

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GRANTVILLE, GEORGIA AMENDING THE ZONING ORDINANCE OF THE CITY OF GRANTVILLE TO MAKE THE FOLLOWING TEXT AMENDMENTS TO THE ORDINANCE TO AMEND ARTICLE 4 ZONING DISTRICTS BY ADDING HISTORIC MILL VILLAGE (HMV) AND TO AMEND ARTICLE 5 ZONING DISTRICT STANDARDS AND PERMITTED USES TO ADD STANDARDS AND PERMITTED USES FOR THE HISTORIC MILL VILLAGE (HMV) ZONING DISTRICT; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Grantville have determined that it is in the best interest of the City to amend the Zoning Ordinance of the City of Grantville;

The Mayor and Council of the City of Grantville, Georgia hereby ordain as follows:

Section 1.

Article 4. Zoning Districts and Boundaries is amended as follows:

A. Section 4.1 is amended by adding the following district:

HMV Historic Mill Village

B. Section 4.1 is amended by adding the following subsections:

4.1-12 *Historic Mill Village (HMV)* The purpose of this district is to recognize the distinctive nature of the City’s historic Mill Village area and to encourage residential development that is consistent with the area, including accommodating higher density single family residences of approximately eight (8) units per acre.

Article 5. Zoning District Standards and Permitted Uses is amended as follows:

A. Table 5.1 is amended by adding the following:

Table 5.1: Zoning District Area Yard and Height Requirements

Zoning District	Minimum Lot Area	Min. Lot Width at Setback Line (feet)	Front Yard from Arterial & Collector/Local Street (feet)*	Side Yard (feet)	Rear Yard (feet)	Max. Building Height (feet)
HMV	1/8 acre	50	20	7.5	20	35

B. Table 5.2 is amended by adding the following:

Table 5.2: Appearance Standards for Single-Family Detached Dwellings	
	Type 4
Min. Dwelling Width	24'
Min. Roof Pitch	4/12
Minimum Floor Area	750 sq.ft.
Roof Materials	(1)
External Siding Materials	(2)
Permanent Foundation	Req'd (3)
Utility Meter	Mounted on Structure
Landing Area	(4)
Towing Devices	(5)

C. Table 5.3 is amended by adding the following:

TABLE 5.3 - PERMITTED USE SCHEDULE

Use Type	SIC	Zoning Districts										
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	HMV
Dwelling Single-Family Type 4	0000	P	P	S	P	P						P

Section 2.

All ordinances or parts of ordinances in conflict with this ordinance are repealed.

First Reading: _____

SO ORDAINED in lawfully assembled open session this ____ day of _____, 2023.

MAYOR

Attest: _____
Clerk