

ORDINANCE NUMBER ____-20__

AN ORDINANCE AMENDING CHAPTER VII (PERFORMANCE ZONING STANDARDS) AND CHAPTER XVIII (FORM-BASED CODE) OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF WOODSTOCK, GEORGIA, AMENDING USE/ZONING DISTRICT MATRIX STANDARDS AND FOR OTHER PURPOSES

Whereas, the City of Woodstock, Georgia (hereinafter sometimes referred to as the “City”) is a municipality duly formed and existing pursuant to Georgia law; and

Whereas, the 1983 Constitution of the State of Georgia provides for the self government of municipalities without the necessity of action by the General Assembly¹; and

Whereas, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general laws or which are expressly allowed by general laws, and which are not inconsistent with the Constitution or any charter provision applicable thereto²; and

Whereas, the governing body of the City has determined that it is in the best interest of the City and its citizens to adopt the following; and

NOW THEREFORE BE IT RESOLVED, THE MAYOR AND COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA HEREBY ORDAINS:

Section 1. That Table 7 contained in Chapter XVIII – Form-Based Code, of the Land Development Code, as amended, is hereby deleted in its entirety.

Section 2. That Chapter VII – Performance Zoning Standards, Article V – Use Districts and Regulations, Section 7.505 Use/Zoning Matrix of the Land Development Code, as amended, is hereby deleted in its entirety and replaced with a new Section 7.505 Use/Zoning Matrix as set forth on Exhibit “A” attached hereto and made a part hereof by reference.

¹ Ga Const , 1983, Article IX, Section II, Paragraph II provides in pertinent part as follows

“The General Assembly may provide by law for the self government of municipalities and to that end is expressly given the authority to delegate its power so that matters pertaining to the municipalities may be dealt with without the necessity of action by the General Assembly “

²O C G A § 36-35-3 (a) provides as follows

“(a) The governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto Any such charter provision shall remain in force and effect until amended or repealed as provided in subsection (b) of this Code section This Code section, however, shall not restrict the authority of the General Assembly, by general law, to define this home rule power further or to broaden, limit, or otherwise regulate the exercise thereof The General Assembly shall not pass any local law to repeal, modify or supersede any action taken by a municipal governing authority under this Code section, except as authorized under Code Section 36-35-6 ”

Section 3. That Chapter VII – Performance Zoning Standards, Article V – Use Districts and Regulations, Section 7.505 Use/Zoning Matrix of the Land Development Code, is amended for the purpose of combining Form-Based Code Districts with the other zoning districts in the same table, and adding four uses: Government Buildings, Utilities, Bodywork Therapy, and Massage Therapy.

Effective Date. This Ordinance shall take effect immediately upon adoption by Mayor and City Council.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF WOODSTOCK, GEORGIA, THIS 23 DAY OF JANUARY, 2017.

1st Reading: 1/9/17 2nd Reading: 1/23/17



DONNIE HENRIQUES, MAYOR



RHONDA L. PEZZELLO, CLERK

Approved as to form:
1-23-17

ELDON L. BASHAM, CITY ATTORNEY

EXHIBIT A

Uses	GC	NC	LI	HI	OSI	R1	R2	R3	R4	DT	DT-CB	DT-CMU	DT-GC	DT-RO	MRA	LR/V	SL-A	SL-B	SL-C	T3	T4	T4 Open	T5	SD	
Florist Retail	P	P*1			P								P	P	P	P*1						P	P	P	
Funeral Home	P												P		P							P	P	P	
Funeral Home - With crematory	C		C										C									C	C	C	
Garden/Landscape Supply - Distribution or Warehouse			P	P																		P	P	C	
Garden/Landscape Supply - Retail	P	P*1											P									P	P	P	
Gas/Fuel Station	C		C										C	C								C	C	C	
Go kart/Motorbike Track			C																						
Golf Facility Public or Private	C					P	P	P	P												C				
Government Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Gravel, Mineral Excavation and Processing				P																					
Group Care Facility									C						C							C	C		
Heavy Equipment Sales, Service, Storage, Rental			P	P																					
Hospital	P		P		P								P										C	P	
Hotel (R)	C				C								P*10	P*10	P*10							P*10	P*10	C	
Ice Manufacturing, Sales			P	P																					
Innovator Space													P*16	P*16	P*16	P*16									
Instructional Studios - Dance, Gymnastics, Martial Arts	P	P											P*6	P	P							P	P		
Junk, Salvage Yard				P																					
Laboratory	P		P	P	P																	C	C	P	
Limited Accessory Use - Commercial ®	P															P*11				P	C	P			
Liquor Package Store	P													P									C	C	C
Machine Shop, Fabrication Facility			P	P																				P	
Manufacturing Facility				P																			C*5	C	C
Manufacturing Facility Limited (R)			P																				P*12		
Massage Therapy	P	P											P	P	P	P						P	P		
Meat Processing Facility				P																					
Mobile Home Sales				P																					
Movie/Performance Theater	C		C										P*1	P*1	P*1							P	P	P	
Museum/Historical Display	P	P			P								P	P	P							P	P	P	
Office Common Business, Medical, Professional Service	P	P	P	P	P								P*6	P	P	P						P	P	P	
Office Contractor (R)	P	P	P	P	P								P*6/P*	P*13	P*13	P*13						P	P	P	
Office - Real Estate Sales/Associated Services	P	P			P								P*6	P	P	P						P	P	P	
Park/Open Space Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Parking - Commercial (R)	P									P	P*14	P*14	P*14									C	C	C	
Pawn Shop/Precious Metal, Gem Dealer (R)	C		C	C																					
Petroleum Products Storage			C	C																					
Printing/Publishing/Engraving - Production Facility			P	P																			P	P	
Printing/Publishing/Engraving - Retail	P		P	P										P								P	P	P	
Recreation Center/Facility Commercial	P													C	P								C	C	
Recreational Vehicle Sales, Service, Parts	C			C										C											
Recreational Vehicle - Salvage, Scrap Parts				C																					
Residential Accessory Dwelling Unit													P		P	P					P	P	P		
Residential Assisted Senior Living										P				C	C				P	C	C	C	C	C	
Residential Independent Senior Living										P				C	C				P	C	C	C	C	C	
Residential - Live/Work Unit													P*8		P*8							P	P	P	
Residential Multi Family, Fee Simple										P				P*8	P*8	P*8	P*8				P	P	P	P	

