

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

June 20, 2023

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

- Action requested by BOC
- For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Ordinance
3. Legal Ad
4. Report

Presenter:

Kenta Lanham, Planner II

Agenda Item:

An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code of the Henry County Code of Ordinances to provide for new and/or amended definitions, regulating standards for multifamily residential developments, and for other purposes.
Countywide

Applicant: County-Initiated

Case Number: ULDC-AM-23-01

Commission District: Countywide

Background/Summary:

Staff is recommending additions to the Unified Land Development Code to include development and architectural standards for multifamily developments.

Financial Implications/Considerations: N/A

| | | | |
|---|---|----|---|
| The project is budgeted. | Y | or | N |
| The project will require the use of Fund Balance. | Y | or | N |
| If yes, please state amount _____. | | | |
| The project will require no funds. | Y | or | N |
| The project is grant funded and will require a _____% match and those funds are/are not budgeted. | Y | or | N |
| Is this request a Capital Project and part of the Capital Project List? | Y | or | N |

Additional Comments / Recommendation:

Staff requests approval of the recommended changes.

STATE OF GEORGIA

HENRY COUNTY

ORDINANCE NO. _____

AN ORDINANCE BY HENRY COUNTY GEORGIA, TO AMEND MULTIPLE SECTIONS OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) REGARDING MULTIFAMILY DEVELOPMENT STANDARDS

WHEREAS, the Unified Land Development Code (ULDC) was adopted and made a part of the Henry County Code of Ordinances by the Henry County Board of Commissioners (BOC) on September 15, 2009; and

WHEREAS, *Section 12.02.11, Requirements for Amendments* of the ULDC outlines the procedural process for amendments to the Code; and

WHEREAS, staff has reviewed the ULDC and proposes to amend the ULDC (ULDC-AM-23-01) as it pertains to the development standards of multifamily developments; and

WHEREAS, County and State requirements for legal advertisement and a public hearing have been met;

NOW, THEREFORE, BE IT ORDAINED by the Henry County Board of Commissioners, and it is hereby ordained by the authority of the same, that

I.

Section 2.01.02 Residential Zoning Districts of the ULDC to be amended and read as follows:

2.01.02. Residential zoning districts. The following residential zoning districts are established:

Section 2.01.02(A-E) to remain unchanged.

F. R-5: Single-family residence zoning district. This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots. This district is also intended to provide locations for the development of horizontal multifamily and townhome developments, where appropriate.

1. Development standards for detached single-family developments:

| | |
|----------------------------|--------------------------------|
| Minimum lot area | 10,890 square feet |
| Minimum lot width | 75 feet |
| Minimum front yard setback | 25 feet from right-of-way line |
| Minimum side yard | 10 feet |

| | |
|---------------------------|---|
| setback | |
| Minimum rear yard setback | 25 feet |
| Maximum height | 45 feet for new subdivisions, 35 feet for all other situations. |
| Minimum heated floor area | 1,800 square feet |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Public sewer system |
| Water system | County water system |

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

Horizontal multifamily and townhomes are allowed as an optional development pattern within this zoning district subject to multifamily standards in section 4.04.10.

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Development Standards for Horizontal Multifamily and Townhomes: See section 4.04.10. subject to architectural and site plan review by Henry County Architectural Review Committee.

Section 2.01.02(G) to remain unchanged.

H. RM: Multifamily residential district. This district is intended to provide locations for the development of multifamily residences or cluster housing developments.

1. Development standards:

| | |
|----------------------------|--|
| Minimum lot area | 43,560 square feet or one acre in area |
| Minimum lot width | 100 feet |
| Minimum front yard setback | 60 feet from right-of-way line |
| Minimum side yard setback | 15 feet |
| Minimum rear yard setback | 20 feet |
| Maximum height | 65 feet for new development, 50 feet for all other situations. |
| Minimum heated floor area | See section 4.04.10. for multifamily standards |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Public sewer system |
| Water system | County water system |

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Multifamily standards: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

- I. RS: Residential suburban district. This district is intended to provide locations for a combination of two (2) of the following: single-family, duplex, or multifamily developments.

1. Development standards:

| | |
|----------------------------|---|
| Minimum lot area | 217,800 square feet or five acres in area |
| Minimum lot size per unit | See section 4.04.10. for multifamily standards |
| Minimum lot width | 60 feet |
| Minimum front yard setback | 25 feet from right-of-way line |
| Minimum side yard setback | 10 feet |
| Minimum rear yard setback | 25 feet |
| Maximum height | 45 feet for new development, 35 feet for all other situations. |
| Minimum heated floor area | 1,800 square feet for single-family homes 1,000 square feet per dwelling unit for duplexes See section 4.04.10. for multifamily standards |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Public sewer system |
| Water system | County water system |

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
 3. Accessory uses: See table 2.03.04.
 4. Multifamily standards: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

- J. RMH: Mobile or manufactured home development district. This district is intended to provide locations for mobile or manufactured homes in parks, subdivisions, or other similar unified development arrangements on lots. See section 4.03.16 for manufactured home park standards. This district is also intended to provide locations for the development of horizontal multifamily and townhome developments, where appropriate.

1. Development standards.

| | |
|----------------------------|---|
| Minimum lot area | 30,000 square feet with septic system and county water 18,000 square feet with public sewer and county water |
| Minimum lot width | 125 feet |
| Minimum front yard setback | 60 feet from right-of-way line |
| Minimum side yard setback | 15 feet |
| Minimum rear yard setback | 40 feet |
| Maximum height | 35 feet |
| Minimum heated floor | 1,000 square feet |

| | |
|-----------------|--|
| area | |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Septic tank permitted or public sewer system |
| Water system | County water system |

Horizontal multifamily and townhomes are allowed as an optional development pattern within this zoning district subject to multifamily standards in section 4.04.10.

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Development Standards for Horizontal Multifamily and Townhomes: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

II.

Section 4.03.10 Design Standards for multifamily developments of the ULDC to be added and read as follows:

4.04.10. Design standards for multifamily developments.

The intent of this section is to provide aesthetic standards for exterior architectural design for all new multifamily residential developments.

- A. *Variations.* Administrative waivers permit a practice that is not consistent with a specific provision of this section, but is justified by its intent or purpose, or by hardship. The administrator or their designee shall have the authority to approve or disapprove administratively a request for an administrative waiver in accordance with section 11.03.00, administrative waiver, in addition to granting relief from the following:
 1. Development standards
 2. Architectural standards
 3. Site planning and amenities
 4. Landscape and signage

- B. *Townhome Units and Developments.* To address the increasing density of units, the monotony of such developments, and life safety requirements involved with such concentrated developments, the standards below shall be applicable to all new townhome units and developments. The standards as described in this section shall apply to all townhome developments, regardless of the zoning district which the units and/or development is located. If there is a conflict between this section and any other code section within the ULDC, the Henry County Planning and Zoning Department Director is authorized to determine the appropriate applicability and interpretation.
 1. *Definitions*
 - a. *Townhouse:* One (1) of a series of three (3) or more attached dwelling units on separate lots which are separated from each other by a coincidental property line and party wall partitions. The structure must meet all front, rear

and side yard setback requirements in the zoning district in which it is located, except for the coincidental property line and wall. Each dwelling unit must be separately metered for all utilities, have access to a public street and the coincidental property line and wall must be fire-rated and extend from the foundation or ground (whichever is lower) to the roof decking of the structure. Each dwelling unit shall contain rooms for living, sleeping, toilet facilities and one (1) kitchen.

2. *Development Standards*

- a. All townhomes shall comply with the following minimum requirements:
 - i. Minimum lot area shall be dependent on the zoning district development standards found in section 2.01.00 for the overall development.
 - ii. Minimum Lot width: Twenty-four (24') feet per dwelling unit for those with front entry garage and twenty (20') feet for feet per dwelling unit for those with rear entry garages.
 - iii. Minimum setbacks:
 1. Front Yard Setback: 20 feet for front entry townhomes; 10 feet for rear entry townhomes
 2. Side Yard Setback: 10 feet or building separation of 20 feet
 3. Rear Yard Setback: 10 feet for front entry townhomes; 20 feet for rear entry townhomes
 - iv. Minimum square footage: 1,200 square feet of heated floor space.
 - v. Townhomes shall have a two-car garage. Rear alley access shall be a minimum of 12 feet in width and shall meet Henry County Department of Transportation (HCDOT) and Henry County Fire Department (HCFD) standards and requirements when rear entry garages are provided.
 - vi. All dwelling units, including rear entry units, shall be located on a public or private right of way meeting HCDOT and HCFD standards and requirements.
 - vii. The owner/developer shall coordinate with utility providers to determine utility placement along street corridor as well as placement of services. This may determine the need to avoid placing trees in front of the townhomes near driveways for front entry dwelling units. Developers shall ensure all utility placement and services are acceptable to all utility providers and coordinate with the HCDOT.
- b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.

3. *Architectural Standards.* Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:

- a. At least one-third (1/3) of the exterior front and rear façade of each dwelling unit shall be constructed of ornamental brick or stone and shall include a minimum three-foot masonry water table on all sides; the remainder of the front façade shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, or board & batten, depending on the style/theme of the development.
- b. All end units shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, and/or board & batten with a maximum of one-third (1/3) percent cementitious products permitted.
- c. No vinyl materials shall be permitted; including in the eaves and soffits. All eaves shall be at least one (1') foot in depth.
- d. Decorative gables, vents and dormers shall be required.
- e. No roof line shall be shared by more than two (2) individual units in a row of townhomes and shall be accomplished by height offsets of at least twenty-four inches (24").
- f. Minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning and Zoning Department Director, or their designee.
- g. Adjoining dwelling units shall be constructed with staggered or offset front elevations by a minimum of one foot (1').
- h. Adjoining dwelling units shall have differentiation in architecture for windows, entries, façades, and shall be constructed of complimentary building materials.
- i. There shall be no more than six (6) units in a row. Elevations may only be replicated once within a single unit set.
- j. All yards shall be sodded with exception of landscaped and buffer areas, including corner lots.
- k. The developer/builder shall be responsible for notating the percentage breakdown of materials on each building plan submitted for review and will be verified by the Henry County Building and Plan Review Department.

4. *Site Planning and Amenities*

- a. All rental townhome developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.
- b. All new townhome developments shall install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.

- c. All townhome developments shall provide guest parking throughout the development at a rate of 1 parking space per every four (4) units. Guest parking shall not be located in alleyways. Guest parking shall meet all HCDOT standards and requirements.
- d. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.
- e. A townhome development of 50 units or fewer shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
- f. A townhome development of 51-100 units shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,000 square feet cabana with electric/natural gas fire pit and grilling areas
- g. A townhome development in excess of 100 units shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,500 square feet clubhouse with fire pit and grilling areas
 - iii. Resort style pool
 - iv. Fitness facility, and/or sports recreation facilities
- h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.
- i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5.

C. *Horizontal Multifamily*

1. *Definitions*

- a. *Horizontal multifamily apartment:* A residential development which provides for the clustering or grouping of attached and/or detached apartment units on

a singular lot with an undivided ownership interest of the common areas of land and its appurtenances.

- b. *Horizontal multifamily condominium*: A residential development which provides for the clustering or grouping of dwelling units, attached or detached, with each unit owned in fee simple title, on a multi-unit property with an undivided ownership interest in common with other owners of the common areas of land and its appurtenances.

2. *Development Standards*

- a. All developments shall comply with the following minimum requirements:
 - i. Minimum lot area shall be dependent on the zoning district development standards found in section 2.01.00 for the overall development.
 - ii. Minimum lot area per unit: 4,750 square feet
 - iii. Minimum Lot width: 45 feet
 - iv. Minimum setbacks:
 - 1. Front Setback: 20 feet
 - 2. Side Yard Setback: 5 feet or building separation of 10 feet
 - 3. Rear Yard Setback: 20 feet
 - v. Minimum square footage: 1,200 square feet of heated floor space.
 - viii. All dwelling units shall have a two-car garage. Rear alley access shall be a minimum of 12 feet of width and shall meet Henry County Department of Transportation (HCDOT) and Henry County Fire Department (HCFD) standards and requirements when rear entry garages are provided.
 - ix. All dwelling units, including rear entry units, shall be located on a public or private right of way meeting HCDOT and HCFD standards and requirements.
 - vi. The owner/developer shall coordinate with utility providers to determine utility placement along street corridor as well as placement of services. This may determine the need to avoid placing trees in front of the horizontal multifamily near driveways for front entry dwelling units. Developers shall ensure all utility placement and services are acceptable to all utility providers and coordinate with the HCDOT.
- b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.

- 3. *Architectural Standards*. Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:

- a. At least one-third (1/3) of the exterior front and rear façade of each dwelling unit shall be constructed of ornamental brick or stone and shall include a minimum three-foot masonry water table on all sides; the remainder of the front façade shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, or board & batten, depending on the style/theme of the development.
- b. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Building and Plan Review Department.
- c. Decorative gables, vents and dormers shall be required.
- d. Minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.
- e. Adjacent dwellings shall have differentiation in architecture for windows, entries, facades, and shall be constructed of complimentary building materials.
- f. There shall be no more than six (6) attached units in a cluster. Elevations may only be replicated once within a single unit set.
- g. All yards shall be sodded with exception of landscaped and buffer areas, including corner lots.
- h. The developer/builder shall be responsible for notating the percentage breakdown of materials on each building plan submitted for review and will be verified by Henry County Building and Plan Review Department.

4. *Site Planning and Amenities*

- a. All rental horizontal multifamily developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.
- b. All developments shall install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.
- c. All developments shall provide guest parking throughout the development at a rate of 1 parking space per every four (4) units. Guest parking shall not be located in alleyways. Guest parking shall meet all HCDOT standards and requirements.
- d. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.
- e. A development of 50 units or fewer shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

- f. A development of 51-100 units shall provide a minimum of the following:
 - i. Children’s playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,000 square feet cabana with electric/natural gas fire pit and grilling areas
- g. A development in excess of 100 units shall provide a minimum of the following:
 - i. Children’s playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,500 square feet clubhouse with fire pit and grilling areas
 - iii. Resort style pool
 - iv. Fitness facility and/or sports recreation facilities
- h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.
- i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

D. *Apartments/Condominiums*

1. *Definitions*

- a. *Apartment*: a room or suite of rooms, with sleeping, bathroom, and kitchen accommodations, designed and used as a residence, physically separated from and located in a building containing a number of such rooms/suites of rooms, designed for occupancy by families living independently of each other and not owned in a fee simple title.
 - i. *Studio Apartment*: An apartment unit containing only one habitable room.
- b. *Condominium*: The ownership in fee simple title of a single unity in a multi-unit structure and an undivided ownership interest, in common with other owners of the common elements of the structure, including the common areas of land and its appurtenances.

2. *Development Standards*

- a. All apartment/condominium developments shall comply with the following minimum requirements:

- i. Studio apartment/condominium units – minimum 450 square feet of heated square footage
 - ii. One-bedroom apartment/condominium – minimum 600 square feet of heated square footage
 - iii. Two-bedroom apartment/condominium – minimum 900 square feet of heated square footage
 - iv. Three-bedroom apartment/condominium – minimum 1,200 square feet of heated square footage
 - v. Four-bedroom apartment/condominium – minimum 1,500 square feet of heated square footage
 - b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.
3. *Architectural Standards.* Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:
 - a. The exterior finish of all elevations for all new structures shall be constructed of brick, stone, and/or with a maximum of 35 percent cementitious fiberboard products per façade. There shall be a minimum three-foot masonry water table on all sides.
 - b. No vinyl materials permitted; including in the eaves and soffits.
 - c. A minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.
 - d. There shall be a minimum of four (4) offsets on at least two (2) sides for each individual apartment/condominium building.
 - e. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Building & Plan Review Department.
 - f. All new apartment/condominium developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.
 - g. All apartment/condominium development shall be interior access only.
4. *Site Planning and Amenities*
 - a. All apartment/condominium developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.
 - b. All apartment developments are required to install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.

- c. All apartment/condominium developments shall have a minimum of two entrances meeting all Building and Fire/Life Safety codes.
- d. There shall be security cameras throughout the development and shall be registered with the Henry County RTCC (Real Time Crime Center).
- e. Parking requirements for apartment/condominium communities shall be as follows:
 - i. 1 space per studio unit
 - ii. 1.5 spaces per 1-2 bedroom unit
 - iii. 2 spaces per 3-4 bedroom unit
- f. Dumpsters and trash receptacles.
 - i. Dumpsters shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.
 - ii. Dumpsters shall be fully enclosed either within a building, by a solid brick or stone wall at least six feet (6') in height, or a landscaped buffer not less than 10 feet (10') in width.
 - iii. Dumpsters shall be set back a minimum of five (5) feet from all property lines and outside any buffers/landscape areas.
 - iv. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles.
 - v. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.
- g. A centralized amenity area shall be provided and shall consist of, at a minimum, the following:
 - i. A minimum 1,000 square foot cabana or 1,500 square foot clubhouse; and fire pit and grilling areas
 - ii. A resort style pool
 - iii. Fitness facility and/or sports recreation facilities
 - iv. Children's playground(s) with benches
 - v. Dog park(s)
- h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.
- i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential

units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

E. *Landscape and sign standards.*

1. A minimum fifty foot (50') wide enhanced landscape strip and/or adequate undisturbed buffer shall be maintained along all exterior streets (not to prohibit access to the site). The landscape strip and/or buffer shall be planted with a combination of shrubs and trees where vegetation is disturbed, or non-existent, meeting the requirements listed in chapter 5 of the ULDC. The landscape strip and/or buffer shall be subject to Planning and Zoning approval prior to the issuance of a land disturbance permit.
2. Except as provided in this subsection, signage shall comply with the regulations in chapter 7 of the ULDC, and/or Section 4.05.00, where applicable. Ground signs and entrance signs shall be monument based, with bases constructed of brick or stone with accents consistent with the architecture and exterior composition of the development. The location for ground signs and entrance signs shall be approved as part of the development plan. Plans for the development shall include the location and ownership responsibility for all signs. All signs shall comply with all other requirements per the ULDC and shall obtain approved permits before installation.
3. For any multifamily development located on MU (Mixed Use) zoned property, a Master Sign Plan shall receive Planning and Zoning Department approval prior to, and included on, development plans, per section 7.04.00.
4. Stormwater management facilities shall meet the standards of section 8.04.00 of the ULDC.
5. All driveways, access easements, emergency access easements shall be paved and dust free.
6. Except as provided in this subsection, landscaping standards shall comply with the regulations of chapter 5 of the ULDC. Each development shall submit a substantial landscaping and buffer plan at the time of development plan submittal. Necessary screening and privacy vegetation shall be reviewed by the Henry County Planning and Zoning and Building and Plan Review Departments. The plan reviewer(s) shall be authorized to require the modification of proposed landscape strip and/or buffers in instances where the intent of this code has not been met.

III.

Appendix A of the ULDC to be amended and read as follows:

Appendix A. Definitions

Apartment means a room or suite of rooms, with sleeping, bathroom, and kitchen accommodations, designed and used as a residence, physically separated from and

located in a building containing a number of such rooms/suites of rooms, designed for occupancy by families living independently of each other and not owned in a fee simple title.

Studio apartment. An apartment unit containing only one habitable room.

Horizontal multifamily apartment a residential development which provides for the clustering or grouping of attached and/or detached apartment units on a singular lot with an undivided ownership interest of the common areas of land and its appurtenances.

Horizontal multifamily condominium means a residential development which provides for the clustering or grouping of dwelling units, attached or detached, with each unit owned in fee simple title, on a multi-unit property with an undivided ownership interest in common with other owners of the common areas of land and its appurtenances.

IV.

It is the intention of the BOC, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Henry County, Georgia.

V.

All ordinances, parts of ordinances, or regulations in conflict herewith are hereby repealed.

VI.

Should any section, part or provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof not specifically declared to be invalid or unconstitutional.

VII.

This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

BE IT SO ORDAINED, THIS 20TH DAY OF JUNE, 2023.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Classifieds

henryherald.com

HENRY HERALD ADVERTISING DEADLINES
LINES: Pub. Dept. WEDNESDAY EVENING, THURSDAY 3 PM
SATURDAY EVENING 3 PM
DEPT. Mgr. Pub. Dept. WEDNESDAY EVENING, THURSDAY 3 PM
SATURDAY EVENING 3 PM

000 Public Hearing

Hb1296
am16

PUBLIC HEARING

NOTICE
Notice is hereby given of a
Committee's (BOC)
Dates: June 29, 2023
Locations: Henry County
148 North Peachtree
McDonough, Georgia
Public Meeting at 7 PM,
Community Meeting

REZONING

RZ-1-9
The Georgia Department of Community Development (DCC) is currently reviewing a rezoning application (RZ-1-9) for a residential (R-1) zoning district. The rezoning is located in the area bounded by the intersection of State Route 132, State Route 133, and State Route 134. The rezoning consists of 213.25 +/- acres, and the rezoning is for a residential (R-1) zoning district.

UNIFIED LAND CODE

ULDC-AM-24-1
An Ordinance by Henry County, Georgia, to amend multiple sections of the Unified Land Code of the County Code to provide for consistency with the Unified Land Code of the State of Georgia and for other purposes. Countywide.

ULDC-AM-24-2

An Ordinance by Henry County, Georgia, to amend multiple sections of the Unified Land Code of the County Code to provide for consistency with the Unified Land Code of the State of Georgia and for other purposes. Countywide.

ULDC-AM-24-3

An Ordinance by Henry County, Georgia, to amend multiple sections of the Unified Land Code of the County Code to provide for consistency with the Unified Land Code of the State of Georgia and for other purposes. Countywide.

UNIFIED LAND CODE

UNIFIED LAND CODE
An Ordinance by Henry County, Georgia, to amend multiple sections of the Unified Land Code of the County Code to provide for consistency with the Unified Land Code of the State of Georgia and for other purposes. Countywide.

HC-CODE-AM-23-41

An Ordinance by Henry County, Georgia, to amend multiple sections of the County Code to provide for consistency with the County Code of the State of Georgia and for other purposes. Countywide.



Unified Land Development Code Text Amendment
Henry County Board of Commissioners

Henry County Planning & Zoning

ULDC-AM-23-01

- Report Prepared by: Kenta Lanham, Planner II
Request: County-Initiated
Text Amendment: Section 2.01.02 Residential zoning districts to be amended
Section 4.04.10 Design standards for multifamily developments to be added
Appendix A. Definitions to be amended
Legal Advertisement: Henry Daily Herald- June 3, 2023
BOC Meeting: June 20, 2023

Executive Summary:

Henry County's Unified Land Development Code (ULDC) currently regulates the standards for multifamily developments to a limited extent. The proposed ULDC amendment would add Section 4.04.10. Design standards for multifamily developments to expand and clarify the limitations and allowances for multifamily residential developments.

Evaluation:

Requirements for Amendments of the ULDC: Section 12.02.11.3(A-D)

Consistency of the amendment with the comprehensive plan.

The requested amendment regarding multifamily development standards will have no effect on the comprehensive plan.

Potential impacts on the character and quality of development in Henry County and any affected zoning districts.

The ordinance regarding the regulation of multifamily development standards serves to promote the public health, safety, environment, and general welfare of future residents of Henry County by strengthening requirements for new or redeveloped development projects.

Potential impacts on the provision of infrastructure and improvements.

The requested amendment regarding multifamily development standards is expected to have a positive effect on the provision of infrastructure and improvements for new developments and redevelopment.

The merits of the proposed amendments relative to any guidelines, policies, or programs adopted in furtherance of the comprehensive plan.

The proposed amendment regarding multifamily development standards will include uniformity and clarity in development and redevelopment.

Recommendation:

Planning Staff recommends amending Section 2.01.02 of the ULDC to read as follows:

2.01.02. Residential zoning districts. The following residential zoning districts are established:

- F. R-5: Single-family residence zoning district. This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots. **This district is also intended to provide locations for the development of cluster housing and townhome developments, where appropriate.**

1. Development standards **for detached single-family developments:**

| | |
|----------------------------|---|
| Minimum lot area | 10,890 square feet |
| Minimum lot width | 75 feet |
| Minimum front yard setback | 25 feet from right-of-way line |
| Minimum side yard setback | 10 feet |
| Minimum rear yard setback | 25 feet |
| Maximum height | 45 feet for new subdivisions, 35 feet for all other situations. |
| Minimum heated floor area | 1,800 square feet |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Public sewer system |
| Water system | County water system |

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

Cluster Housing and Townhomes are allowed as an optional development pattern within this zoning district subject to multifamily standards in section 4.04.10.

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. **Development Standards for Cluster Housing and Townhomes: See section 4.04.10. subject to architectural and site plan review by Henry County Architectural Review Committee.**

- H. RM: Multifamily residential district. This district is intended to provide locations for the development of multifamily residences or cluster housing developments.

1. Development standards:

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|----------------------------|--|
| Minimum lot area | 43,560 square feet or one acre in area |
| Minimum lot width | 100 feet |
| Minimum front yard setback | 60 feet from right-of-way line |
| Minimum side yard setback | 15 feet |
| Minimum rear yard setback | 20 feet |
| Maximum height | 65 feet for new development, 50 feet for all other situations. |
| Minimum heated floor | See section 4.04.10. for multifamily standards |

| | |
|-----------------|---------------------|
| area | |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Public sewer system |
| Water system | County water system |

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Multifamily standards: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

I. RS: Residential suburban district. This district is intended to provide locations for a combination of two (2) of the following: single-family, duplex, or multifamily developments.

1. Development standards:

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|----------------------------|---|
| Minimum lot area | 217,800 square feet or five acres in area |
| Minimum lot size per unit | See section 4.04.10. for multifamily standards |
| Minimum lot width | 60 feet |
| Minimum front yard setback | 25 feet from right-of-way line |
| Minimum side yard setback | 10 feet |
| Minimum rear yard setback | 25 feet |
| Maximum height | 45 feet for new development, 35 feet for all other situations. |
| Minimum heated floor area | 1,800 square feet for single-family homes 1,000 square feet per dwelling unit for duplexes See section 4.04.10. for multifamily standards |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Public sewer system |
| Water system | County water system |

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Multifamily standards: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

J. RMH: Mobile or manufactured home development district. This district is intended to provide locations for mobile or manufactured homes in parks, subdivisions, or other similar unified development arrangements on lots. See section 4.03.16 for manufactured home park standards.

1. Development standards.

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|------------------|---|
| Minimum lot area | 30,000 square feet with septic system and county water 18,000 square feet with public sewer and county water |
|------------------|---|

| | |
|----------------------------|--|
| Minimum lot width | 125 feet |
| Minimum front yard setback | 60 feet from right-of-way line |
| Minimum side yard setback | 15 feet |
| Minimum rear yard setback | 40 feet |
| Maximum height | 35 feet |
| Minimum heated floor area | 1,000 square feet |
| Curb and gutter | Required |
| Paved driveway | Required |
| Sewage system | Septic tank permitted or public sewer system |
| Water system | County water system |

Cluster Housing and Townhomes are allowed as an optional development pattern within this zoning district subject to multifamily standards in section 4.04.10.

2. Permitted uses and supplemental standards: See tables 2.03.02 and 2.03.03.
3. Accessory uses: See table 2.03.04.
4. Development Standards for Cluster Housing and Townhomes: See section 4.04.10. subject to architectural and site plan review by Henry County Planning and Zoning.

Planning Staff recommends adding *Section 4.04.10* to read as follows:

4.04.10. Design standards for multifamily developments.

The intent of this section is to provide aesthetic standards for exterior architectural design for all new multifamily residential developments.

- A. *Variations.* Administrative waivers permit a practice that is not consistent with a specific provision of this section, but is justified by its intent or purpose, or by hardship. The administrator or their designee shall have the authority to approve or disapprove administratively a request for an administrative waiver in accordance with section 11.03.00, administrative waiver, in addition to granting relief from the following:
 1. Development standards
 2. Architectural standards
 3. Site planning and amenities
 4. Landscape and signage
- B. *Townhome Units and Developments.* To address the increasing density of units, the monotony of such developments, and life safety requirements involved with such concentrated developments, the standards below shall be applicable to all new townhome units and developments. The standards as described in this section shall apply to all townhome developments, regardless of the zoning district which the units and/or development is located. If there is a conflict between this

section and any other code section within the ULDC, the Henry County Planning and Zoning Department Director is authorized to determine the appropriate applicability and interpretation.

1. *Definitions*

- a. *Townhouse*: One (1) of a series of three (3) or more attached dwelling units on separate lots which are separated from each other by a coincidental property line and party wall partitions. The structure must meet all front, rear and side yard setback requirements in the zoning district in which it is located, except for the coincidental property line and wall. Each dwelling unit must be separately metered for all utilities, have access to a public street and the coincidental property line and wall must be fire-rated and extend from the foundation or ground (whichever is lower) to the roof decking of the structure. Each dwelling unit shall contain rooms for living, sleeping, toilet facilities and one (1) kitchen.

2. *Development Standards*

- a. All townhomes shall comply with the following minimum requirements:
 - i. Minimum lot area shall be dependent on the zoning district development standards found in section 2.01.00 for the overall development.
 - ii. Minimum Lot width: Twenty-four (24') feet per dwelling unit for those with front entry garage and twenty (20') feet for feet per dwelling unit for those with rear entry garages.
 - iii. Minimum setbacks:
 1. Front Yard Setback: 20 feet for front entry townhomes; 10 feet for rear entry townhomes
 2. Side Yard Setback: 10 feet or building separation of 20 feet
 3. Rear Yard Setback: 10 feet for front entry townhomes; 20 feet for rear entry townhomes
 - iv. Minimum square footage: 1,200 square feet of heated floor space.
 - v. Townhomes shall have a two-car garage. Rear alley access shall be a minimum of 12 feet in width and shall meet Henry County Department of Transportation (HCDOT) and Henry County Fire Department (HCFD) standards and requirements when rear entry garages are provided.
 - vi. All dwelling units, including rear entry units, shall be located on a public or private right of way meeting HCDOT and HCFD standards and requirements.
 - vii. The owner/developer shall coordinate with utility providers to determine utility placement along street corridor as well as placement of services. This may determine the need to avoid placing trees in front of the townhomes near driveways for front entry dwelling units. Developers shall ensure all utility placement and services are acceptable to all utility providers and coordinate with the HCDOT.

- b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.
3. *Architectural Standards.* Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:
 - a. At least one-third (1/3) of the exterior front and rear façade of each dwelling unit shall be constructed of ornamental brick or stone and shall include a minimum three-foot masonry water table on all sides; the remainder of the front façade shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, or board & batten, depending on the style/theme of the development.
 - b. All end units shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, and/or board & batten with a maximum of one-third (1/3) percent cementitious products permitted.
 - c. No vinyl materials shall be permitted; including in the eaves and soffits. All eaves shall be at least one (1') foot in depth.
 - d. Decorative gables, vents and dormers shall be required.
 - e. No roof line shall be shared by more than two (2) individual units in a row of townhomes and shall be accomplished by height offsets of at least twenty-four inches (24").
 - f. Minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning and Zoning Department Director, or their designee.
 - g. Adjoining dwelling units shall be constructed with staggered or offset front elevations by a minimum of one foot (1').
 - h. Adjoining dwelling units shall have differentiation in architecture for windows, entries, façades, and shall be constructed of complimentary building materials.
 - i. There shall be no more than six (6) units in a row. Elevations may only be replicated once within a single unit set.
 - j. All yards shall be sodded with exception of landscaped and buffer areas, including corner lots.
 - k. The developer/builder shall be responsible for notating the percentage breakdown of materials on each building plan submitted for review and will be verified by the Henry County Building and Plan Review Department.
4. *Site Planning and Amenities*
 - a. All rental townhome developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.
 - b. All new townhome developments shall install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.

- c. All townhome developments shall provide guest parking throughout the development at a rate of 1 parking space per every four (4) units. Guest parking shall not be located in alleyways. Guest parking shall meet all HCDOT standards and requirements.
- d. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.
- e. A townhome development of 50 units or fewer shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
- f. A townhome development of 51-100 units shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,000 square feet cabana with electric/natural gas fire pit and grilling areas
- g. A townhome development in excess of 100 units shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,500 square feet clubhouse with fire pit and grilling areas
 - iii. Resort style pool
 - iv. Fitness facility, and/or sports recreation facilities
- h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.
- i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5.

C. *Horizontal Multifamily*

1. *Definitions*

- a. *Horizontal multifamily apartment:* A residential development which provides for the clustering or grouping of attached and/or detached apartment units on a singular lot with an undivided ownership interest of the common areas of land and its appurtenances.

- b. *Horizontal multifamily condominium:* A residential development which provides for the clustering or grouping of dwelling units, attached or detached, with each unit owned in fee simple title, on a multi-unit property with an undivided ownership interest in common with other owners of the common areas of land and its appurtenances.

2. *Development Standards*

- a. All developments shall comply with the following minimum requirements:
 - i. Minimum lot area shall be dependent on the zoning district development standards found in section 2.01.00 for the overall development.
 - ii. Minimum lot area per unit: 4,750 square feet
 - iii. Minimum Lot width: 45 feet
 - iv. Minimum setbacks:
 - 1. Front Setback: 20 feet
 - 2. Side Yard Setback: 5 feet or building separation of 10 feet
 - 3. Rear Yard Setback: 20 feet
 - v. Minimum square footage: 1,200 square feet of heated floor space.
 - viii. All dwelling units shall have a two-car garage. Rear alley access shall be a minimum of 12 feet of width and shall meet Henry County Department of Transportation (HCDOT) and Henry County Fire Department (HCFD) standards and requirements when rear entry garages are provided.
 - ix. All dwelling units, including rear entry units, shall be located on a public or private right of way meeting HCDOT and HCFD standards and requirements.
 - vi. The owner/developer shall coordinate with utility providers to determine utility placement along street corridor as well as placement of services. This may determine the need to avoid placing trees in front of the horizontal multifamily near driveways for front entry dwelling units. Developers shall ensure all utility placement and services are acceptable to all utility providers and coordinate with the HCDOT.
- b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.

3. *Architectural Standards.* Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:

- a. At least one-third (1/3) of the exterior front and rear façade of each dwelling unit shall be constructed of ornamental brick or stone and shall include a minimum three-foot masonry water table on all sides; the remainder of the front façade shall consist of a combination of two (2) or more of the following materials: brick, stone, cementitious fiberboard products, or board & batten, depending on the style/theme of the development.

- b. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Building and Plan Review Department.
- c. Decorative gables, vents and dormers shall be required.
- d. Minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.
- e. Adjacent dwellings shall have differentiation in architecture for windows, entries, facades, and shall be constructed of complimentary building materials.
- f. There shall be no more than six (6) attached units in a cluster. Elevations may only be replicated once within a single unit set.
- g. All yards shall be sodded with exception of landscaped and buffer areas, including corner lots.
- h. The developer/builder shall be responsible for notating the percentage breakdown of materials on each building plan submitted for review and will be verified by Henry County Building and Plan Review Department.

4. *Site Planning and Amenities*

- a. All rental horizontal multifamily developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.
- b. All developments shall install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.
- c. All developments shall provide guest parking throughout the development at a rate of 1 parking space per every four (4) units. Guest parking shall not be located in alleyways. Guest parking shall meet all HCDOT standards and requirements.
- d. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.
- e. A development of 50 units or fewer shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
- f. A development of 51-100 units shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.
 - ii. 1,000 square feet cabana with electric/natural gas fire pit and grilling areas
- g. A development in excess of 100 units shall provide a minimum of the following:
 - i. Children's playground(s) and a variety of pocket parks and dog parks with benches distributed throughout the development.

- ii. 1,500 square feet clubhouse with fire pit and grilling areas
- iii. Resort style pool
- iv. Fitness facility and/or sports recreation facilities
- h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.
- i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

D. Apartments/Condominiums

1. Definitions

- a. *Apartment:* A room or suite of rooms, with sleeping, bathroom, and kitchen accommodations, designed and used as a residence, physically separated from and located in a building containing a number of such rooms/suites of rooms, designed for occupancy by families living independently of each other and not owned in a fee simple title.
 - i. *Studio Apartment:* An apartment unit containing only one habitable room.
- b. *Condominium:* The ownership in fee simple title of a single unity in a multi-unit structure and an undivided ownership interest, in common with other owners of the common elements of the structure, including the common areas of land and its appurtenances.

2. Development Standards

- a. All apartment/condominium developments shall comply with the following minimum requirements:
 - i. Studio apartment/condominium units – minimum 450 square feet of heated square footage
 - ii. One-bedroom apartment/condominium – minimum 600 square feet of heated square footage
 - iii. Two-bedroom apartment/condominium – minimum 900 square feet of heated square footage
 - iv. Three-bedroom apartment/condominium – minimum 1,200 square feet of heated square footage
 - v. Four-bedroom apartment/condominium – minimum 1,500 square feet of heated square footage

- b. The administrator or their designee shall provide final approval for all elevations and site plans before any permits are issued.
3. *Architectural Standards.* Unless otherwise approved by the Board of Commissioners at the time of zoning action, the following architectural standards shall apply:
 - a. The exterior finish of all elevations for all new structures shall be constructed of brick, stone, and/or with a maximum of 35 percent cementitious fiberboard products per façade. There shall be a minimum three-foot masonry water table on all sides.
 - b. No vinyl materials permitted; including in the eaves and soffits.
 - c. A minimum roof pitch of 4/12 required; low slope roofs permitted subject to Administrative Waiver approval by the Henry County Planning & Zoning Department Director, or their designee.
 - d. There shall be a minimum of four (4) offsets on at least two (2) sides for each individual apartment/condominium building.
 - e. The owner/developer shall be responsible for notating the percentage breakdown of bedroom units on each building plan submitted for review and will be verified by the Henry County Building & Plan Review Department.
 - f. All new apartment/condominium developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.
 - g. All apartment/condominium development shall be interior access only.
4. *Site Planning and Amenities*
 - a. All apartment/condominium developments shall be gated. Gates shall be maintained and monitored at the developer/owner's expense.
 - b. All apartment developments are required to install underground utilities and implement decorative pedestrian lights/streetlights consistent with the requirements of the Highway Corridor Overlay District, as per section 4.05.00.
 - c. All apartment/condominium developments shall have a minimum of two entrances meeting all Building and Fire/Life Safety codes.
 - d. There shall be security cameras throughout the development and shall be registered with the Henry County RTCC (Real Time Crime Center).
 - e. Parking requirements for apartment/condominium communities shall be as follows:
 - i. 1 space per studio unit
 - ii. 1.5 spaces per 1-2 bedroom unit
 - iii. 2 spaces per 3-4 bedroom unit
 - f. Dumpsters and trash receptacles.
 - i. Dumpsters shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.

- ii. Dumpsters shall be fully enclosed either within a building, by a solid brick or stone wall at least six feet (6') in height, or a landscaped buffer not less than 10 feet (10') in width.
 - iii. Dumpsters shall be set back a minimum of five (5) feet from all property lines and outside any buffers/landscape areas.
 - iv. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles.
 - v. There shall be in-ground and permanent trash receptacles distributed throughout the development, maintained and monitored at the developer/owner's expense, including along walking trails.
- g. A centralized amenity area shall be provided and shall consist of, at a minimum, the following:
- i. A minimum 1,000 square foot cabana or 1,500 square foot clubhouse; and fire pit and grilling areas
 - ii. A resort style pool
 - iii. Fitness facility and/or sports recreation facilities
 - iv. Children's playground(s) with benches
 - v. Dog park(s)
- h. There shall be paved walking trails throughout the development connecting to residential areas, amenity areas, and sidewalks. Walking trails shall not be installed within any buffer areas. There shall be paved resting/meeting areas with benches located throughout and outside of the walking trail path.
- i. The developer/owner shall place a centralized covered mailbox unit, constructed in an architectural style consistent with that of the residential units it serves, with a drive thru outside of the public right-of-way for those homes that will not be served individually by the United States Postal Service. The mailbox unit shall be landscaped with shrubs and ground cover plant material meeting the standards of chapter 5 of the ULDC.

E. *Landscape and sign standards.*

1. A minimum fifty foot (50') wide enhanced landscape strip and/or adequate undisturbed buffer shall be maintained along all exterior streets (not to prohibit access to the site). The landscape strip and/or buffer shall be planted with a combination of shrubs and trees where vegetation is disturbed, or non-existent, meeting the requirements listed in chapter 5 of the ULDC. The landscape strip and/or buffer shall be subject to Planning and Zoning approval prior to the issuance of a land disturbance permit.
2. Except as provided in this subsection, signage shall comply with the regulations in chapter 7 of the ULDC, and/or Section 4.05.00, where applicable. Ground signs and entrance signs shall be monument based, with bases constructed of brick or stone with accents consistent with the architecture and exterior composition of the development. The location for ground

- signs and entrance signs shall be approved as part of the development plan. Plans for the development shall include the location and ownership responsibility for all signs. All signs shall comply with all other requirements per the ULDC and shall obtain approved permits before installation.
3. For any multifamily development located on MU (Mixed Use) zoned property, a Master Sign Plan shall receive Planning and Zoning Department approval prior to, and included on, development plans, per section 7.04.00.
 4. Stormwater management facilities shall meet the standards of section 8.04.00 of the ULDC.
 5. All driveways, access easements, emergency access easements shall be paved and dust free.
 6. Except as provided in this subsection, landscaping standards shall comply with the regulations of chapter 5 of the ULDC. Each development shall submit a substantial landscaping and buffer plan at the time of development plan submittal. Necessary screening and privacy vegetation shall be reviewed by the Henry County Planning and Zoning and Building and Plan Review Departments. The plan reviewer(s) shall be authorized to require the modification of proposed landscape strip and/or buffers in instances where the intent of this code has not been met.

Planning Staff recommends amending *Appendix A* of the ULDC to read as follows:

Appendix A. Definitions

Apartment means a room or suite of rooms, with sleeping, bathroom, and kitchen accommodations, designed and used as a residence, physically separated from and located in a building containing a number of such rooms/suites of rooms, designed for occupancy by families living independently of each other and not owned in a fee simple title.

Studio apartment. An apartment unit containing only one habitable room.

Horizontal multifamily apartment means a residential development which provides for the clustering or grouping of attached and/or detached apartment units on a singular lot with an undivided ownership interest of the common areas of land and its appurtenances.

Horizontal multifamily condominium means a residential development which provides for the clustering or grouping of dwelling units, attached or detached, with each unit owned in fee simple title, on a multi-unit property with an undivided ownership interest in common with other owners of the common areas of land and its appurtenances.