



Land  
Development  
Resolution  
Update:  
**WORKSHOP**

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Macon-Bibb County

July 30, 2024

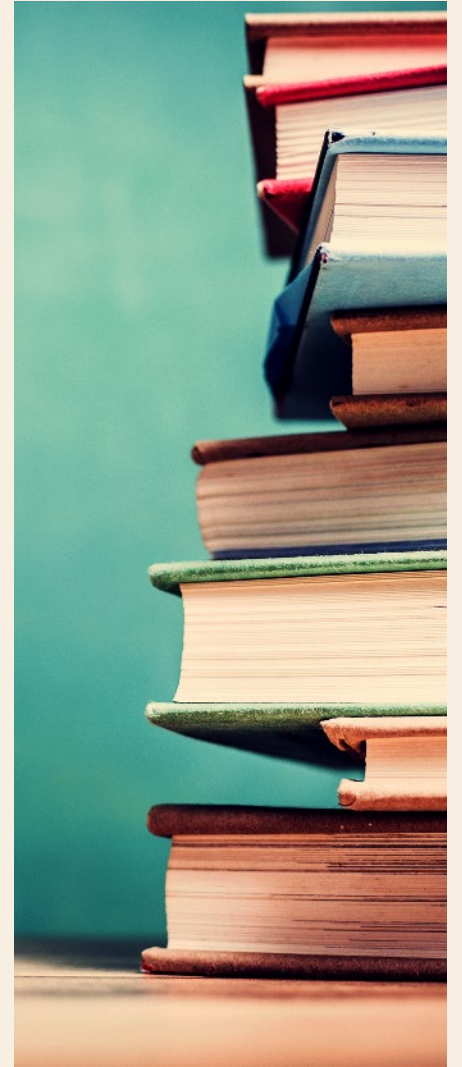
# Workshop Purpose

Introduce the Land Development  
Resolution update



# Agenda

1. Roll Call
2. Chapter 27: Zoning Administration
3. Chapter 4: New Buffer/ Screening and lighting.
4. Chapter 2: Establishment of Districts
5. Chapter 19: Planned Developments
6. Chapters 5-22A: District Regulations
7. Chapter 23: Additional Dwelling Units



# Chapter 27 – Zoning Administration

## Section 27.10. Permitted and Limited uses.

[1] *Issuance. Definition.*

(a) As provided in Section 4B.04 of this Resolution, a permitted use ~~is a use~~ which is allowed in the district in which the land is situated, upon approval and issuance of a certificate of zoning compliance by the zoning enforcement officer.

(b) As provided in Section 4B.04, a limited use is allowed in the district in which the land is situated provided that the use meets the additional standards imposed on such use under this Resolution, upon approval and issuance of a certificate of zoning compliance by the zoning enforcement officer.

(c) Where a proposed use is a permitted or limited use and the application for such use is deemed complete and in compliance with this Resolution, a certificate of zoning compliance may be issued by the zoning enforcement officer without a public hearing if such use complies with all applicable requirements of this Resolution and any conditions imposed by such officer.

[6] *Regular and special meetings.* All regular meetings of the Commission to act upon appeals, applications, enforcement, legislative and/or other regulatory matters shall be held on the second and fourth Mondays of each month at 1:30 pm. An administrative meeting shall take place at 12:3000 p.m. on the same date, which will also be open to the public. Special meetings may be called when necessary and for the purpose stated

# Chapter 4.08 – Buffer/Screening

(i) Opaque screen, type A. A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude completely all visual contact between uses and to create a strong impression of spacial separation. The opaque screen may be composed of a wall, fence, planted earth berm, planted vegetation, existing vegetation, or any combination thereof. For every linear 100 feet, or fraction thereof, the screen shall consist of an average of three canopy type trees, each with a minimum caliper of two inches. Said trees in five years shall reach a height of at least 20 feet and shall have an average canopy spread of 15 feet. The opaque portion of the screen must be opaque in all seasons of the year. If shrubbery is used, said shrubbery shall be evergreen plant materials and be spaced to provide a solid screen in two years. If fences or walls are used, said fences or walls shall be masonry, wood, metal or other suitable materials (not to include chainlink fencing) and shall have architectural character and be of substantial materials. A graphic illustration of the sample planting pattern is included in Graphic 4.1 [following this section].

# Chapter 4.08 – Buffer/Screening

(ii) Semi-opaque screen, type B. A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, planted earth berm, planted vegetation, existing vegetation, or any combination thereof. For every linear 100 feet, or fraction thereof, the screen shall consist of an average of two canopy type trees, each with a minimum caliper of two inches. Said trees in five years shall reach a height of at least 20 feet and shall have an average canopy spread of 15 feet. The opaque portion of the screen must be opaque in all seasons of the year. If shrubbery is used, said shrubbery shall be evergreen plant materials and be spaced to provide a solid screen in two years. If fences or walls are used, said fences or walls shall be masonry, wood, metal, or other suitable materials (not to include chainlink fencing) and shall have architectural character and be of substantial materials. A graphic illustration of a sample planting pattern is included in Graphic 4.1 [following this section].

# Chapter 4.08 – Buffer/Screening

(iii) Broken screen, type C. A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, planted earth berm, planted vegetation, existing vegetation, or any combination thereof. For every linear 100 feet, or fraction thereof, the screen may consist of a combination of at least two canopy or ornamental type trees, each having a minimum caliper of at least two inches, and shrubbery three feet in height that covers an average of 20 percent of the screen area, or five canopy or ornamental type trees, each having a minimum caliper of two inches. A graphic illustration of a sample planting pattern is included in Graphic 4.1 [following this section].

# Chapter 4.08 – Buffer/Screening

<u>Site Feature to be Screened</u>	<u>Screen Type*</u>		<u>Screen Width</u>	<u>Location</u>
	<u>Residential Adjacency</u>	<u>Non-residential Adjacency</u>		
<u>Industrial building/parking area/service area greater than 50 feet from property line</u>	<u>B</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line with building/Optional with other site features</u>
<u>Industrial building/parking area/service area 25 feet to 50 feet from property line</u>	<u>B</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line with building/Optional with other site features</u>
<u>Industrial building/parking area/service area less than 25 feet from property line</u>	<u>A</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line with building/Optional with other site features</u>
<u>Commercial building/parking area/service area greater than 50 feet from property line</u>	<u>B</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line with building/Optional with other site features</u>
<u>Commercial building/parking area/service area 25 feet to 50 feet from property line</u>	<u>B</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line with building/Optional with other site features</u>

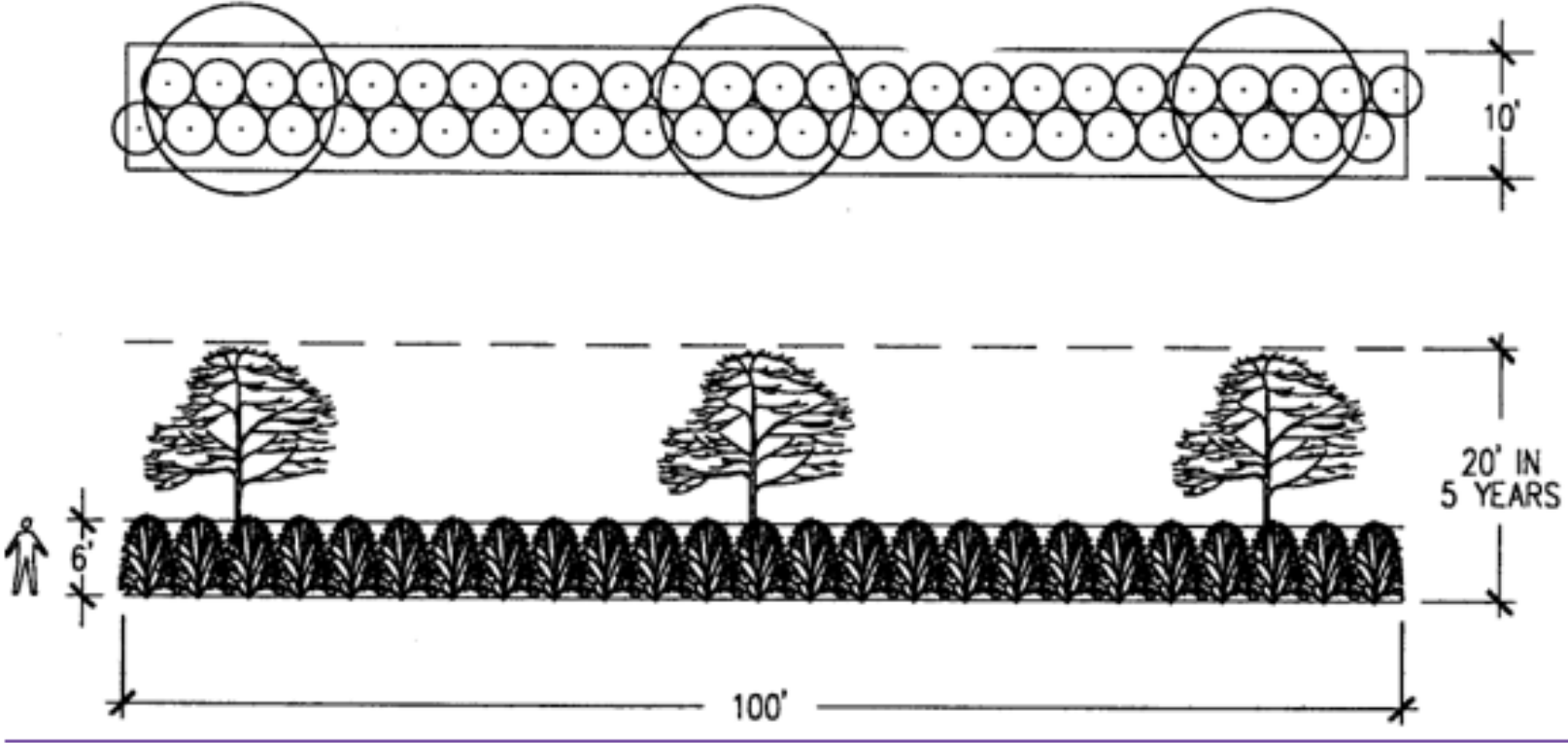
# Chapter 4.08 – Buffer/Screening

<u>Commercial building/parking area/service area less than 25 feet from property line</u>	<u>A</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line with building/Optional with other site features</u>	<u>Separation zone between nonresidential developments and street right-of-way</u>	<u>N/A</u>	<u>C</u>	<u>10 feet minimum</u>	<u>Property line</u>
<u>Multifamily building/parking area/service area greater than 50 feet from property line</u>	<u>B</u>	<u>C</u>	<u>10 feet minimum/Length to equal building length plus 50 feet when dealing with building</u>	<u>Property line with building/Optional with other site features</u>					
<u>Multifamily building/parking area/service area 25 feet to 50 feet from the property line</u>	<u>B</u>	<u>C</u>	<u>10 feet minimum/Length to equal building length plus 50 feet when dealing with building</u>	<u>Property line with building/Optional with other features</u>					
<u>Multifamily building/parking area/service area less than 25 feet from property line</u>	<u>A</u>	<u>C</u>	<u>10 feet minimum/Length to equal building length plus 50 feet when dealing with building</u>	<u>Property line with building/Optional with other features</u>					
<u>Separation zone between industrial and/or commercial developments located along 50 feet of</u>	<u>N/A</u>	<u>B</u>	<u>10 feet minimum</u>	<u>Property line</u>					

# Chapter 4.08 – Buffer/Screening

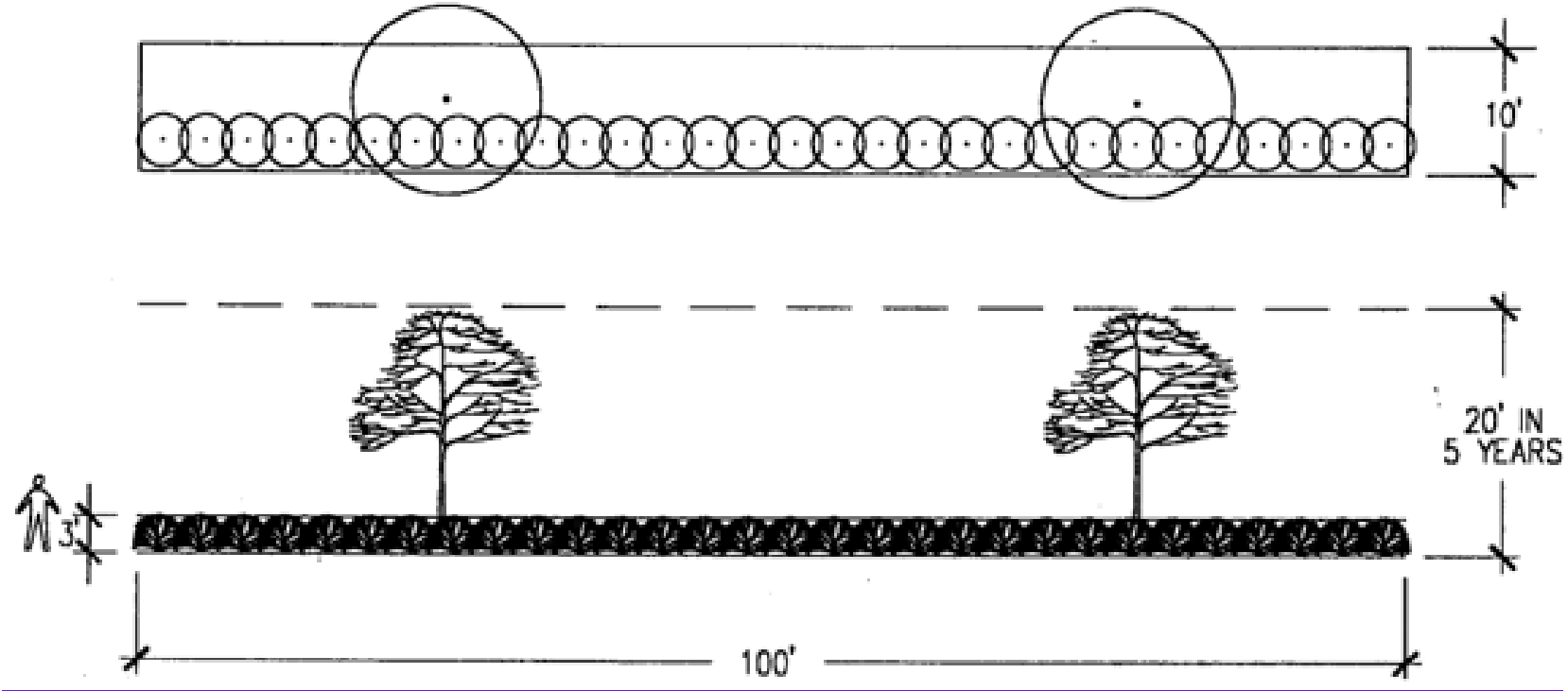
**OPAQUE SCREEN-TYPE A**

**REQUIRES APPROXIMATELY 50 SHRUBS @ 4' O.C. 2 ROWS**



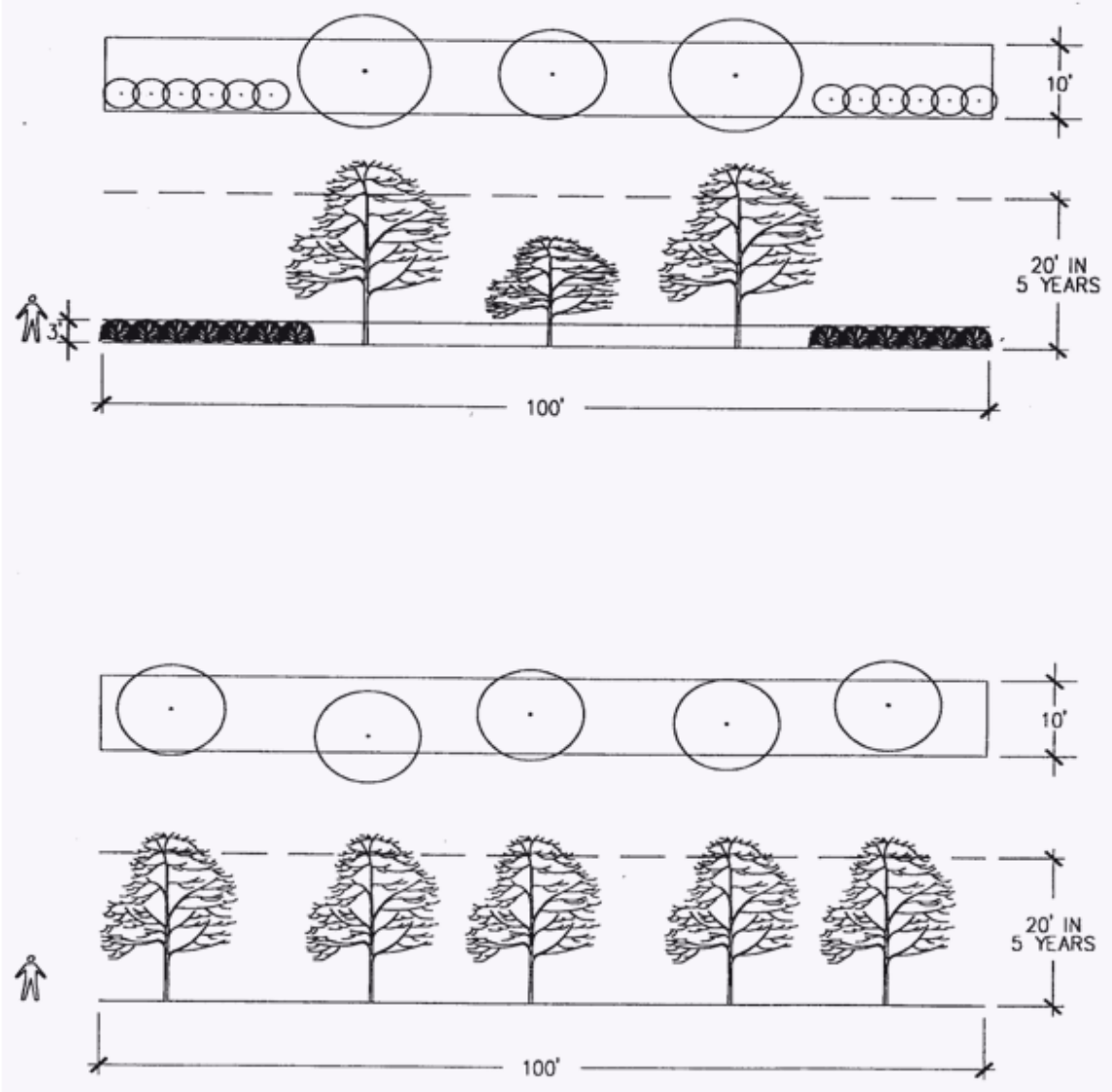
# Chapter 4.08 – Buffer/Screening

**SEMI-OPAQUE SCREEN-TYPE B**  
**REQUIRES APPROXIMATELY 30 SHRUBS 3' O.C. 1 ROW**



# Chapter 4.08 – Buffer/Screening

**BROKEN SCREEN-TYPE C**



# Chapter 4.09 – Lighting

Added general industry standards to code and further language that protect adjacent properties from spill over and glare

# Chapter 2. – Establishment of Districts

## Example

~~[1819]~~ PDR—Planned Development ~~Residential District.~~

~~[20]~~ PDC—Planned Development Commercial District.

~~[21]~~ PDI—Planned Development Industrial District.

~~[192220]~~ PDME—Planned Development ~~Extraordinary Mixed-Use~~ District.

~~[20123]~~ HR-1—Historic Residential District.

~~[2124]~~ HR-2—Historic Residential District.

~~[2235]~~ HR-3—Historic District.

~~[2346]~~ HC—Historic Commercial District.

[24] HPD—Historic Planned Development.

~~[2557]~~ HPDH-BH—Historic ~~Planned Development~~ Beall’s Hill District.

# Chapter 19 – Planned Development

## Section 19.02. Types of planned development districts.

The types of planned development ("PD") districts authorized under this chapter are: Planned Development ~~Residential~~ ("PDR"), ~~Planned Development Commercial~~ ("PDC"), ~~Planned Development Industrial~~ ("PDI"), Planned Development-Mixed Use ("PDM") and Historic Planned Development ("HPD"). Uses in each of these PD districts except HPDs are as described in Section 19.03. Uses in HPDs are as described in Section 21.07.

# Chapter 19 – Planned Development

[3] *Uses in a PDR (Planned Development-Residential) district.* This district is intended primarily for ~~residential development, emphasizing~~ flexibility in design to permit varying densities, intensities, and site design as circumstances may require. All allowed uses shall be set out within the development order approved by the Commission, in a manner consistent with the Comprehensive Plan and this Resolution. To the extent permitted in the order, uses in a PDR may include any use allowed in any of the single residential zoning district category (Commercial, Industrial, Residential, Public/Civic, Open)s set out in this Resolution. The following uses are allowed:

[64] *Uses in a PDM (Planned Development-Mixed Use).* This district is intended generally for non-residential uses or developments that provide for a mix of residential and non-residential uses. ~~situations where a combination of uses is contemplated that would not be allowed in any one of the other planned~~

# Chapter 19 – Planned Development

[1] To develop a planned development, the property must be rezoned to one of the PD zoning districts, after which a permit(s) must be applied for and issued for each use within the district. Rezoning shall be subject to approval of a development order by the Commission as well as any conditions imposed by the Commission. All uses provided for in the order shall be permitted (or limited) uses provided that, where the Commission deems it inappropriate to approve proposed uses for any portion (or all) of a parcel as permitted or limited uses due to either lack of needed specificity as to such uses or any other reason, the Commission may in its discretion:

- (a) refuse to rezone all or a portion(s) of such parcel;
- (b) provide that no use permits will be designated—and no use allowed—for certain portion(s) of the parcel until the order is amended pursuant to Section 19.06 as to that portion; or
- (c) order any combination of the above.

# Chapter 19 – Planned Development

[2] Development Order or Order shall be the order approved by the Commission as required for a PD district and, in conformity with sections 27.22 and 27.23, shall consist of a master development plan and other information and representations provided by the developer as part of the application or to the Commission (unless disapproved by the Commission), as well as any conditions separately imposed by the Commission.

# Chapter 19.06 – Master Development Plan

## Elements of the Master Development Plan

*Master development plan.* The master development plan is the graphic representation that depicts at a minimum the following information:

- (a) Proposed name or title of project, the name of the engineer, architect and developer.
- (b) North arrow, scale of one inch equals two hundred feet (1" = 200') or larger, date and legal description of the proposed site.
- (c) Existing property lines, significant water bodies, and easements, section lines, streets and physical features in and adjoining the project.
- (d) Location and size for each proposed land use within the development.
- (e) Location and size of common open space, landscaped areas and buffers.

# Chapter 19.06 – Master Development Plan

## Elements of the Master Development Plan

- (a) Conceptual configuration of proposed streets, which depict access into and traffic flow within the development.
  - (g) Storm water control measures including detention ponds and drainage ways and easements; and
  - (h) Such other information, data or documents as may be required to be in the master development plan by the staff or Commission.
- [2] A graphic representation (either a drawing or photograph) of the conceptual building design and building materials being proposed.

# Chapter 19.06 – Master Development Plan

## Elements of the Master Development Plan

### *Data and Analysis*

- (a) A survey not more than five years old or a legal description.
- (b) General topography and physical conditions of the site, represented in one-foot contours, including natural areas of vegetation and type, general soil types, jurisdictional wetland areas, 100-year floodplain areas, floodway, flood zones, watercourses, water bodies and natural drainage patterns.
- (c) Additional material, maps, studies, data or reports subsequently deemed necessary by any reviewing department or agency.
- (d) The proposed method of dedication and administration of the proposed common open space.

# Chapter 19.06 – Master Development Plan

## Elements of the Master Development Plan

*Written Description/Conditions.* A written description of the proposed PUD and conditions for development, that include the following as applicable:

- (a) Development Program and Schedule.
  - (i) The acreage and percentage of the total land area devoted to each of the proposed land uses.
  - (ii) Development program that identifies the total number of residential units and the total non-residential square footage.
  - (iii) Maximum lot coverage, floor area ratio, and impervious area for non-residential uses.
  - (iv) Phasing plan that delineates of areas to be developed according to their order of construction.
  - (v) Proposed schedule for the construction and improvement of common open space, streets, utilities, and any other necessary improvements for each development phase or stage.

# Chapter 19.06 – Master Development Plan

## Elements of the Master Development Plan

- (a) Allowed uses.
- (b) Site design, dimensional & development standards including minimum lot area, minimum lot width, minimum setbacks and buffer areas, including perimeter buffers, and maximum building heights.
- (c) Public facility commitments including but not limited to:
  - (i) Statement regarding ingress/egress to the site.
  - (ii) Statement regarding any transportation improvements to be made.
  - (iii) Statement regarding the disposition of sewage and stormwater and arrangements for potable water.
  - (iv) Description of recreational amenities and level of public access to such amenities.
- (e) Proposed Deed Restrictions and Association Bylaws.
  - (i) *Deed restrictions*: Any deed restrictions proposed by the developer of the PD to preserve the character of the development's common open space and to establish compatible architectural and landscape design of structures.

# Chapter 19.06 – Master Development Plan

## Elements of the Master Development Plan

Changes to development order.

- (a) Proposed changes to the development order shall be reviewed by the Executive Director to determine whether the change is a major or minor modification from previously approved plans or conditions. Any modification of the order which involves a change in permitted uses or an increase in height, densities or intensities shall be considered a major modification.

Other modifications may be declared major modifications if the Executive Director determines they deviate substantially from the order. Requests for major modifications shall follow the same procedure set forth herein for PD zoning.

# Chapter 5 through 22A – District Regulations

## Height Changes

Ag District: 35' - No change

Rural Residential: 35' – No Change

R1AAA and R1AAAA: 35' – No Change

R1AA, R1A and R1: 35' – No Change

R2A and R2: 35' – No Change

R3 Multifamily: 60' for multifamily, 35' for duplex and SFR

C1, Neighborhood Commercial: 35' - No Change

C-2, General Commercial: 65'

CBD-1: 80'

CBD-2: 80'

C4, Highway Commercial: 60'

C5, Neighborhood Convenience Center: 35' (from 15')

M1, Wholesale and Light Industrial: 45'

M2, Heavy Industrial: 45'

M3, Heavy Industrial: 60'

Historic Districts: 35' – No Change

MHR: 35' – No Change

# Chapter 23 - Additional Dwelling Units

USE CATEGORY	A	RESIDENTIAL DISTRICTS										HISTORIC DISTRICTS					COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL USE DISTRICTS			STANDARDS		
		RR	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2A	R-2	R-3	MHR	HR-1	HR-2	HR-3	HC	HBH	C-1	C-2	C-4	C-5	M-1	M-2	M-3	CBD-1	CBD-2	SC			
<b>RESIDENTIAL USES</b>																													
<b>HOUSEHOLD LIVING</b>																													
Additional single-family dwellings on a single lot	L	C	C	C	C	C	C	L	L	L		C	C	C	C	C	C	C	C										\$23.27.01
Dwelling Unit, Accessory / Garage Apartment	C	C	C	C	C	C						C	C	C	C	L												\$23.01.01 \$23.01.10	

# Chapter 23 - Additional Dwelling Units

## ***Section 23.01.01. Accessory Dwelling Unit/Garage Apartment.***

An accessory dwelling unit (ADU) shall be a conditional use located on the same lot or tract as the principal residence and only one accessory dwelling unit of any type shall be permitted on a lot. In any event, no more than two (2) single-family dwellings on a single lot shall be permitted.

ADUs are exempt from density calculations. The following limitations shall be applied to all ADUs:

1. **Property Owner occupancy required.** Property owner residency in either the primary or accessory dwelling unit shall be a requirement for permitting of accessory dwelling units.
2. **Building Size:** The living area of the unit shall be a minimum of 350 square feet and a maximum of 1,250 square feet, however, in no circumstance shall the maximum size of the living area of an ADU exceed fifty (50) percent of the size of the principal residence.
3. **Type of ADU:** An ADU may include any of the following:
  - a. Attached (addition to existing structure);
  - b. Detached permanent structure; or
  - c. Within existing house (renovations to basements, wings or attics converted into separate living unit).

# Chapter 23 - Additional Dwelling Units

## 1. **Standards.**

- a. When constructed as a detached structure, the ADU shall not exceed the height of the principal structure.
- b. When constructed as a detached structure, the ADU shall have a similar architectural style, roof style, building materials, exterior appearance and finish to the principal structure.
- c. Windows, doors, balconies, porches and decks shall be sited to ensure the privacy of neighbors.
- d. Each ADU must comply with all standards applicable within the zoning district, including required setbacks and building height limits.

2. **Parking.** One additional parking space on the same premises shall be required for the accessory dwelling unit. Tandem parking and shell or grass surfacing are permitted for such parking space.

3. The ADU may include a kitchen.

4. **Location of ADU:** Any detached ADU shall be located in the rear yard.