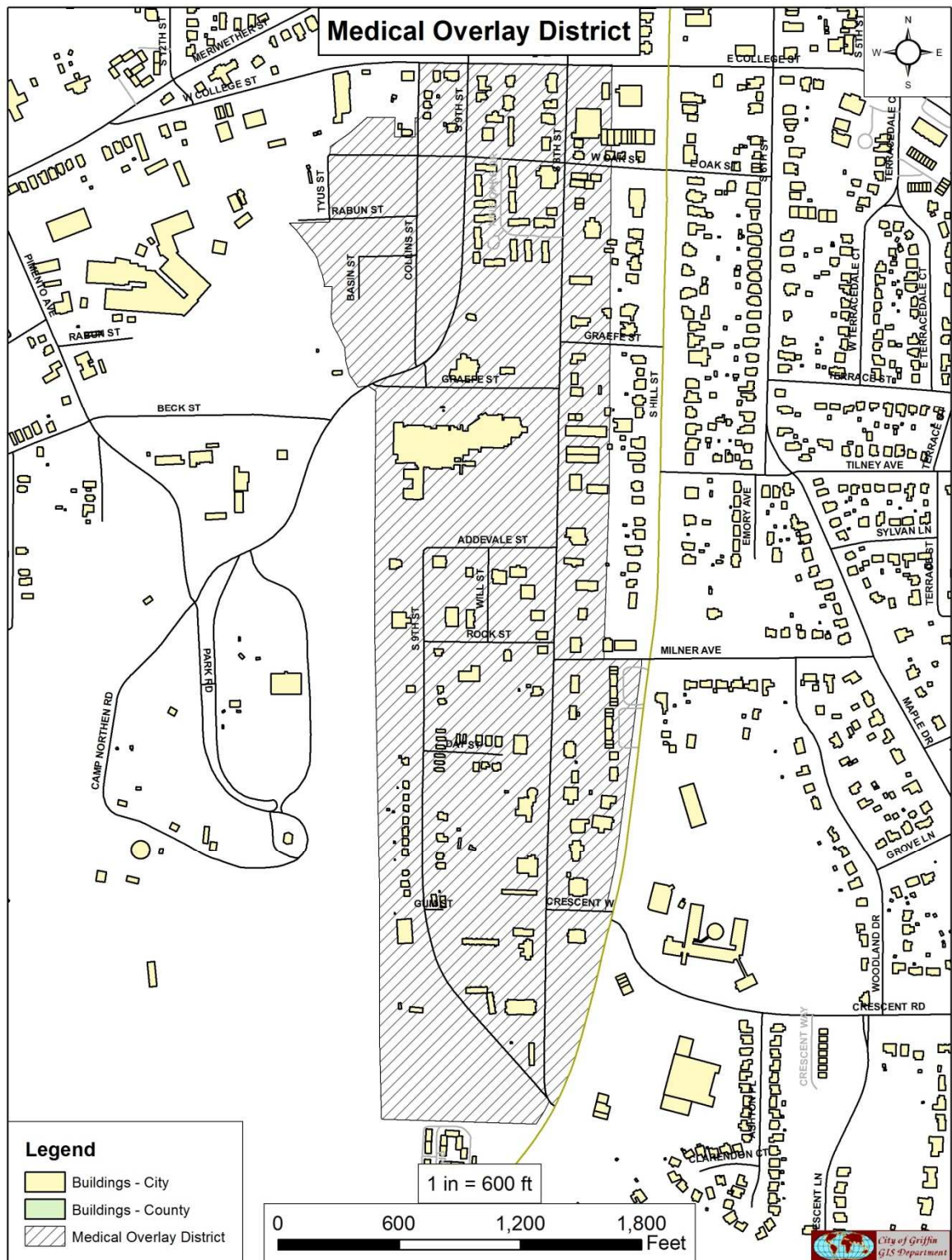
“724. MEDICAL OVERLAY DISTRICT

724 A. Intent.

The intent of the Medical Overlay District (MOD) is to support the investment of the various institutional uses located within the district by providing restrictions on those uses deemed incompatible with the future land uses anticipated in the area. The area is also intended to have a more urban, pedestrian-friendly, walkable character in the future, and therefore replacement standards that support this vision are included in the overlay district.

724 B. Establishment and boundaries of the MOD.

The boundaries of the MOD shall conform to the limits of the area as depicted on the Official Zoning Map of the City of Griffin.



724 C. Permitted uses.

Table 7.3 shall govern the use of this overlay district, including permitted, prohibited, and special uses.

724 D. Prohibited uses.

All uses not listed in the 724 C and E.

724 E. Special uses.

The following uses, where permitted by right in the underlying zoning district, shall require a special use permit within the Medical Overlay District:

1. Licensed Day Care center
2. Financial Institutions
3. Funeral Home
4. Personal Care Homes
5. Hotel or Motel
6. Professional Offices (non-medical related)

724 F. Applicability

Within the Medical Overlay District, as designated below, the standards of this chapter shall apply to:

1. All new building construction;
2. All existing buildings that are not in conformance with the requirements of the underlying district or this overlay district at the time of adoption shall be governed by Section 505 (Non-conforming uses and structures);

724 G. Site plan.

All developments are required to submit a site plan pursuant to this Section and shall require the dedication and improvement of public facilities to provide adequate public streets, sidewalks, or public infrastructure.

724 H. Authority.

The Planning and Development Services Department is authorized to approve site plans within the Medical Overlay District.

724 I. Application procedure.

1. Submittal requirements:

Site Plans shall be drawn at a scale of 1 inch equals 100 feet (1"=100'), and shall be limited to the following:

- a. Property boundary lines and dimensions; available utilities; and easement, roadway, rail lines and public rights of way crossing and adjacent to subject property;
- b. The proposed height, dimensions and arrangement of buildings;
- c. The type and location of proposed landscaping (including illustration of applicable landscape plates);
- d. The location of points of ingress and egress;
- e. The location of driveway and parking lots;
- f. The location of trash collection, trash compaction, recycling collection and other similar service areas;
- g. The location of garage doors, bay doors or loading areas;
- h. The location of all roof, ground and wall mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment);

- i. The location of any drive-through facilities;
- j. Illustrations of the proposed building or building expansion and its relationship to existing building within 100 feet of the site;
- k. Illustrations of the exterior of the proposed building or building expansion; and
- l. Illustrations of proposed signs including location, materials, dimensions and type of lighting.

724 J. Approval criteria.

In approving a site plan, the approving entity shall consider the following:

- 1. Compliance with all requirements of Section 724 and the underlining zoning district;
- 2. That the site plan will not have a substantial or undue adverse effect upon the neighborhood, the character of the medical district, traffic conditions, parking, public infrastructure, and other matters affecting the public health, safety and general welfare;
- 3. That the site plan will be constructed and operated to be compatible with the neighborhood and with the purpose of this Section;
- 4. That the proposed development can be served by adequate utilities;
- 5. That the proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historical district, site or feature; and
- 6. The approving entity may impose reasonable conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and purpose and intent of this Section.

724 K. Administrative alteration to site plans.

1. Authority.

During the site plan review process of projects proposed within the Medical Overlay District, the Planning and Development Department is authorized to approve administrative alteration to the building envelope standards where, owing to special conditions, strict enforcement of certain standards would be physically impractical. This optional process shall occur only where the applicant requests an administrative alteration to a standard as specified below.

2. Permitted alterations.

The Planning and Development Department shall review the request in light of the intent and purpose of overlay district requirements. The Planning and Development Department shall have the authority to approve an administrative alteration for the following standards:

a. Building and parking placement.

- i. Setback area – increase of up to ten percent (10%) of the maximum permitted setback
- ii. Required building frontage (minimum percentage of build to) – reduction of up to five percent (5%) of required length
- iii. Parking setback – decrease of up to five percent (5%) of the minimum required setback

3. Approved criteria.

To approve an administrative alteration, the Planning and Development Services Department shall make an affirmative finding that all of the following criteria are met;

- a.** An administrative alteration does not conflict with streets, sidewalks, easements or landscape requirements.
- b.** An administrative alteration does not injure or damage the use, value or enjoyment of surrounding property or hinder or prevent the development of surrounding property

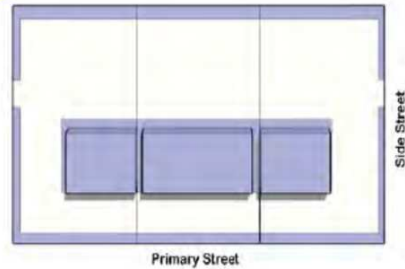
- c. An administrative alteration does not have an adverse impact on land use compatibility
- d. An administrative alteration does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed.
- e. An administrative alteration will not have an adverse impact on the urban form and/or the street-space.

724 L. Special use.

Follow the procedures outlined in Section 406 and 503 of the Unified Development Code.

724 M. Building envelope standards.

1. Applicability.



Buildings are set back further from the street to allow for easier access by automobile. Parking occurs in front of buildings but is limited to two bays with a single drive aisle. There is usually a single entrance facing the primary street served by an internal sidewalk.

2. Building regulations.

The building standards in the following table shall replace and supplement the respective regulations of the underlying nonresidential districts:

BUILDING PARKING & PLACEMENT

Lot Area & Width

Area (min sq. ft.)	--
Width (min ft.)	--

Setback Area

Front Setback (min ft.)	7
Front Setback (max ft.)	0

Side/Rear Setback (min ft.)

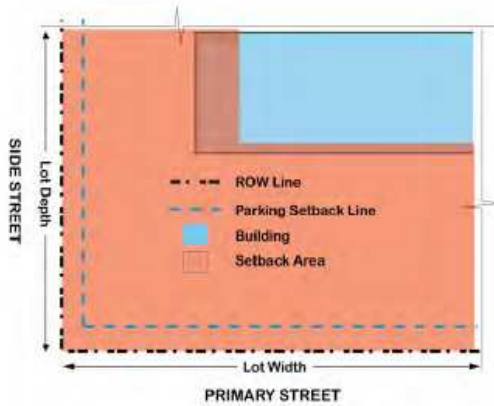
Abutting Single-Family	10
Abutting Multifamily, Nonresidential	0 or 10
Abutting Alley	5
Building Separation	10

Parking Setback (min ft.)

From Primary Street	10
From Side Street	10
Abutting Single-Family	10
Abutting Multi-Family, Nonresidential, Alley	0

Building Entrance

Facing Primary Street	Allowed
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BUILDING & PARKING PLACEMENT

LOT AREA & WIDTH

No minimum

SETBACK AREA

10 ft. behind ROW line.

PARKING SETBACK LINE

1. Primary/side street setback. Min. 10 ft. behind ROW line.
2. Parking shall be located behind the parking setback line. A single 22 ft. drive aisle serving 20 ft. deep parking spaces on one or both sides may

be located between the building and the street. Where parking is provided between the building and the street, the 8 ft. parking setback area shall be landscaped.

BUILDING ENTRANCE

1. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Building located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.
2. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

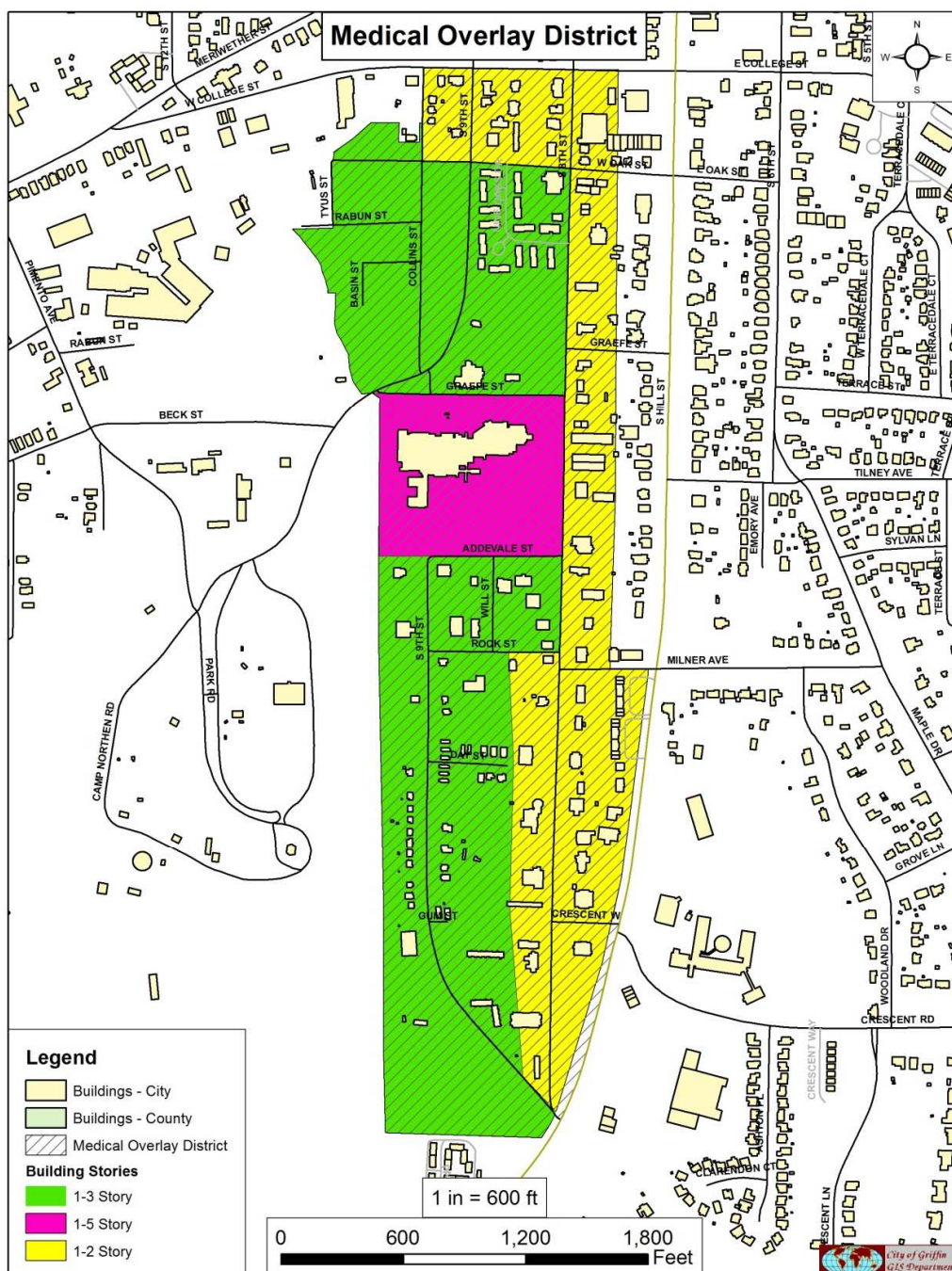
HEIGHT

BUILDING HEIGHT

See underlining zoning district for maximum height requirements.

3. Height standards.

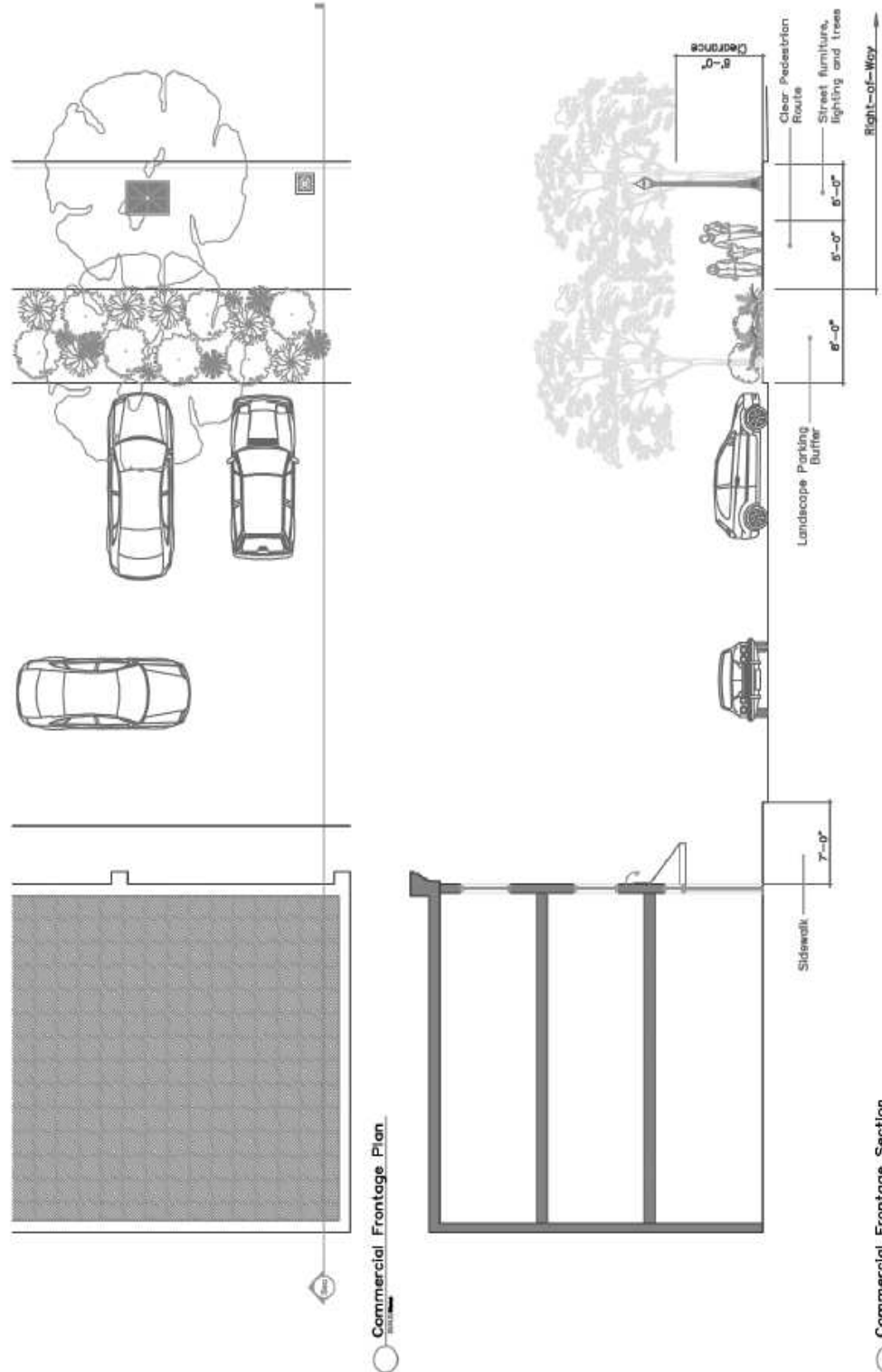
The following map designates maximum building story limits with the Medical Overlay District (MOD).

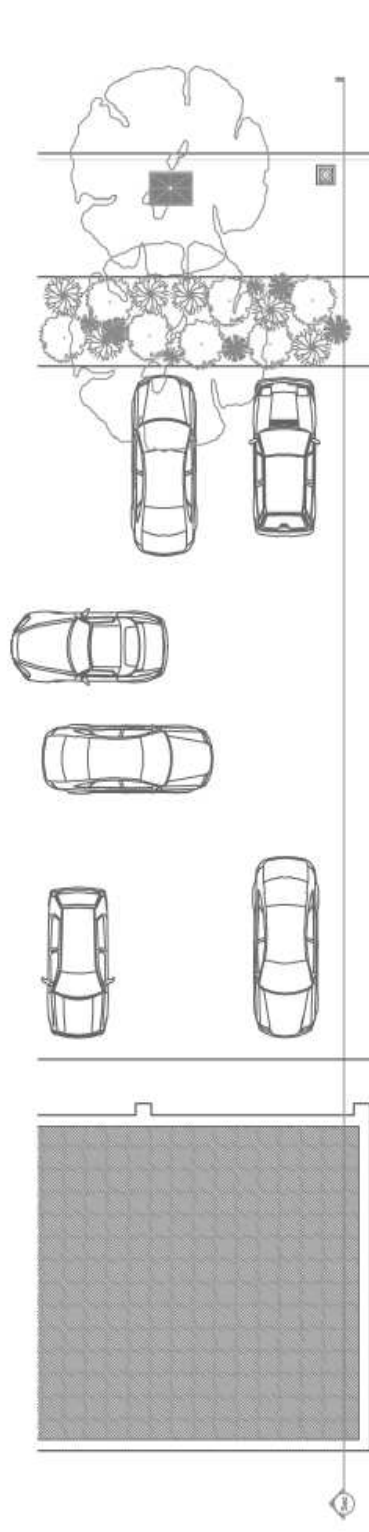


4. *Streetscapes standards.*

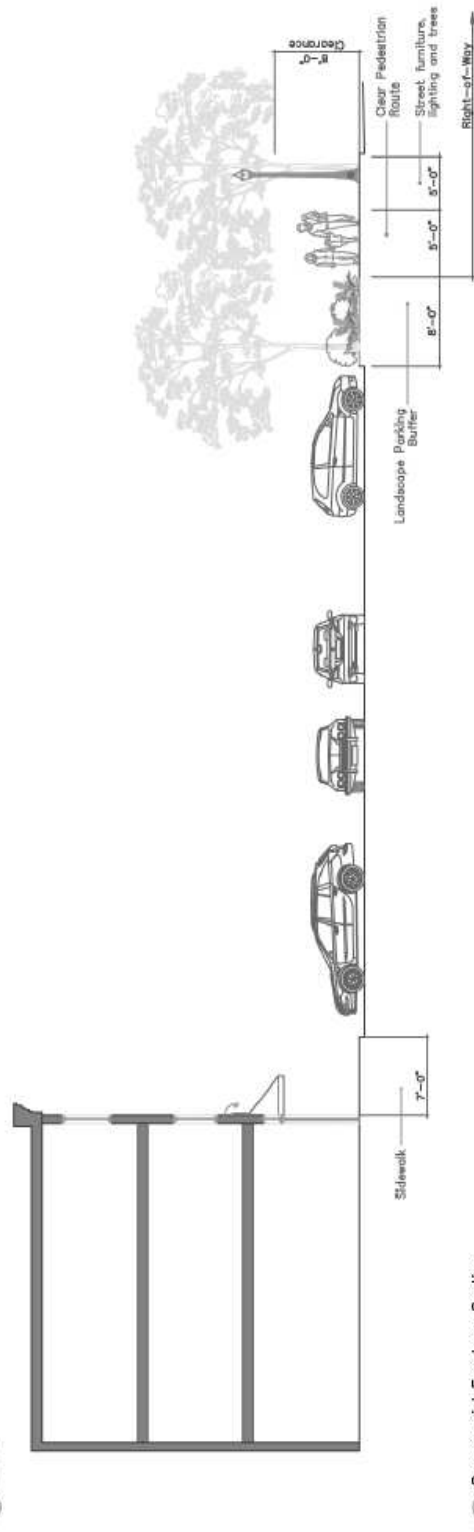
The following minimum streetscape standards apply along a Pedestrian Frontage as designated in building envelope standards.

Frontage Plan





Commercial Frontage Plan



Commercial Frontage Section

5. *Street trees.*

A project developed in the Medical Overlay District shall provide street trees located at least every thirty (30) feet on center. The street trees shall be planted in grates that are American with Disabilities Act (ADA) compliant or in planters with curbed beds. The location of street trees shall conform to the applicable streetscape plate.

724 N. Site development standards.

1. *Applicability.*

The following supplemental site development standards apply only in the Medical Overlay District (MOD).

2. *Landscaping and screening.*

- a. Any building, structure, or use is subject to the landscaping requirements of this chapter.
- b. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be screened from view from residentially zoned property or public rights of way. Screening enclosures shall be fully enclosed walls or fences at least eight feet high with self-closing access doors and shall be constructed of the same materials as the primary building or buildings.
- c. Trash collection, trash compaction, recycling collection and other similar service area shall be located a minimum of fifty (50) feet away from any residentially zoned property line.
- d. No garage doors bay doors or loading areas shall face a public roadway.
- e. Loading areas shall be subject to the following screening requirements:
 - i. Provide a minimum 100% year-round screen of all loading areas visible from residentially-zoned property or public right-of-way.
 - ii. This screen shall consist of berms, walls, fences, plant material or combination totaling eight feet in height at installation or completion of construction. Wall or fence material shall be compatible with primary structure.
 - iii. Loading docks shall be located to the side and rear of building when within fifty (50) feet of any residentially-zoned property, unless the loading area is wholly within a closed building.
- f. All roof, ground and wall mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from view from residential properties or public right-of-way at ground level of the property line.
- g. Roof mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers which are painted to blend with the primary structure.
- h. Wall or ground mounted equipment screening shall be constructed of planting screens; brick, stone and wrought iron.
- i. Above ground utilities and appurtenances to underground utilities which require above ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access ways to these utilities are exempt from screening provisions.

3. *Fences and walls.*

- a. Fences and wall shall be constructed of high quality materials, such as decorative blocks, brick, stone and wrought iron.
- b. Chain-link fences, barbed wire or concertina wire shall not be permitted.

- c. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
 - d. The maximum length of a continuous, unbroken and uninterrupted fence or wall shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections and a change in material.
4. *Drive-through facilities.*
- a. A drive-through window shall only be permitted where it is not facing the public right of way of a Pedestrian or Urban Frontage.
 - b. No drive-through window shall be permitted on the side of a building adjacent to any residentially zoned property.
5. *Parking.*
- See underlying zoning requirements for parking.
6. *Signs.*
- All signs within the Medical Overlay District shall be monument signs to be erected not closer than five (5) feet from the right of way (on private property). Monument signs shall not exceed ten (10) feet in height or forty (40) square feet in sign area.
7. *100-year Floodplain.* No permanent structure shall be constructed within the boundary of the 100-year floodplain unless the structure meets minimum floodplain ordinance requirements as established in Chapter 50 – Floods of the Code of Griffin, Georgia.”

Section 2. That the Official Zoning Map of Griffin, Georgia is hereby amended to revised and expand the boundaries of the Medical Overlay District, as shown on the attached map, which is expressly incorporated into and shall be an integral part of this ordinance. Upon its enactment, the Chairperson and City Manager shall sign and date the revision to the Official Zoning Map and cause it to be prominently displayed for public inspection and copying in the Zoning Administrator’s Office during regular business hours.

Section 3. All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.

Section 4. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Section 5. Except as modified herein, The Unified Development Code of Griffin, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter.

Section 6. This ordinance shall become effective immediately upon adoption.

PUBLIC HEARING AND SINGLE READING: August 27, 2013