

RESOLUTION OF THE MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION AMENDING CHAPTERS 1, 4 and 26 OF THE COMPREHENSIVE LAND DEVELOPMENT RESOLUTION FOR MACON-BIBB COUNTY TO INSERT NEW DEFINITIONS OF FRONT, REAR AND SIDE YARDS AND TO CLARIFY THE DEFINITION OF FRONT, REAR AND SIDE BUILDING LINES IN SECTION 1.02; TO MODIFY THE REQUIRED SETBACK OF ACCESSORY BUILDINGS FROM MAIN DWELLINGS AND BUILDINGS IN SECTIONS 4.06 AND 4.07; TO CLARIFY THE LOCATION FOR PARKING AND STORAGE OF TRAILERS IN SECTION 26.08; AND FOR OTHER PURPOSES.

WHEREAS, the Macon-Bibb County Planning and Zoning Commission (the "Commission") finds that the meaning of the terms front, side and rear yards and building lines require clarification in sections 1.02 and 26.08 of the CLDR;

WHEREAS, the Commission further finds that the required distance of accessory buildings from main dwellings in residential and agricultural districts should be changed from twenty feet to ten feet; and

WHEREAS, the amendments contained herein would benefit and promote the public interest and welfare of the citizens of Macon-Bibb County.

NOW THEREFORE, THE COMMISSION resolves that the following sections and chapters of the Resolution are hereby amended as follows:

Chapter 1, DEFINITIONS OF TERMS USED IN THIS RESOLUTION

In Section 1.02. Specific definitions,

Insert the following subsections in the appropriate order within said section:

[15.1] Building, front line of. A line extending through the most advanced position under roof of a building toward the front yard and extending to the side lines of the lot.

[18.1] Building, rear line of. A line extending through the most advanced position under roof of a building side toward the rear yard and extending to the side lines of the lot.

[18.2] Building, side line of. A line extending through the most advanced position under roof of a building side toward a side lot line and extending to the front and rear building lines.

Amend subsections [111] *Yard, front*, [112] *Yard, rear*, and [113] *Yard, side*, by deleting the stricken language and inserting the underlined language in such subsections as follows:

[111] *Yard, front.* An open, unoccupied space on the same lot with the main building, extending the full width of the lot and situated between the right-of-way line that the property address is or will be derived from and the front line of the main building (as projected to the side lines of the lot). The depth of the front yard shall be measured between the front line of the building and the right-of-way line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.

[112] *Yard, rear.* An open space on the same lot with the main building, such space being unoccupied except possibly by an accessory building and extending the full width of the lot and situated between the rear line of the lot and the rear line of the main building projected to the side lines of the lot. The rear yard shall be at the opposite end of the lot from the front yard.

[113] *Yard, side.* An open, unoccupied space on the same lot with the main building, situated between the side line of the building and the adjacent side line of the lot extending from the rear line of the front yard to the front line of the rear yard. If no front yard is required, the front boundary of the side yard shall be the front line of the lot, and if no rear yard is required, the rear boundary of the side yard shall be the rear line of the lot.

Chapter 4, GENERAL PROVISIONS

In **Section 4.06, Minimum distance between buildings on same lot or parcel of land**, amend subsection [2] by deleting the stricken language and inserting the underlined language in such subsection as follows:

...

[2] There shall be a distance of not less than ten (10) feet between a main and accessory building located on the same lot or parcel of land.

In **Section 4.07. Accessory and temporary buildings**, amend subsection [1] *Accessory buildings*, by deleting the stricken language and inserting the underlined language in such subsection as follows:

[1] *Accessory Buildings.* Location and uses of accessory buildings in all zoning districts shall be governed by the following conditions:

(a) Accessory Buildings in Residential and Agricultural Districts:

...

(ii) *Detached from main dwelling.* A detached accessory building shall not be closer than ten (10) feet to the main dwelling and not closer than five (5) feet to any interior lot line. The accessory building shall comply with the setback requirements from rights-of-way for the main dwelling, ~~but in no case shall the accessory building be located between the actual building line of the main dwelling and a right-of-way line.~~ provided that in no case shall the accessory building be located in the front yard.

Chapter 26, OFF-STREET PARKING AND LOADING REGULATIONS

In Section 26.08. - Storage and parking of trailers and commercial vehicles, amend subsection [3] by deleting the stricken language and inserting the underlined language in such subsection as follows:

Commercial vehicles and trailers of all types, including travel, boat, camping, and hauling shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

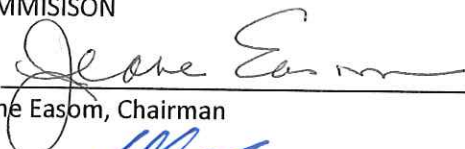
...

[3] Travel trailers, hauling trailers, or boat trailers shall be permitted provided that in no case shall the trailer be parked or stored in the front yard; and

...

SO ADOPTED THIS 12TH DAY OF JUNE 2023
THE MACON-BIBB COUNTY PLANNING & ZONING
COMMISSISON

BY:

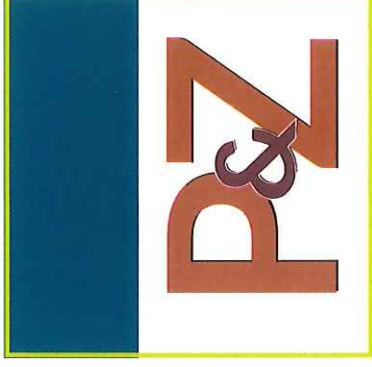


Jeanne Easom, Chairman

ATTEST:



Jeffery Ruggieri,



AGENDA ITEM 14

MACON-BIBB COUNTY
Planning & Zoning

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...

SO ADOPTED THIS 12TH DAY OF JUNE 2023
THE MACON-BIBB COUNTY PLANNING & ZONING
COMMISSISON

BY: _____
Jeane Easom, Chairman

ATTEST: _____
Jeffery Ruggieri,

