



UDC Draft Amendments January 28, 2025

Below is a summary of the proposed amendments to Articles 1, 2, 3, 6, 8, 10, 12, 13, 14 & 15 of the Unified Development Code for consideration at the January 28, 2025, Agenda Setting and the February 3, 2025, Regular meeting. The changes are indicated below grouped by subject with the amended code sections noted.

1. Revisions to update the allowance for a replacement manufactured home (Sections: 107.02.b.2.d, 107.03.b.1.d.) This is in accordance with the revised state code (O.C.G.A. § 36-66-7) effective July 1, 2023, that preempts a local jurisdiction's regulations for replacement manufactured homes.
2. Revisions to update references from the Community Agenda to the Comprehensive Plan (Sections: 104.02 and 1407).
3. Revisions to clarify the permitting and use standards for a fiber optic or broadband transmission facility. The facility can be permitted with a Special Use Permit in the AG, AR-3 and AR zones. The will be under the use for a Telephone, Cellular and Other Wired or Wireless Telecommunications Carriers (except Satellite) with a new definition. The facility will be required to be fully enclosed and limited to 10,000 SF. (Sections: 205.01.e, 205.02.e, 205.03.e, Table 2.1, 1503)
4. Revisions to expand the allowed locations for a Single-Family Detached: Manufactured Home to include the AR-3 and AR zones. (Sections: 205.02.d, 205.03.d, Table 2.1, Section 329/ Table 3.3)
5. Revision to correct the utility permitting agency for multi-family development to Oconee County Water Resources. (Section 205.06.a.2)
6. Revision to Guest House standards to indicate that the required access through the primary driveway only applies to lots in Major Subdivisions following the driveway standards for a residential lot. (Section: 351.01.b.3)

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7. Revision to change the restriction on the size of a Farm Tenant Dwelling, currently 1,500 square feet to 75% of the heated floor area of the primary residence. (Section 356.f)
8. Revisions to amend the term “Continuing Care Retirement Community” to “Type A and Type B Life Plan Communities” due to a change in the Georgia code definitions. (Sections: 205.06.e, 205.08.d, Table 2.1, 304.1.f, 1503)
9. Revision to allow a Single-Family Detached Dwelling: Site-Built or Modular in the M-H zoning district. (Section 205.07.d)
10. Revisions to allow Radio and Television Broadcasting Stations as an allowed use in the OIP, B-1, I zones (Sections: 205.08.d, 205.08.e, 205.09.d, 205.12.d, Table 2.1)
11. Revisions to require indoor access only for Mini-Warehouses and Self Storage Units with a Special Use Permit in the OIP, B-1, OBP zones. (Sections: 205.08.e, 205.09.e, 205.11.e, Table 2.1)
12. Revisions to the Mars Hill Overlay Standards to clarify that “outdoor” Self Storage units are prohibited in the overlay district. Indoor access units are allowed in the Overlay only where permitted by the zoning district. (Sections 206.04.d, 206.04.d.1, 206.04.d.2)

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13. Revisions to allow Fine Arts Schools (Art, Drama, Music and Dance Studios) in the B-1 and B-2 zones as a permitted use. (Sections: 205.09.d, 205.10.d)
14. Revision to indicate that RV (Recreational Vehicle) Parks require a Special Use Permit in the B-2 zone. (Section 205.10.e)
15. Revisions to Table 2.3: Future Land Use Map Character Areas and Corresponding UDC Zoning Districts to update the table to correspond to the adopted 2023 Comprehensive Plan. (Section 208)
16. Revisions to restrict nonresidential uses to a 70% maximum lot coverage when permitted in one of the agricultural zoning districts (AG, AR, AR-3). (Section 306)
17. Revisions on nonresidential architectural standards for:
 - a. siding materials to allow architectural block and stucco finished metal panels and
 - b. to retaining walls in the wall standards. (Section 306.03)
18. Revision to allow nonresidential roofs in the B-1 zone to have hip or well-hipped style roofs (Section: 205.09.c.3.a).
19. Revisions to require parking lot lighting. (Sections: 306.04 and 607.05)

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20. Revision to require that all pet sitting and boarding facilities shall be in a fully enclosed building except in the OBP, B-2, and I zoning districts. (Section 314.b)
21. Revisions to correct a cross reference for Neighborhood recreation centers (Section 320.02.g, Table 2.1)
22. Revision to delete the roof pitch standards for a Manufactured Home (Section 329.06.b.6)
23. Revisions to home swimming pool standards
 - a. to allow the option of pool covers instead of fences and
 - b. delete cabana restrictions. (Sections: 348.i.2, 348.i.3, 348.i.8)
24. Revisions to restrict overnight parking of commercial vehicles in residential zones (Sections: 602, 615.01, 615.01.b)
25. Revisions to the Landscaping code to
 - a. not require driveway screening,
 - b. reduce spacing for large trees to 20 feet and
 - c. require letters of credit instead of surety bonds. (Sections: 802, 803.03.a, 805.a, 808.04.b.1.b, 808.04.b.3, 813.01.c)

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26. Revisions to change when a traffic study is required from 1,000 to 500 ADT and require traffic light synchronization files. (Sections: 1008.03.c, 1008.03.c, 1206.04.b)
27. Revision to exempt the OBP zone from sidewalk requirements. (Section 1014.02.a)
28. Revision to remove the limit on the number of lots served by a Private Access Drive in all commercial and industrial zones (OIP, OBP, B-1, B-2 and I districts). (Section 1012.07.a)
29. Revisions to road construction standards for:
 - a. curb and gutter with sidewalks,
 - b. deceleration lane pavement thickness and
 - c. require roundabouts to be 120' diameter. (Sections: 1008.04.d (7), 1008.05.b.1, 1008.05.j.1, 1013.05.c, 1014.01.a)
30. Revisions to include the Planning and Code Enforcement Director in the As-Built plan review process. (Sections: 1018.03, 1203.03, 1203.05.e, 1204.02-Table 12, 1216.04-flowcharts, 1229.01.c)
31. Revisions to make the approval of a commercial site preliminary plan optional. Applicants can go straight to a Site Development Plan review if there is no subdivision or condominium proposed unless required by the Planning Director. (Sections: 1203.05.a, 1216.01, 1216.03)

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32. Revision to require submission of a development permit to be made after two (2) reviews of the Preliminary Plat or Preliminary Site plan are completed. Also to require a site development plan to include all required items from *Sec. 1216.04. Contents of preliminary plat or preliminary site plan submission.* (Section 1220.04)
33. Revision to clarify the sequence when a subdivision is required to resolve a split-zoned property after a rezoning. A subdivision is required after rezoning and prior to issuance of a Certificate of Occupancy (including temporary) for any building. (Section 1206)
34. Revision to clarify that existing buildings and improvements shall be shown on the Final Plat as required for the Preliminary Plat. (Section 1230.o)
35. Revisions to indicate a Variance application shall include the same elements as a Zoning Change application (Sections: 1303, 1304)
36. Revision to correct a cross reference from Article 3 that a variance to Guest House Restrictions is allowed as a Special Exception variance. (Section 1303.02)
37. Revision to Administrative Roles- Environmental Services to remove the reference to a Water and Sewerage Authority. (Section 1402.04)
38. Revision to Definitions to include a “mural sign” definition under Building Sign types to match the section 702.02 amendment adopted December 5, 2023. (Section 1503)

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