

State of Georgia

City of Harlem

Ordinance No. 2233

An Ordinance to Amend the Code of the City of Harlem, Georgia; Chapter 108 – Land Use; Article I – In General; Sec. 108-3 Definitions; Article III – Yard and Height Requirements; Sec. 108-66 General Provisions Table 1. Area, Yard and Height Requirements; and Sec. 108-68 – Landscape Strips and Buffers Table IV. Required Landscape Strips and Buffers

WHEREAS, the review of the Code of Ordinances is beneficial to maintain clear and accurate operating procedures; and,

WHEREAS, to provide for the definition of residential structures an amendment to Sec. 108-3 – Definitions is being recommended by Staff and the Planning Commission; and

WHEREAS, for clarification of the number of residential structures permitted per property lot, Sec. 108.66 – General Provisions is being recommended by Staff and the Planning Commission to amend Table 1. Area, Yard, and Height Requirements; and,

WHEREAS, it is recommended by Staff and the Planning Commission to amend Sec. 108-68 – Landscape Strips and Buffers, Table IV. Required Landscape Strips and Buffers to remove the reference to “Guest Houses”.

THEREFORE, Sec. 108-3 – Definitions shall be amended to include the following definition:

Sec. 108-3 – Definitions.

Residential structure means any structure used, or suitable for use, as a dwelling such as a single- or multi-family home, house trailer, motor home, mobile home, a condominium or townhouse, or an apartment or any other structure, or portion thereof.

Sec. 108-66 – General Provisions Table 1. Area, Yard, and Height Requirements shall be amended as follows:

TABLE I. AREA, YARD AND HEIGHT REQUIREMENTS

	Minimum Lot Size			Minimum Front Yard Setback from Property Line				
District	Area	Square feet per Family Residential structures	Lot Width in feet	Major Street	Other Street	Minimum Side Yard in feet	Maximum Height in feet	Square feet of Principal Structure

		<u>per property lot</u>						
R-1A	20,000 square feet	10,000 <u>1</u>	100	75	55	15	35	1,400
R-1B	10,000 square feet	5,000 1	80	75	40	12.5	35	1,400
R-1D	20,000 square feet	20,000	100	75	55	15	35	1,400
R-2	20,000 square feet	10,000 2	60	75	55	15	35	2,400
R-3	10 acres	7,500 TBD	60	75	55	15	60	1,000
R-4	**	** <u>1</u>	**	25	25	10	35	1,000
P-1	**	**	**	45	25	10	35	**
B-1	**	**	**	5	5	**	100	**
B-2	**	**	**	60	50	15	35	**
B-3	**	**	**	60	50	10	35	**
I-1	**	**	**	75	60	15	100	**
A-1	5 acres	** <u>1</u>	**	75	60	15	**	**
PUD		<u>1</u>				12.5		
TNY-R		<u>1</u>				12.5		
CP-R		<u>1</u>				12.5		
MUD		<u>TBD</u>				12.5		
SCM		<u>TBD</u>				12.5		

*All permanent structures must be no less than 25 feet from the rear property.

TBD To be determined through the application process as multiple residential types may be proposed.

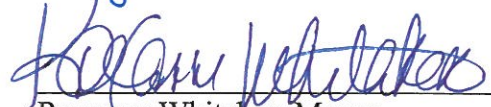
Sec. 108-68 Landscape Strips and Buffers, Table IV. Required Landscape Strips and Buffers shall be amended as follows:

TABLE IV. REQUIRED LANDSCAPE STRIPS AND BUFFERS

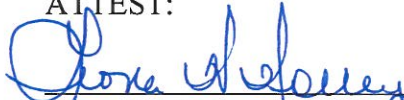
Use	Minimum Required Front Landscape Strip (feet)	Minimum Required Buffer when Abutting Property Containing a Single-Family Dwelling or Manufactured Home	
		Side (feet)	Rear (feet)
Dwelling, single-family detached, including manufactured home	None	None	None
Active agricultural operation involving chickens or hogs	None	100	100
Guest houses , detached carports, and other accessory residential uses	None	None	None
Church, temple, synagogue, or place of worship	10	15	30
School; daycare center; other institution	10	15	30
Duplex	None	None	None
Multiple-family residence	10	10	25
Institutional residential living facility (nursing, personal care, etc.)	10	10	25
Office, conference center, special event facility, etc.	10	15	30
Retail commercial or commercial recreation facility enclosed; restaurant; service	10	25	40
Retail commercial or commercial recreation facility, unenclosed; contractor's establishment; open air business use	20	25	40
Industrial or manufacturing establishment, factory or	30	40	50

plant; warehouse or wholesale establishment			
Explosive's storage; petroleum bulk storage sites; solid waste facilities (landfills, incinerators, etc.); extraction industries	30	100	100

NOW, THEREFORE, this Ordinance is approved by the City Council of the City of Harlem, Georgia on this 27th day of February, 2023 and shall become effective upon adoption.


 Roxanne Whitaker, Mayor

ATTEST:


 Leona H. Holley, City Clerk

December 19, 2022
 1st Reading

February 27, 2023
 2nd Reading