

1 AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA,

2 **AMENDING CHAPTER 27, ARTICLE III,**
3

4 **WHEREAS,** the City of Stonecrest is authorized to exercise the power of zoning Ga. Const.
5 Art. IX, Section II, ¶ IV, Ga. Const. Art. IX, Section II, ¶¶ I and III, Official Code
6 of Georgia Annotated (O.C.G.A.) § 36-66-1 et seq., the City's Charter, the City's
7 general police powers, and by other powers and authority provided by federal,
8 state and local laws applicable hereto; and

9 **WHEREAS,** the City of Stonecrest continues to exercise its zoning powers to provide
10 comprehensive city planning and ensure a safe, healthy, and aesthetically pleasing
11 community; and

12 **WHEREAS,** as the City of Stonecrest experiences growth and gains knowledge through the
13 exercise of these powers, it is necessary to and, amend, and/or remove certain
14 requirements in the Zoning Ordinance; and

15 **WHEREAS,** the City of Stonecrest recognizes necessity of implementing regulations which
16 protect the health, safety and welfare of its citizens;

17 **WHEREAS,** the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, provides statutory
18 requirements which must be met by a local government to enact zoning
19 ordinances and make zoning decisions, including, requiring publication of notice
20 and public hearing prior to the enactment of zoning ordinances;

21 **WHEREAS,** the City of Stonecrest has advertised and held public hearings on October 01,
22 2019 and October 28, 2019 on the adoption of the amendment to Chapter 27,
23 Article III.

24 **THEREFORE,** the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as
25 follows:

26 **Section 1:** Chapter 27, Article III of the Code of the City of Stonecrest, Georgia, is hereby
27 amended to read as follows:

28
29 DIVISIONS 2-4. Reserved.

30
31 27-3.5 DIVISION 5 - STONECREST AREA OVERLAY DISTRICT

32
33 Sec. 3.5.1. - Scope of regulations.

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35 This division establishes standards and procedures that apply to any development, use,
36 alteration, height, density, parking, open space, and building on any lot or portion thereof
37 which is in whole or in part contained within the boundaries of the Stonecrest Area Overlay
38 District.
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Sec. 3.5.2. - Applicability of regulations.

This division applies to each application for a permit for the development, use, alteration, or modification of any structure where the subject property is in whole or in part contained within the boundaries of the Stonecrest Area Overlay District. The procedures, standards, and criteria herein apply only to that portion of the subject property within the boundaries of the Stonecrest Area Overlay District. When the Stonecrest Area Overlay District and the underlying zoning conflict, the Stonecrest Area Overlay District regulations control absent explicit language to the contrary.

Sec. 3.5.3. - Statement of purpose and intent.

The purpose and intent of the city council in establishing the Stonecrest Area Compatible Use Zone Overlay District is as follows:

- A. To preserve, protect and enhance existing and proposed open space networks that are adjacent to or within the Stonecrest Area;
- B. To enhance the long term economic viability of this portion of City of Stonecrest by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of City of Stonecrest;
- C. To implement the policies and objectives of the comprehensive plan and the policies and objectives of the design guidelines for the Stonecrest Overlay District;
- D. To establish and maintain a balanced relationship between industrial, commercial, and residential growth to ensure a stable and healthy tax base in City of Stonecrest;
- E. To provide a balanced distribution of regional and community commercial and mixed- use office centers;
- F. To support high density housing in office and mixed-use centers which have the appropriate location, access, and infrastructure to accommodate it;
- G. To encourage mixed-use developments that meet the goals and objectives of the Atlanta regional commission's smart growth and livable centers initiatives;
- H. To allow flexibility in development standards in order to encourage the design of innovative development projects that set high standards for landscaping, greenspace, urban design, and public amenities;
- I. To encourage an efficient land use and development plan by forming a live-work-play environment that offers employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles;
- J. To allow and encourage development densities and land use intensities that are capable of making productive use of alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling and walking;
- K. To focus and encourage formation of a well-designed, pedestrian-friendly activity centers with high-density commercial and residential development that

increases vitality and choices in living environments for the citizens of the City of Stonecrest;

- L. To protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities;
- M. To protect the health, safety and welfare of the citizens of the City of Stonecrest;
- N. To promote uniform and visually aesthetic architectural features which serve to unify the distinctive visual quality of the Stonecrest Area Overlay District.

Sec. 3.5.4. - District boundaries.

A. The boundaries of the Stonecrest Area Overlay District composed of Tiers I, II, III, IV, V, and VI described in the subparagraph B below, shall be depicted on the official zoning maps entitled "Official Zoning Map, Stonecrest, Georgia, Stonecrest Area Overlay District" (the "Stonecrest Overlay Maps"). The Stonecrest Overlay Maps are to be adopted contemporaneously with this chapter, together with all explanatory information contained or referenced thereon, is hereby adopted by reference and declared to be a part of this chapter.

B. The Stonecrest Area Overlay District shall be divided into five (5) development tiers as follows:

1. Tier I: High-Rise Mixed-Use Zone;
2. Tier II: Mid-Rise Mixed-Use Zone;
3. Tier III: Low-Rise Mixed-Use Zone;
4. Tier IV: Transitional Mixed-Use Zone;
5. Tier V: Cluster/Village Mixed-Use Zone ; and
6. Tier VI : Viewshed Zone

The Stonecrest Overlay Maps shall be adopted contemporaneously with this chapter in digital format and contained on a compact disk to be maintained in its original, unedited and unaltered form by the clerk to the city council. A printed copy of the compact disk's contents depicting the Stonecrest Area Overlay maps on the date of its initial adoption shall also be maintained in its original, unedited and unaltered form by the clerk to the city council.

Sec. 3.5.5. – Open space.

A. *Open space*: Each lot may provide open space. Open space must be a minimum of twenty percent (20%) of the lot. To the extent possible, lands containing streams, lakes, one hundred-year floodplains, wetlands, slopes over fifteen percent (15%) shall remain undisturbed and included in open space. Natural open space areas shall form an

interconnected and continuous network of paths, greenways, and trails throughout the development within the Stonecrest Area Overlay District. Credit for open space areas may be transferred from one (1) parcel to another within overall developments that remain under unified control of a single property owner or group of owners, but must demonstrate interconnectedness of public areas.

B. *Maintenance and protection of public space.* Each applicant that chooses to provide for public space shall present as a part of the application for a building permit within the Stonecrest Area Overlay District a legal mechanism under which all land to be used for public space purposes shall be protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms, provided that said legal mechanism shall be approved by the city attorney as assuring each of the following mandatory requirements:

1. That all subsequent property owners within said Stonecrest Area Overlay District be placed on notice of this development restriction through the deed records of DeKalb County Superior Court;
2. That all public space held in common will be properly maintained and insured with no liability or maintenance responsibilities accruing to the city;
3. That a legal mechanism exists for notice of deficiencies in maintenance of the public space held in common, correction of these deficiencies, and assessment and liens against the properties for the cost of the correction of these deficiencies by a third-party or the city;
4. When an applicant for a Stonecrest Area Overlay District chooses to utilize a property owners association in order to comply with the requirements of subsection A above, the applicant, in addition to meeting all of said requirements, shall provide for all of the following:
 - a. Mandatory and automatic membership in the property owners association as a requirement of property ownership;
 - b. A fair and uniform method of assessment for dues, maintenance and related costs;
 - c. Where appropriate, party wall maintenance and restoration in the event of damage or destruction; and
 - d. Continued maintenance of public space held in common and liability through the use of liens or other means in the case of default.

Sec. 3.5.6. - Greenspace requirements.

A. *Landscape strips.* Landscape strips not less than five (5) feet in width must be provided along all side and rear property lines and on all public streets. The landscape strip along the public street must be a minimum of ten (10) feet in width and must be planted with a row of street trees of at least three and one-half (3½) inches in caliper selected from the list of street trees species identified in the design guidelines for the Stonecrest Area Overlay District and planted not less than seventy-five (75) feet on center. Continuous landscaped strips shall be constructed along public rights-of-way where surface parking

lots are adjacent to such sidewalks or public right-of-way except at points of ingress or egress into the facility.

Ground cover. Ground cover must also be provided in accordance with the design guidelines for the Stonecrest Area Overlay District in order to protect tree roots and to prevent erosion. Ground cover must consist of evergreen shrubs or groundcover plant material mulched with pine bark mulch, or other similar landscaping material.

C. Newly planted trees must conform to the design guidelines for the Stonecrest Area Overlay District.

D. No tree shall be planted closer than two (2) feet from the street or sidewalk, and no closer than five (5) feet from a fire hydrant, sign post, streetlight standard, utility pole, or similar structure.

E. *Greenspace requirements for parking lots :*

1. Greenspace areas are required in all parking lots and must comprise at least five percent (5%) of the total lot area of parking lot.
2. In addition, all parking lots must include at least one (1) tree for every twelve (12) parking spaces provided. Tree planting areas may be included in the required greenspace area. Every three (3) inches in caliper, as measured at a height of thirty-six (36) inches above the ground level, of an existing tree shall count as one (1) newly planted tree.
3. Greenspace areas must be at least thirty-six (36) square feet in area.
4. All greenspace areas must be properly maintained in accordance with approved landscape plans. In the event that a tree or any plant material dies, it must be replaced within a reasonable time, so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
5. All trees planted pursuant to the requirements of Section 5.4.4 shall be counted for the purpose of meeting the tree planting and tree replacement requirements imposed by this chapter.

Sec. 3.5.7. -Transitional buffer zone requirements.

Any lot within the Stonecrest Area Overlay District, that is contiguous to any lot outside of the Stonecrest Area Overlay District zoned for a residential use, must maintain a fifty (50) foot transitional buffer zone. The transitional buffer zone cannot contain any structures, impervious surfaces, or water retention ponds and cannot be used for permanent parking, loading, or storage. Trees may not be removed from the transitional buffer zone, other than dead, decayed, dying, or hazardous trees. Additional trees and plant material may be added to the transitional buffer zone.

Sec. 3.5.8. - Street standards.

Streets within the Stonecrest Area Overlay District may be either public or private streets. Private streets must comply with requirements of public streets found in chapter 14 and all other applicable sections of the City of Stonecrest Code, with the following exceptions:

- a. Streets in the Stonecrest Area Overlay District may be constructed with travel lanes at eleven (11) feet in width, measured inside curb and gutter.

- B. Private or public alleys are permitted to provide secondary or service access within developments consisting of at least four (4) buildings. An alley must provide a continuous connection between two (2) streets. Alleys shall be paved and constructed to the same standards as the connecting streets except that:

1. No alley shall be longer than four hundred (400) feet;
2. No alley shall have a slope greater than seven percent (7%);
3. The paved width of an alley must be at least twelve (12) feet;
4. Alleys must be constructed with flush curbs;
5. Alleys must have seven-foot-wide unobstructed shoulders constructed of grass sod or gravel on both sides; and
6. Buildings must be set back at least ten (10) feet from the back curb of an alley.

Sec. 3.5.9. - Underground utilities.

All utilities except for major electric transmission lines and substations are required to be placed underground except where the director of planning determines that underground utilities are not feasible due to pre-existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table, or other similar geologic or hydrologic conditions.

Sec. 3.5.10. - Streetlights.

When necessary for the use and convenience of the occupants or users of a development, streetlights are required and shall conform to the design guidelines for the Stonecrest Area Overlay District.

Sec. 3.5.11. - Interparcel access.

To the maximum extent possible, sidewalks and parking lots serving adjacent lots shall be interconnected to provide continuous driveway connections and pedestrian connections between adjoining lots and streets, except that this requirement shall not apply to lots zoned for single family or duplex residential units.

Sec. 3.5.12. - Multi-modal access plans required.

Each new application for a development permit within the Stonecrest Area Overlay District must be accompanied by a multi-modal access plan prepared at a scale not greater than one-inch equals one hundred feet (1"=100'). The multi-modal access plan must cover the full extent of the proposed development along with public rights-of-way of adjoining streets and

any other property lying between the subject property and the nearest public streets on all sides. The purpose of the multi-modal access plan is to demonstrate a unified plan of continuous access to and between all buildings in the proposed development and adjacent properties. Connections to available transportation modes, such as driveways, sidewalks, and bike paths must be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian ways must be provided from sidewalks along streets to each building entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within one thousand two hundred fifty (1,250) feet (straight line distance) from any boundary of the subject property, the access plan must show how pedestrians may safely travel from such station or stop to the subject property. Where an existing or planned bike path is located within one thousand five hundred (1,500) feet of the subject property, the access plan must show how safe, continuous and convenient bicycle access shall be provided to the subject property.

Sec. 3.5.13. - High-Rise Mixed-Use Zone (Tier I).

A. *Permitted principal uses and structures.* The principal uses of land and structures allowed in the Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office-Distribution) District, and HR-2 (High Density Residential) District except those listed in B., below.

B. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Tire retreading and recapping.
3. Sexually oriented businesses.
4. Reserved
5. Outdoor amusement services facilities.
6. Outdoor storage.
7. Farm equipment and supplies sales establishment.
8. Repair, small household appliance.
9. Hotel/motel.
10. Automobile sales.
11. Flea Markets
12. Automobile title loan establishments.
13. Pawn shops.

14. Package stores, except package stores located in mixed-use buildings with at least three (3) stories and one non-retail use, and the package store cannot exceed twenty-five percent (25%) of the total heated floor area of the building
15. Salvage yards.
16. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of 3 stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:
 - a. No storage units can be accessible from interior corridors, no outside storage of any kind allowed, including vehicle leasing;
 - b. all buildings must contain fenestration or. architectural treatments that appear like fenestration;
 - c. storage units may not be used for commercial, residential or industrial uses.
17. Gasoline service stations.
18. Automobile repair and maintenance, major.
19. Automobile and truck rental and leasing.
20. Commercial parking lots.
21. Automobile wash/wax service.
22. Check cashing facility.
23. Automobile emission testing facilities.

C. *Accessory uses and structures.* The following accessory uses of land and structures are permitted in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
2. Parking lots and parking garages.
3. Open space, clubhouse or pool amenity area.
4. Signs, in accordance with the provisions of chapter 21 and this chapter.

D. *Building setbacks.* Building setbacks are governed by the MU-3 regulations.

E. *Height of buildings and structures.* A building or structure in Tier I may exceed the five-story height limit without the necessity of obtaining a special land use permit. A parking deck may exceed five (5) stories in height; however, a parking deck cannot exceed ten (10) stories in height either as a separate deck structure or as part of an office building.

F. *Density.* No development in Tier I may exceed a FAR of three and one-half (3.5), unless it also provides additional public space or other amenities singly, or in combination as provided in subsection G below.

G. *Bonus density:* In exchange for providing one (1) or more of the amenities shown in Table 3.1 an applicant may receive a density bonus as provided in Table 3.1, not to exceed a total FAR of six (6.00).

Table 3.1. Bonus FAR: Tier I

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Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
Mixed-use building that combines office-institutional with commercial retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten percent (10%) of the gross floor area of the building.	0.25

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Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5
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338 E. *Required parking.* Required parking may be provided through a combination of off-
339 street, on- street, or shared parking provided that all required parking must be located
340 within seven hundred (700) feet of the principal entrance of the buildings the parking is
341 intended to serve. The minimum number of required parking spaces shall be as provided
342 in article 6, except as follows:

- 343 1. Retail uses, personal service uses, and other commercial and general business uses,
344 including food stores: Minimum of four (4) spaces per one thousand (1,000) square
345 feet of gross floor area.
- 346 2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square
347 feet of gross floor area.
- 348 3. Hotel and motel uses: Minimum of one (1) space per unit.
- 349 4. Multifamily residential uses-Minimum of one and one-quarter (1.25) spaces per
350 dwelling unit.

351 F. *Sidewalks.* Sidewalks must be provided on all public streets. Sidewalks must be at least
352 five (5) feet in width with the exception of sidewalks along streets and in front of
353 proposed high-rise buildings which must be at least ten (10) feet in width.
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355 Sec. 3.5.1. - Mid-Rise Mixed-Use Zone (Tier II Zone).

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357 A. *Permitted principal uses and structures.* The principal uses of land and structures
358 allowed in the Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay
359 District are as provided below:
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1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office-Distribution) District, and HR-2 (High Density Residential) District except those listed in B., below.

B. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Storage yards.
3. Tire retreading and recapping.
4. Sexually oriented businesses.
5. Outdoor storage.
6. Farm equipment and supplies sales establishment.
7. Repair, small household appliance.
8. Hotel/motel.
9. Automobile sales.
10. Flea Markets
11. Automobile title loan establishments.
12. Pawn shops.
13. Package stores, except package stores located in mixed-use buildings with at least three (3) stories and one non-retail use, and the package store cannot exceed twenty-five percent (25%) of the total heated floor area of the building.
14. Salvage yards.
15. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of 3 stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:
 - No storage units can be accessible from interior corridors, no outside storage of any kind allowed, including vehicle leasing;
 - all buildings must contain fenestration or architectural treatments that appear like fenestration;
 - storage units may not be used for commercial, residential or industrial uses.
16. Automobile repair and maintenance, major and minor.
17. Gasoline service stations.
18. Automobile and truck rental and leasing .
19. Commercial parking lots.
20. Automobile wash/wax service .
21. Late-night establishments
22. Nighclubs
23. Check cashing facility.
24. Automobile emission testing facilities.

C. *Accessory uses and structures.* The following accessory uses of land and structures are permitted in Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District.

1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
2. Parking lots and parking garages.
3. Open space, clubhouse or pool amenity area.
4. Signs, in accordance with the provisions of chapter 21 and this chapter.

G. *Building setbacks.* Building setbacks are governed by the MU-3 regulations.

D. *Height of buildings and structures.* A building or structure in Tier II can have a maximum height of ten (10) stories. A parking deck may exceed five (5) stories in height; however, a parking deck may not exceed ten (10) stories either as a separate deck structure or as part of an office building.

E. *Density.* No development in Tier II may exceed a FAR of two and one half (2.5), unless it also provides additional public space or other amenities singly, or in combination as provided in subsection G, below.

G. *Bonus density.* In exchange for providing one (1) or more of the amenities shown in Table 3.2 an applicant may receive a density bonus as provided in Table 3.2, not to exceed a total FAR of four (4.00).

Table 3.2. Bonus FAR: Tier II

Bonus Floor Area Ratio in Stonecrest Area, Tier 11	
Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
Mixed-use building that combines office-institutional, commercial, or retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten percent (10%) of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

H. *Required parking.* Required parking may be provided through a combination of off-street, on-street, or shared parking. All required parking must be located within seven hundred (700) feet of the principal entrance of the building that the parking

intended to serve. The minimum number of required parking spaces shall be as provided in article 6, except as follows:

1. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square feet of gross floor area.
3. Hotel and motel uses: Minimum of one (1) space per unit.
4. Multifamily residential uses-Minimum of one and one-quarter (1.25) spaces per dwelling unit.

I. Parking space area requirements must comply with the provisions of Section 6.1.3.

J. *Sidewalks*. Sidewalks must be provided on all public streets. Sidewalks must be at least five (5) feet in width.

Sec. 3.5.16. - Low-Rise Mixed-Use Zone (Tier III).

A. *Permitted uses and structures*. The principal uses of land and structures allowed in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, M (Light Industrial) District, and MR-2 (Medium Density Residential) District except those listed in B., below.

B. *Prohibited uses*. The following principal uses of land and structures are prohibited in Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Junkyard.
3. Tire retreading and recapping.
4. Sexually oriented businesses.
5. Outdoor amusement service facility.
6. Outdoor storage.
7. Automobile repair, major and minor.
8. Hotel/motel.
9. Automobile sales.
10. Temporary outdoor sales.
11. Pawn shops.
12. Liquor stores.
13. Nightclubs.
14. Late-night establishments.

- 15. Car wash.
- 16. Self-storage.
- 17. Funeral home.
- 18. Mortuary.
- 19. Crematorium.
- 20. Farm equipment and supplies sales establishment.
- 21. Repair, small household appliance.
- 22. Salvage yard.
- 23. Automobile service stations, except automobile service stations over 4,000 square feet with special land use permit.
- 24. Commercial parking lot.
- 25. Check cashing facility.
- 26. Automobile emission testing facilities.

C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

- 1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
- 2. Parking lots and parking garages.
- 3. Clubhouses, including meeting rooms or recreation rooms.
- 4. Swimming pools, tennis courts, and other recreation areas and similar amenities.

D. *Building setbacks.* The following building setback requirements shall apply to all structures in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. *Minimum front yard setback:* Fifteen (15) feet from right-of-way of public street, except that front-facing garages of residential units shall be set back a minimum of twenty-five (25) feet from rights-of-way.

2. *Minimum interior side yard:* Ten (10) feet. There shall be a minimum of fifteen (15) feet between buildings and structures less than two (2) stories in height and a minimum of twenty (20) feet between any two (2) buildings and structures when one (1) of them is greater than two (2) stories in height.

3. *Minimum rear yard:* Ten (10) feet.

E. *Height of buildings and structures. Maximum height, three (3) stories*
a.

I. *Density:* No development in Tier III may exceed thirty (30) dwelling units per acre and a combined FAR of one and a half (1.5), unless it also provides additional public space or other amenities singly, or in combination as provided in subsection G, below.

- G. *Bonus density*: In exchange for providing one (1) or more of the amenities shown in Table 3.3 an applicant may receive a density bonus as provided in Table 3.3, not to exceed a total FAR of three (3.00).

Table 3.3 Bonus FAR: Tier III

Additional Amenity	Increased FAR
Increase public space to 25% while providing connectivity	0.5
1 Increase public space to 30 % while providing connectivity	1.0
1 Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use may constitute less than ten percent of the gross floor area of the building.	0.25
1 Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

- H. *Required parking*. Required parking may be provided through a combination of off-street, on- street, or shared parking. All required parking must be located within seven hundred (700) feet of the principal entrance of the building that the parking is intended to serve. The minimum number of required parking spaces must be as provided in article 6, except as follows:

1. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square feet of gross floor area.
3. Hotel and motel uses: Minimum of one (1) space per unit.
4. Multifamily residential uses-Minimum of one and one-half (1.5) spaces per dwelling unit.

- I. *Parking space area requirements*. Parking space area requirements must comply with the provisions of section 6.1.3.

- J. *Sidewalks*. Sidewalks must be provided on all public streets. Sidewalks must be at least five (5) feet in width.

K. *New or used motor vehicle dealers.* New or used motor vehicle dealers are authorized in Tier III of the Stonecrest Overlay District only if they comply with the following requirements:

New or used motor vehicle dealers must be located on a parcel with a lot area of no less than three (3) acres, and must contain at least six thousand (6,000) square feet of building floor space.

New or used motor vehicle dealers must provide vegetative screening along any automobile display areas that abut a public right-of-way. Said vegetative screening shall be located outside any guard rails or security fencing abutting such public right-of-way. Within three (3) years of planting, the vegetative screening must be of sufficient height to screen all guard rails or security fencing abutting the public right-of-way. Planting materials shall be subject to the approval of the City of Stonecrest Arborist.

New or used motor vehicle dealers must provide screening of all maintenance areas and storage yards for automobiles stored for service. Such screening shall be sufficient to shield the maintenance areas and storage yards from visibility from any adjacent properties or public rights-of-way. Should vegetative screening be used, planting material shall be subject to the approval of the City of Stonecrest Arborist.

No overhead bay doors opening into vehicle service areas shall be visible from a public right-of-way.

Sec. 3.5.15.1. -Transitional Mixed-Use Zone (Tier IV).

A. *Statement of purpose and intent.* The intent of this tier is to encourage mixed use development in a well-planned community and encourage principally office, residential and commercial uses to serve the convenience needs of the local community. This tier provides an economic balance to the other Stonecrest Area Compatible Use Overlay District development categories which focus more on retail uses.

B. *Mixed use requirements.* All properties in Tier IV which are proposed for new development shall comply with the minimum requirements of this mixed use development category. Permits for repairs, interior alterations or tenant buildout improvements that do not alter the exterior appearance or the building footprint of the structure shall be exempt from the requirements of this division. Properties in Tier IV shall contain a minimum of two (2) principal uses and any residential use shall not exceed seventy (70) percent of the total floor area. The mixed use development may be combined vertically or horizontally in one (1) or more buildings or may be provided in separate buildings or areas within a mixed-use development. A minimum of one residential and one non-residential use must be selected.

C. *Permitted principal uses and structures.* The principal uses of land and structures which are allowed in the Tier IV: Transitional Mixed-Use Zone are as is provided below:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, OCR (Office-Commercial-Residential) District, and RM-HD (High Density Residential) District except those listed in B., below.

Single-family attached detached units that are part of a master planned community so long as such single-family detached units are part of a mixed-use development and the development provides opportunities for lifelong and aging-in-place communities as defined by the Atlanta Regional Commission.

D. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier IV: Transitional Mixed-Use Zone:

1. Kennels.
2. Tire retreading and recapping.
3. Sexually oriented businesses.
4. Outdoor amusement services facilities.
5. Outdoor storage.
6. Farm equipment and supplies sales establishments.
7. Repair, small household appliance.
8. Hotel/motels.
9. Automobile title loan establishments.
10. Pawn shops.
11. Liquor stores.
12. Salvage yards.
13. Automobile repair and maintenance, major.
14. Automobile wash/wax service.
15. Nightclubs.
16. Late-night establishments.
17. Check cashing facility.
18. Automobile emission testing facilities.
19. Car wash, self-service.
20. Self-storage.
21. Funeral home.
22. Crematorium.
23. Mortuary.

E. *Accessory uses and structures.* The following accessory uses of land and structures are permitted in Tier IV: Transitional Mixed-Use Zone:

- a. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
- b. Open space, clubhouse or pool amenity area.

- c. Parking lots and decks.
- d. Signs, in accordance with the provisions of chapter 21 and this chapter.

F. *Mixed-use developments*: Lot width, lot area and setbacks.

- 1. *Lot width and area*. All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage.
 - a. Minimum lot area: One (1) acre.
- 2. *Setback requirements*.
 - 1. *Front yard*. Minimum of zero (0) feet and a maximum of twenty (20) feet to allow for architectural features, outdoor seating, and other project site amenities.
 - 2. *Side yard*. Minimum of zero (0) feet and a maximum of twenty (20) feet to allow for architectural features, outdoor seating, plazas and other project site amenities.
 - 3. *Rear yard*. Minimum of twenty (20) feet.
 - 4. *Interior side yard*. Minimum of zero (0) feet. However, where an interior side yard is facing a structure with windows on an adjoining lot the distance between the existing structure and the proposed structure shall be a minimum of twenty (20) feet.

H. *Single-family detached units*: Lot width, lot area and setbacks.

- 1. *Lot width and area*. All lots must have at least fifty (50) feet of frontage as measured along the public street frontage.
 - a. *Minimum lot area*. Five thousand (5,000) square feet.
- 2. *Setback requirements*.
 - a. *Front yard*. Minimum of ten (10) feet and a maximum of twenty (20) feet.
 - b. *Side yard*. Minimum of ten (10) feet.
 - c. *Interior side yard*. Minimum of five (5) feet.
 - d. *Rear yard*. Minimum of thirty (30) feet.

H. *Single-family attached units*: Lot width, lot area and setbacks.

- 1. *Lot width and area*. All lots must have at least thirty (30) feet of frontage as measured along the public street frontage.
- m. *Minimum lot area*. Three thousand (3,000) square feet. Maximum of eight (8) units or two hundred forty (240) feet.
- 2. *Setback requirements*:
 - a. Front yard: Minimum of five (5) feet and a maximum of twenty (20) feet.
 - b. Side yard: Minimum of ten (10) feet between buildings.
 - c. Rear yard: Minimum of ten (10) feet.
 - d. Structures which are front face to front face, back face to back face, or front face to back face shall be not less than sixty (60) feet apart. Structures which are side face to side face shall not be less than twenty (20) feet apart.

Structures which are side face to front face or back face shall be not less than forty (40) feet apart.

- I. *Height of buildings and structures.* The maximum height of any mixed-use building or structure shall not exceed five (5) stories or seventy-five (75) feet. Buildings in excess of three (3) stories must be approved by the director of planning to assure adequacy of fire protection facilities and services. The maximum height of any residential single-family detached building or structure shall not exceed a height of thirty-five (35) feet and shall not exceed two stories.
- J. *Density and floor area ratios.* Multifamily dwellings may be developed at a density not exceeding thirty (30) dwelling units per acre and the combined floor area ratio for any development shall not exceed one and one-half (1.50).
1. *Density bonus.* The maximum allowable FAR of a building or development in Tier IV shall be increased to a FAR not to exceed a total of three (3.0) if one (1) or more of the additional amenities is provided as described in the table below:

Table 3.4 Bonus FAR: Tier IV

Additional Amenity	Increased FAR
Increase public space to twenty five (25) percent while providing interparcel access for pedestrians and vehicles.	0.5
Increase public space to thirty (30) percent while providing interparcel access for pedestrians and vehicles.	1.0
I Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building shall include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten (10) percent of the gross floor area of the building.	0.25
I Mixed-use building that includes multifamily residential units constituting at least eight (8) units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

- L. *Required parking.* Required parking may be provided through a combination of off-street, on- street, or shared parking. All required parking must be located within seven hundred (700) feet of the principal entrance of the building the parking is intended to serve. The minimum number of required parking spaces must be as provided in the underlying zoning district regulations for the lot except as follows:

1. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square feet of gross floor area.
3. Hotel and motel uses: Minimum of one (1) space per unit.
4. Multifamily residential uses-Minimum of one and one-half (1.5) spaces per dwelling unit.
5. Parking space area requirements shall comply with the provisions of section 6.1.3.
6. Single-family detached residential dwelling units shall have two (2) spaces per unit. Garages and any surface parking areas are to be accessed by shared driveways located at the rear of the residential structure. Garages that face the public right-of-way shall be setback a minimum of twenty (20) feet.

N. *Sidewalks*. Sidewalks must be at least five (5) feet in width and must be provided along the right-of-way of all public streets.

Sec. 3.5.15.2. - Cluster Village Mixed-Use Zone (Tier V).

- A. *Statement of purpose and intent*. The primary intent of Tier V is to encourage single-family detached residential developments with associated neighborhood commercial and office uses to serve the convenience needs of the local community in a village or cluster concept. This tier provides for the preservation of open space while allowing compatible development that complements the other Stonecrest Overlay District development categories. Tier V also seeks to preserve the rural and scenic beauty of Arabia Mountain Preserve while providing flexibility to allow for creativity in site design and development. The goal of Tier V is to minimize the environmental and visual impacts of new development on natural resources and historically and culturally significant sites and structures while encouraging residential and neighborhood commercial development in a well planned community.
- B. *Permitted principal uses and structures*. All properties in Tier V shall be governed by all of the underlying zoning district regulations and the requirements of this section. In addition, all properties in Tier V may be used for the following principal uses of land and structures:
 1. Adult day care facility.
 2. Bed and breakfast.
 3. Child day care facility.
 4. Assembly hall.
 5. Cultural facility.
 6. Detached single-family dwelling.
 7. Office uses.
 8. Personal care facility.
 9. Place of worship.

726 10. Retail, excluding drive-through facilities, automobile service stations,
727 commercial amusements, convenience store, liquor stores, package store,
728 recreation, indoor, .

729 11. Office/medical.

730 Personal services establishment.

731 C. *Accessory uses and structures.* The following accessory uses of land and structures
732 shall be authorized in Tier V: Cluster Village Mixed-Use Zone

733 1. Uses and structures which are customarily incidental and subordinate to the
734 permitted principal uses and structures in this district.

735 2. Open space, clubhouse or pool amenity area.

736

737 D. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier
738 V: Cluster Village Mixed-Use Zone:

739 1. Kennels.

740 2. Junkyard.

741 3. Tire retreading and recapping.

742 4. Sexually oriented businesses.

743 5. Go-cart concession.

744 6. Outdoor storage.

745 7. Automobile repair, major.

746 8. Hotel/motel.

747 9. Automobile sales.

748 10. Temporary outdoor sales.

749 11. Pawn shops.

750 12. Liquor stores.

751 13. Nightclubs

752 14. Late-night establishments.

753 15. Car wash, self service.

754 16. Self-storage.

755 17. Funeral home.

756 18. Mortuary.

757 19. Crematorium.

758 20. Farm equipment and supplies sales establishment.

759 21. Multifamily dwelling unit.

760

761 E. *Lot width, lot area and setbacks.*

762 1. All single-family detached residential dwellings located on Klondike Road,
763 Plunkett Road or Rockland Road must have a minimum of one hundred (100)
764 feet of frontage as measured along the public street frontage.

765 a. *Minimum lot area.* Fifteen thousand (15,000) square feet.

766 b. *Minimum setback requirements.*

- i. *Front yard.* Thirty-five (35) feet.
- ii. *Side yard.* Thirty-five (35) feet.
- iii. *Rear yard.* Forty (40) feet.
- iv. *Interior side yard.* Ten (10) feet.

- 2. All single-family detached residential lots which are located on new roadways must have a minimum of fifty (50) feet of frontage as measured along the public street frontage.

- a. *Minimum lot area.* Five thousand (5,000) square feet.

- b. *Minimum setback requirements.*

- i. *Front yard.* Minimum of ten (10) feet and a maximum of twenty-five (25) feet.
- ii. *Side yard.* Fifteen (15) feet.
- iii. *Rear yard.* Twenty (20) feet.
- iv. *Interior side yard.* Five (5) feet.

- 3. Reserved.

- 4. Office and commercial uses may not be located along Klondike or Rockland Road. Any uses otherwise authorized in Tier V shall be clustered together in a "village" or "hamlet" setting and must include convenient access to neighboring residential communities in a manner that preserves the open space on the lot. Such uses must be developed in a manner that also preserves the rural and scenic nature of Tier V and is compatible with the natural design and forestation of the Arabia Mountain Preserve. Such uses must be developed in a manner that minimizes the environmental and visual impact of new development on the existing natural landscape and the historically and culturally significant sites and structures. To the extent possible, developments must be constructed in a manner that preserves the bucolic nature and farming community appearance of Tier V.

- a. Office and commercial uses must be a maximum of two thousand five hundred (2,500) square feet per tenant space.
- b. Single-use structures must be a maximum of ten thousand (10,000) square feet.
- c. Lot width and lot area. Office and commercial lots must be a minimum of twenty thousand (20,000) square feet.

- F. *Height of buildings and structures.* No building or structure may exceed thirty-five (35) feet in height or two (2) stories whichever is less.

- G. *Required parking.* The minimum number of required parking spaces must be as provided in the underlying zoning district regulations except as follows:

- 1. Residential, single-family detached: Minimum of two (2) spaces.
- 2. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four (4) spaces per one thousand (1,000) square feet of gross floor area.
- 3. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square feet of gross floor area.

4. Parking space area requirements must comply with the provisions of section 6.1.3.

H. *Sidewalks*. A landscape strip must be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks must be provided along the right-of-way of all public streets.

Sec. 3.5.15.3. – Viewshed Zone (Tier VI).

A. *Statement of purpose and intent*. The intent of Tier VI is to promote uniform and visually aesthetic development which serves to unify the distinctive visual quality of the Stonecrest Area Overlay District.

B. *Permitted principal uses and structures*. The permitted principal uses of land and structures for property in Tier VI shall be governed by all of the underlying zoning district regulations.

C. *Accessory uses and structures*. The permitted accessory uses and structures for property in Tier VI shall be governed by the underlying zoning district.

D. *Prohibited uses*. The following principal uses of land and structures are prohibited in Tier V: Viewshed Zone:

1. Sexually oriented businesses.
2. Pawn shops.
4. Package stores.
5. Check cashing facility.

E. *Lot width, lot area and setbacks*. Lot width, lot area and setbacks of property in Tier VI shall be governed by the underlying zoning district.

F. *Height of buildings and structures*. The height of buildings and structures on property within Tier VI shall be governed by the underlying zoning district.

G. *Required parking*. The minimum number of required parking spaces of property in Tier VI shall be governed by the underlying zoning district.

H. *Sidewalks*. A landscape strip must be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks must be provided along the right-of-way of all public streets.

Sec. 3.5.16. - Shared parking.

Shared parking is encouraged and may be authorized by the director of planning. Applicants may make application to the director of planning for authorization for a special exception for shared parking. Said applications shall be considered and decided by the director of planning pursuant to the standards and procedures set forth in section 7.6.5.

Sec. 3.5.17. -Permits for uses.

Any use authorized by this division shall require that a development permit be issued before property improvements can be made in accordance with section 7.7.2 and a building permit required in accordance with the provisions of section 7.7.3.

Sec. 3.5.18. - Design guidelines.

The Stonecrest Overlay District Design Guidelines dated May 2008 in DeKalb County, shall apply to all uses and structures within the Stonecrest Overlay District and shall be maintained by the planning director and available for public inspection. The design guidelines provide acceptable minimum standards to guide design and development within this overlay district. The planning director or designee is authorized to create, administer, and amend design guidelines for the Stonecrest Area Overlay District. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture, and grating criteria. These guidelines shall be used to promote proper design criteria and shall guide the planning director or designee in deciding whether a proposed design complies with the requirements of the Stonecrest Area Overlay District.

Sec. 3.5.19. - Plans required; certificates of compliance.

- A. *Plans required.* Prior to the issuance of any land disturbance permit, building permit, or sign permit, the applicant shall submit to the director of planning an application which shall include a conceptual plan package as defined by this chapter which shall demonstrate that the proposed design is in compliance with all of the requirements of this Stonecrest Overlay District and the underlying zoning classification.
- B. *Fees.* Plans shall be accompanied by an application and payment of a fee in an amount determined by the City of Stonecrest City Council.
- C. *Review.* The director of planning shall review each application for compliance with all requirements of the Stonecrest Overlay District and the underlying zoning classification. Where the director determines that said plans comply with the requirements of the Stonecrest Overlay District a certificate of compliance shall be issued in the form of the director or the director's designee signing the plans and drawings after which the applicant shall then apply for land disturbance, building or signs permits. Where the director determines that said plans do not comply with the requirements of this chapter, then the director shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. All applications shall be considered and decided by the director of planning within thirty (30) days of receipt of a complete application. Any appeal of the director of planning's decision in this regard shall be to the zoning board of appeals pursuant to section 7.5.2.

Sec. 3.5.20. - Conceptual plan package review.

- i. The conceptual plan package must be composed of the following:
 1. A narrative addressing the proposed development explaining how it meets the purpose, intent, and standards of this chapter. The narrative shall include a tabulation

- 891 of the approximate number of acres in each land use, the approximate number of
892 dwelling units by type, the approximate gross residential density, the approximate
893 commercial density, the approximate public space acreage, the anticipated number,
894 type and size of recreational facilities and other public amenities; the legal
895 mechanism for protecting and maintaining public space, as required in section
896 3.5.5.A.1.;
- 897 2. A site location map showing the proposed development, abutting property, the
898 relationship of the proposed development to surrounding natural features and existing
899 development, and transitional buffer zones, if required; and
900 3. A multi-modal access plan meeting the requirements of section 3.5.12.
- 901
902
- 903 B. The plan to be submitted in the conceptual plan package must contain the
904 following information:
- 905 1. Six (6) copies of a plan drawn to a designated scale of not less than one inch
906 equals one hundred feet (1"=100'), certified by a professional engineer or
907 land surveyor licensed by the State of Georgia, presented on a sheet having
908 a maximum size of twenty-four (24) inches by thirty-six (36) inches, and
909 one (1), eight and one-half-inch by eleven-inch reduction of the plan. If
910 presented on more than one (1) sheet, match lines must clearly indicate
911 where the several sheets join. Such plan must contain the following
912 information:
- 913 i. Boundaries of the entire property proposed to be included in the
914 development, with bearings and distances of the perimeter property lines.
915 ii. Scale and north arrow, with north, to the extent feasible, oriented to the
916 top of the plat and on all supporting graphics.
917 iii. Location and approximate dimensions in length and width, for landscape
918 strips and required transitional buffers, if any.
919 iv. Existing topography with a maximum contour interval of five (5) feet and a
920 statement indicating whether it is an air survey or field run.
921 v. Approximate delineation of any floodplain designated by the Federal
922 Emergency Management Agency, United States Geological Survey, or
923 City of Stonecrest.
924 vi. The delineation of any jurisdictional wetlands as defined by Section 404 of
925 the Federal Clean Water Act.
926 vii. Approximate delineation of any significant historic or archaeological
927 feature, grave, object or structure marking a place of burial if known, and a
928 statement indicating how the proposed development will impact it.
929 viii. A delineation of all existing structures and whether they will be retained or
930 demolished.

- ix. General location, in conceptual form, of proposed uses, lots, buildings, building types and building entrances.
- x. Height and setback of all buildings and structures.
- xi. Approximate areas and development density for each type of proposed use.
- xii. Location, size, and number of all on-street and off-street parking spaces, including a shared parking analysis, if shared parking is proposed.
- xiii. Identification of site access points and layout, width of right-of-way and paved sections of all internal streets.
- xiv. Conceptual plans for drainage with approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed.
- xv. Development density and lot sizes for each type of use.
- xvi. Areas to be held in joint ownership, common ownership or control.
- xvii. Identification of site access points and layout, width of right-of-way and paved sections of all internal streets.
- xviii. Location of proposed sidewalks and bicycle facilities trails, recreation areas, parks, and other public or community uses, facilities, or structures on the site.
- xix. Conceptual layout of utilities and location of all existing or proposed utility easements having a width of twenty-five (25) feet or more.
- xx. Standard details of signs, sidewalks, streetlights, driveways, medians, curbs and gutters, greenspace areas, fencing, grating, street furniture, bicycle lanes, streets, alleys, and other public improvements demonstrating compliance with the design guidelines for the Stonecrest Area Overlay District.
- xxi. Seal and signature of professional preparing the plan.

Section 2:

That the Official Zoning Map of the City of Stonecrest established in connection with the Zoning Ordinance of the City of Stonecrest be changed in accordance with Exhibit A, attached hereto and incorporated by reference.

Section 3:

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable and constitutional.
2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph,

sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby expressly repealed.
5. The within ordinance shall become effective upon its adoption.
6. The provisions of this Ordinance shall become and be made part of The Code of the City of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

SO ORDAINED AND EFFECTIVE this the ____ day of November, 2019.

Approved:

Jason Lary, Sr., Mayor

As to form:

City Attorney

Attest:

Megan Reid, City Clerk