

Chapter 21A
HISTORIC BEALL'S HILL (HBH)

Section 21A.01. Purpose and intent.

The HBH Zoning District is intended to support the redevelopment efforts of the Beall's Hill Neighborhood within the Intown Historic District, while protecting and enhancing the historic value and character that make this neighborhood unique. One (1) goal for this redevelopment is to preserve as many existing significant structures as possible, recognizing these structures as irreplaceable assets. The addition of newly constructed homes and pockets of retail and service-oriented businesses are to provide a renaissance for this community through attention to design, land use, and overall desirability.

(Added January 10, 2005, ZA05-01-01)

Section 21A.02. Permitted and limited uses.

Permitted and limited uses are established in Chapter 4B.

Section 21A.02.1 Accessory uses

[1] Accessory buildings located on the same lot or parcel of land as the main structure and customarily incidental to the permitted or conditional use, provided that the following requirements are met:

(a) Accessory buildings detached from the main dwelling shall not be closer than ten (10) feet to the main dwelling, nor closer than three (3) feet one (1) inch to any interior property line. The accessory building shall comply with the setback requirements from rights-of-way for the main dwelling, provided that in no case shall the accessory building be located in the front yard.

(b) A detached accessory building shall not exceed two (2) stories in height and shall not cover more than thirty-five (35) percent of the side or rear yard.

(Added January 10, 2005, ZA05-01-01)

Section 21A.03. Conditional uses.

Conditional uses are established in Chapter 4B.

Section 21A.04. Development standards.

[1] Lot and area requirements for all uses, except two-family dwellings (duplexes) as a permitted use;

(a) *Minimum lot area:* Two thousand seven hundred (2,700) square feet.

(b) *Minimum width at building line:* Twenty-six (26) feet.

(c) *Maximum lot coverage:* Sixty (60) percent.

[2] Setback requirements.

(a) Setbacks from a street at a front or side property line are determined by area precedent.

(b) Setbacks from interior side property lines are five (5) feet.

(c) Setbacks from rear property lines are a minimum of twenty (20) feet.

[3] Parking requirements.

(a) Dwelling units--a minimum of one (1) parking space shall be provided on site for each dwelling unit. A parking space shall be considered nine (9) feet wide by twenty (20) feet long. Said parking space can be located within a garage subject to accessory building requirements.

(b) Commercial (non-residential) uses--all parking requirements shall be met as established within Chapter 26.

[4] Fence requirements.

(a) Maximum fence height for fences located between the building line of a structure and a right-of-way is three (3) feet.

(b) Maximum fence height for fences located in side and rear yards not adjacent to rights-of-way is six (6) feet.

(c) All fences shall be constructed with the finished side exposed and the support posts placed on the inside of the property being enclosed.

(d) Barbed wire and razor wire prohibited.

[5] Signage. All signs, where allowed, shall meet the requirements for signage within a historic commercial zoning District as provided in Chapter 25.

(Added January 10, 2005, ZA05-01-01)

Section 21A.05. Design review.

[1] When visible from any public right-of-way, a certificate of appropriateness is required for any new construction, alteration, or demolition of any building, structure or site feature to include landscapes, signage, fences, walls, steps, and paving. A certificate of appropriateness is not required for communications antennas permitted by Section 23.08.01[4](a) or (b). A certificate of appropriateness is also needed for platting changes including combining parcels, creating parcels, or significantly moving property lines. Minor adjustment of property lines can be approved at staff level.

[2] All provisions for design review shall be as provided in Chapter 28 except as follows:

(a) The Beall's Hill Design Guidelines, dated May 14, 2007, shall govern all new residential construction and development of residential property within the HBH Zoning District. (Amended May 14, 2007, ZA-07-01)

(b) The Beall's Hill Design Guidelines shall govern all new residential construction and development of residential property within the HBH Zoning District.

(c) The Design Guidelines for Macon's Historic Zoning Districts shall govern all non-residential new construction and all modifications to existing residential and non-residential sites and structures visible from any public right-of-way.

(d) Staff approval may be granted for a certificate of appropriateness for new infill construction of residential dwellings and accessory buildings that conform to all development standards provided. Such new construction shall be of a design that has been previously approved by the Planning and Zoning Commission, after

1 review by the Design Review Board, for the purpose of future staff approval. The
2 approved designs shall be maintained by the Planning and Zoning Commission
3 within the Beall's Hill Pre-Approved Housing Designs and available for public
4 review. Any application that does not, by determination of staff, conform to the
5 design approved and the design guidelines for this area may not be approved at
6 the staff level. The standard review procedure will apply to all other applications
7 as per Chapter 28.

8 [3] Submittal requirements: The following items must be included in any application for a
9 certificate of appropriateness:

10 (a) Complete application form including signature from property owner.

11 (b) Site plan, to-scale that must include:

12 i) Shape of the lot.

13 ii) Location of all existing and proposed structures including setbacks to
14 adjacent structures.

15 iii) Location of all streets, alleys, easements, signs, fences, driveways and
16 walkways.

17 iv) Landscaping, to include all existing (to remain) and proposed trees and
18 shrubs. Plant species and size at time of planting shall be indicated for all
19 proposed plantings;

20 (c) Elevation and detail drawings.

21 i) An elevation drawing shall be provided for each side of any proposed
22 structure. All materials shall be labeled. Wall and roof heights of any
23 adjacent structures shall be shown on each applicable elevation drawing.

24 ii) An elevation drawing shall be provided for each side of an existing structure
25 for which an alteration is proposed.

26 iii) Detail drawings shall be provided when necessary or required by staff, the
27 design review board, or the Commission;

1 (d) Photograph. A photograph(s) shall be provided of site conditions for all
2 applications for new infill residential construction. Photographs may be required
3 by staff, the design review board, or the Commission as needed for applications
4 for existing structures or commercial construction.

5 (e) Additional requirements for proposed pre-approved designs:

6 i) ½ scale set of plans for each design review board member [five (5)] that
7 includes floor plans and elevations, at a minimum.

8 ii) All required information shall be submitted for each variation proposed.

9 (Added June 12, 2006, ZA06-06-02)

10 [4] All standard procedures for issuance of permits (Chapter 27), platting of property
11 (Chapters 29 & 30), and sign permitting (Chapter 25) shall be followed.

12 (Added January 10, 2005, ZA05-01-01)

13 **Section 21A.06. Economic and community development target areas.**

14 The Zoning Enforcement Officer may reduce the minimum standards for residential
15 properties within ECD target areas as specified in Section 23.27.07 to allow for development
16 compatible and similar to the existing streetscape.

17 (Added January 10, 2005, ZA05-01-01)