

RISING TOWARD ITS FUTURE



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# Welcome!

May 2023

## M – INDUSTRIAL DISTRICT

This district is established to provide areas for manufacturing, assembling, fabricating, warehousing, and related activities, generally known as Industrial Uses. The industrial district designation is the letter “M.” These uses generate some emissions and have some adverse effects on surrounding properties and are not compatible with primary commercial, institutional, and residential uses.

*NEW* M – INDUSTRIAL	
MINIMUM LOT AREA (ACRES)	1
IMPERVIOUS SURFACE COVERAGE	80%
MINIMUM LOT FRONTAGE ALL USES	100 FT
MINIMUM LOT WIDTH AT BUILDING LINE	100 FT
MINIMUM BUILDING LINE SETBACK	
FRONT	75 FT
SIDE	30 FT
REAR	30 FT
MAXIMUM BUILDING HEIGHT ALL USES	40 FT

## ZONING CODE REVISION BACKGROUND

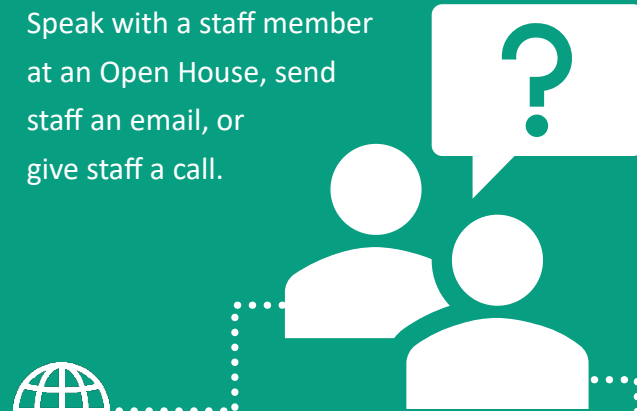
At the April 11, 2022, City Council Meeting, the Grovetown City Council directed staff to study, review, and revise the City’s Zoning Ordinance to include hiring an outside consultant to assist with the project. Mayor Jones appointed Councilwoman Fisher and Mayor Pro-Tem Blair to a committee to oversee the project.

At the August 8, 2022, City Council Meeting, the Grovetown City Council approved a contract for services with Kimley-Horn and Associates, Inc., whose team will work with City staff for the duration of the project.

On August 30, 2022, a Zoning Code Kick-Off was hosted at City Hall and streamed online to collect input from interested groups and individuals.

## QUESTIONS? COMMENTS?

Speak with a staff member at an Open House, send staff an email, or give staff a call.



<http://cityofgrovetown.com/304/Zoning-Code-Revision>

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THIS HANDOUT PROVIDES AN OVERVIEW OF CHANGES TO THE ZONING CODE AND WHERE YOU CAN FIND NEW DISTRICTS AND STANDARDS.

## PRIMARY GOALS

The primary goals of the Zoning Code Revision are to adopt new standards in the areas currently identified as the “City Center Districts” that accomplish the following:

- Restore traditional residential zoning districts, similar to the existing R-2 and R-3 standards;
- Restore standard commercial zoning districts, with overlay - like standards applicable to the City’s main thoroughfares along Wrightsboro Road and Robinson Avenue;
- Modify landscaping standards to allow for removal of trees from single family lots and set minimum density standards; and
- Codify density limits for multifamily and townhome developments.

Zoning District Transitions		
*FORMER* ZONING DISTRICTS		*NEW* ZONING DISTRICTS
Residential Districts		Residential Districts
R-1	→	R-1
R-2	→	R-2
R-3	→	R-3
CC6	→	R-C1
CC7	→	
CC5		R-C2
R-4	→	
R-355		
CC-4	→	R-HD
Commercial Districts		Commercial Districts
C-1		NC- Neighborhood Commercial
CC1	→	
CC3		
CC8*		GC - General Commercial
CC2	→	
C-2		
C-4		
Industrial Districts		Industrial Districts
M-1	→	M- Industrial
M-2		
Special Districts		
PUDD	→	PUD (Planned Unit Development)

\*CC8 is public, city-owned land

## WHERE WE ARE

With your input, City staff and the consultant team will finish refining the Zoning Code and prepare for adoption.





### R-C1 DISTRICT

The R-C1 District is established to provide areas of lower density residential development including single-family detached or two-family dwellings.

#### \*NEW\* R-C1 District Development Standards

LOT AREA (MIN)	5,000 SQ FT
LOT WIDTH (MIN)	50 FT (RECTANGULAR LOT); 40 FT (RADIAL LOT)
LOT WIDTH AT BUILDING LINE (MIN)	50 FT
IMPERVIOUS SURFACE COVERAGE (MAX)	60%
SETBACK AND HIEGHT STANDARDS	
FRONT (MIN)	15 FT
REAR (MIN)	10 FT
SIDE (MIN)	5 FT
BUILDING HEIGHT (MAX)	40 FT

### R-C2 DISTRICT

This district is established to provide for the development of a variety of housing types including single-family detached and single-family attached dwelling units at a density not greater than ten (10) units per gross acre.

#### \*NEW\* R-C2 District Development Standards

	Single-Family Detached	Single-Family Attached
LOT AREA (MIN)	5,000 SQ FT	N/A
LOT WIDTH (MIN)	50 FT (RECTANGULAR LOT); 40 FT (RADIAL LOT)	N/A
LOT WIDTH AT BUILDING LINE (MIN)	50 FT	N/A
IMPERVIOUS SURFACE COVERAGE (MAX)	60%	N/A
DENSITY (MAX)	10 DU/AC	10 DU/AC
SETBACK AND HIEGHT STANDARDS		
FRONT (MIN)	15 FT	15 FT
REAR (MIN)	10 FT	10 FT
SIDE (MIN)	5 FT	10 FT*
BUILDING HEIGHT (MAX)	40 FT	40 FT

\*Applies to exterior units only. A minimum of 20 feet is required between buildings.

### R-HD RESIDENTIAL HIGH DENSITY

The R-HD district is established to provide areas for high density residential development in a variety of dwelling unit types including but not limited to single-family attached dwellings and multiple-family dwellings.

#### \*NEW\* R-HD District Development Standards

	Single-Family Detached	Single-Family Attached	Multiple-Family
LOT AREA (MIN)	5,000 SQ FT	N/A	N/A
LOT WIDTH (MIN)	50 FT (RECTANGULAR LOT); 40 FT (RADIAL LOT)	N/A	N/A
LOT WIDTH AT BUILDING LINE (MIN)	50 FT	N/A	N/A
IMPERVIOUS SURFACE COVERAGE (MAX)	60%	N/A	80%
DENSITY (MAX)	10 DU/AC	10 DU/AC	10 DU/AC
SETBACK AND HIEGHT STANDARDS			
FRONT (MIN)	15 FT	15 FT	25 FT
REAR (MIN)	10 FT	10 FT*	25 FT
SIDE (MIN)	5 FT	10 FT	15 FT
BUILDING HEIGHT (MAX)	40 FT	40 FT	40 FT

\*Applies to exterior units only. A minimum of 20 feet is required between buildings.

### NC - NEIGHBORHOOD COMMERCIAL

This district is established to provide small-scale commercial uses, including those for the retail sales of goods, and for personal services, and recreational and institutional establishments which provide everyday necessities and conveniences for residents. This district is intended to permit only those nonresidential commercial uses of land and structures which are consistent and compatible with the character of adjoining residential areas. It is further intended to exclude all activities which generate perceptible light or noise or attract traffic from outside the immediate neighborhood.

#### \*NEW\* NC - Neighborhood Commercial Development Standards

LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
IMPERVIOUS SURFACE COVERAGE (MAX)	80%
SETBACK AND HIEGHT STANDARDS	
FRONT	15 FT (MIN); 75 FT (MAX)
REAR (MIN)	10 FT (20 FT next to Residential)
SIDE	10 FT
BUILDING HEIGHT (MAX)	40 FT

### GC – GENERAL COMMERCIAL

This district is established to provide areas for amusement, specialized sales, and travel accommodations activities which depend on visibility from or proximity to automobiles or vehicular traffic, serve regional travelers, cater to residents in vehicles, or provide services essential to the movement of vehicles on major highways. It is intended that such areas have properties with lot sizes, setbacks, and performance and development standards sufficient to ensure that activities within this district will not unduly impede the flow of traffic or adversely affect adjoining zones. It is further intended to exclude those uses which are not necessary for service to traffic or which are not dependent on traffic.

#### \*NEW\* GC – General Commercial

LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
IMPERVIOUS SURFACE COVERAGE (MAX)	75%
SETBACK AND HIEGHT STANDARDS	
FRONT (MIN)	50 FT
REAR (MIN)	20 FT
SIDE (MIN)	20 FT
BUILDING HEIGHT (MAX)	40 FT