

STATE OF GEORGIA
COUNTY OF FULTON

First Reading: September 13, 2021
Second Reading: October 12, 2021

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY
MODIFYING ARTICLE 4, CORRIDOR AND NODES DISTRICTS, SECTION 4.3,
BUILDING TYPE STANDARDS**

WHEREAS, the City of Roswell is a Georgia municipal corporation; and

WHEREAS, the Mayor and Council are the governing authority of the city; and

WHEREAS, the Mayor and Council have determined that it benefits the health, safety and/or welfare of the citizens of Roswell to amend the Unified Development Code (UDC); and

WHEREAS, the City finds that the regulations contained in this Unified Development Code (UDC) are necessary for the purposes of implementing its 2035 Comprehensive Plan adopted pursuant to the requirements of the Georgia Planning Act of 1989; and

WHEREAS, this Unified Development Code (UDC) have been prepared and considered in accordance with the zoning procedures law, O.C.G.A. 36-66;

NOW, THEREFORE, the Mayor and Council of the City of Roswell, Georgia, pursuant to their authority, do hereby amend Article 4 Corridor and Nodes Districts, Section 4.3, Building Type Standards of the Unified Development Code (UDC), which is incorporated hereby reference.

1.

Section 4.3, Building Type Standards, shall be amended by removing the restriction of requiring a minimum of two building types within the NX (Neighborhood Mixed Use) and CX (Commercial Mixed Use).

2.

Severability. Should any court of competent jurisdiction declare any section or part of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

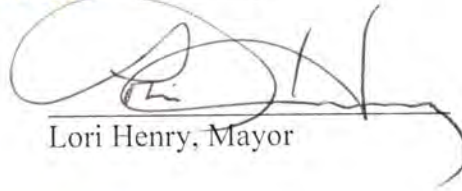
Repeal of Conflicting Provisions. All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

This Ordinance shall take effect and be in force upon adoption, the public welfare demanding it.

3.

Renumbering. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Unified Development Code, City of Roswell, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

The above Ordinance was read and approved by the Mayor and Council of the City of Roswell, Georgia, on the 10th day of October 2021.


Lori Henry, Mayor

Attest:

Marlee Press
Marlee Press, City Clerk
(Seal)



6. **Approval of a text amendment to the Unified Development Code (UDC) to Article 4, Corridor and Nodes District, Section 4.3, Building Type Standards. (Second Reading)**

Ordinance No. 2021-10-16

Second Reading was approved with the following change:

Section 4.3, Building Type Standards, shall be amended by removing the restriction of requiring a minimum of two building types within the NX (Neighborhood Mixed Use) and CX (Commercial Mixed Use).

RESULT: APPROVED ON SECOND READING [UNANIMOUS]

MOVER: Christine Hall, Councilmember

SECONDER: Matt Judy, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

7. **Approval of a text amendment to the Unified Development Code (UDC) to Section 4.5., Allowed Uses. (Second Reading)**

Ordinance No. 2021-10-16

Second Reading was approved with the following change:

Section 4.5, Allowed Uses, Section 4.5.2, Use Table shall be amended by changing the "P" to a "C" in the CC (Commercial Corridor) zoning category for the townhouse use.

RESULT: APPROVED ON SECOND READING [UNANIMOUS]

MOVER: Christine Hall, Marcelo Zapata

SECONDER: Marie Willsey, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

8. **Approval of a text amendment to Article 13 of the Unified Development Code (UDC) regarding Historic Preservation. (Second Reading)**

Ordinance No. 2021-10-18

Second Reading was approved by amending Article 13, Section 13.2.4, Section 13.7.2, Section 13.7.12 and Section 13.7.15 by amending the following language: (**bold - language added**)

Section 13.2.4, Historic Preservation Commission, is amended by adding the following language:

The Historic Preservation Commission is established as authorized in Article 2.6 of the Code of Ordinances. The Historic Preservation Commission has those powers and duties as expressly identified in this Article and in Article 2.6 of the Code of Ordinances **and as authorized by O.C.G.A 44-10 et.seq., incorporated herein by reference and which can be found on the City website (www.roswellgov.com <<http://www.roswellgov.com>>) or can be obtained from the Community Development Department offices, which are located at Roswell City Hall, 38 Hill Street, Roswell, GA 30075.**