

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

SECTION ONE

The text of Section 210 of Article 2, table 2.5; regarding Other Fuel Dealers as a principal use in the Unified Development Code is amended to include the following as shown by the underlining of text:

Article 2, Section 210, Table 2.5

<i>NAICS Code</i>	<i>Principal Uses</i>	<i>A</i>	<i>G</i>	<i>RA</i>	<i>RLD</i>	<i>RMD</i>	<i>RD</i>	<i>RTC</i>	<i>RMF</i>	<i>RMH</i>	<i>OIL</i>	<i>OIH</i>	<i>CN</i>	<i>CC</i>	<i>CG</i>	<i>CH</i>	<i>CR</i>	<i>LI</i>	<i>LIR</i>	<i>HI</i>	<i>See Also</i>	
454319	Other Fuel Dealers																	■	■	■	<u>§331</u>	

SECTION TWO

The text of Section 313(c) of Article 3 regarding customary accessory uses to a church or other place of worship in the Unified Development Code is amended to include the following as shown by the underlining of text:

Article 3, Section 313(c)

313 (c) Customary accessory uses to a church or other place of worship.

- (1) Meeting facilities.
- (2) Offices and rectories.
- (3) A church or other place of worship may have a residence for the housing of the pastor, priest, minister, rabbi, etc.
 - a. Minimum building separation of 15 feet from primary structure required.
 - b. Customary accessory uses associated with a dwelling are permitted.

- (4) Religious classrooms, church schools and related facilities **to include Mother's Morning Out and similar part time services as an accessory use allowed by right**. A church or other place of worship may have an accessory school with the following minimum requirements:
- a. Minimum lot size of 3 acres for the school in addition to the minimum lot size requirement for the church or other place of worship.
 - b. Minimum public road frontage of 100 feet.
 - c. Overall parking and landscape plan for entire site to be approved by the Board of Commissioners.
 - d. Temporary Classrooms require a Special Use permit.
- (5) Cemeteries and mausoleums. A church or other place of worship may have an accessory cemetery with the following minimum requirements:
- a. Minimum lot size of 5 acres for cemetery in addition to the minimum lot size requirement for the church.
 - b. When abutting any residential property line, a 50-foot zoning buffer shall be required.
 - c. Ingress/egress shall be provided.
 - d. Compliance with all State of Georgia requirements.
- (6) Within the office/commercial zoning districts, a community food or housing shelter may be located in a church or other place of worship as an accessory use, provided it meets the applicable minimum standards of the Community Food and Housing Section of this Article.

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

This ordinance shall be effective upon adoption.

SO ORDAINED this 4th day of February 2014.

Tom Worthan, Chairman

Henry Mitchell, III, District I

ABSENT

Kelly Robinson, District II

Michael Mulcare, District III

Ann Jones Guider, District IV

Attest:

Tracy Rye, Planning Manager